

CITY OF FLORISSANT



PLANNING AND ZONING COMMISSION MINUTES

Monday, July 17, 2023

The Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, July 17, 2023 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On Roll Call the following members were present: Lou Jearls, Lee Baranowski, Allen Minks, Steve Olds, Robert Nelke, John Martine, and Dan Sullivan. Also present was Phil Lum, Building Commissioner, and Savanna Burton, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

II. Approval of Minutes

Chairman Olds made a motion to approve the minutes from June 19, 2023. The motion was seconded by Jearls, motion carried.

III. Announcements/Comments

Phil Lum announced his retirement on September 5, 2023.

IV. LHDC Business

V. Old Business

PZ-060523-1 Ward 3 - 4 Bruce Drive
Darren Hoefler
11280 Tesson Ferry Rd 209
St. Louis, MO 63128

Request Approval of changes in the Site Development Plan, to allow for parking lot changes and a trash container screen in an existing 'R-6' Multiple Family Dwelling District. (Nothing received, staff recommends continuance to 7/17/23)

Phil Lum noted staff recommended postponing item number PZ-060523-1 due to not receiving and update from the petitioner. Chairman Olds made a motion to postpone the request to August 21, 2023, seconded by Minks. Motion carried.

VI. New Business

Amend B-5: 350 Howdershell Rd, Suite A (BARRS Liquor & More)

Desherick Barr
2023 Jenner Ln
St. Louis, MO 63138

Request recommended Approval to Amend the provisions of a 'B-5' Planned Commercial District Ord. No. 6792, as amended, to allow for the operation of a Liquor Store in a 'B-5' Extensive Business District.

Phil Lum noted this location is next to the Little Caesar's Pizza and the city clerk's office is assisting in updating the liquor code due to discrepancies. Desherick Barr, petitioner, noted he and his fiancé would like to open an upscale liquor store to offer an experience. The business will have 4 employees and security while the business hours are 10am to 10pm Monday through Saturday and 10am to 6pm on Sunday. Adrienne Morris, petitioner, noted they are wanting to hire someone from the deaf or hard of hearing community as well. Mr. Minks reminded the petitioners they are not permitted to have any security bars on their windows. Ms. Morris noted they are working closely with the Fire Department to properly secure the vestibule door between the businesses.

Chairman Olds made a motion to recommend approval to amend the provisions of Ord 6792 as amended, to allow for a Package Liquor Store, with the following restrictions to become part of the record:

1. Amend Ord. No. 6792, Section 1, para 1. PERMITTED USES, to read as follows:

The Uses permitted in the 'B-5' Planned Commercial District shall include a video store, medical office and liquor store in Suite A, only as is compliant with the Liquor License Requirements of the City Code and all Permitted Uses in a 'B-3' Extensive Business District.

2. Amend Ord. No. 6792, Section 1, para 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, to read as follows:

- a. Total gross floor area of the building shall be 13,000 s.f.
- b. The building shall be of single story, masonry (as defined by the Florissant City Code) construction, at a height of 22 feet with the exception of assign band and fascia area and with a 24-foot glass tower allowed in the façade.

3. Amend Ord. No. 6792, Section 1, para 3. PERFORMANCE STANDARDS, to read as follows:

Uses within the 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 405.135 of the Florissant Zoning Code.

The motion was seconded by Nelke. On roll call, the Commission voted as follows: Jearls yes, Baranowski yes, Minks yes, Olds yes, Nelke yes, Martine yes, and Sullivan yes.

PZ-0717-23-3 Ward 9
Special Use Permit 14090 New Halls Ferry (Rentals and Wraps, LLC)

Corey Franklin
3835 Trinity Circle
Florissant, MO 63034

Request recommended approval of a Special Use Permit to allow for a Vehicle Rental and Custom Vinyl Graphics (Wrap) establishment.

Phil Lum noted vinyl graphics do not fit a service station definition and parking is not specified for this type of business. He noted the roof sign on the building is non-conforming. Chairman Olds stated the sign would either need to conform or be removed from the building. Corey Franklin, petitioner, stated the business will be 90% rentals and 10% vinyl graphics wrapping. The cars will be wrapped by appointment only and will have about 1-2 cars completed each week. Mr. Franklin noted he will have no more than 10 rental cars which will be available for short- and long-term rentals. He noted he is leasing the building and will discuss the roof sign issues with the building owner. Chairman Olds noted a commercial trash dumpster would need a compliant trash enclosure per Section 405.425 of the City Code. Mr. Franklin stated he would like to add a sign above the bays where the previous business had a sign, he is aware of the sign compliance for the city. Mr. Baranowski stated the HVAC system on the roof would need to have the proper screening. Mr. Minks noted he will not be recusing himself, but wanted the Commission to be aware his wife works for the architect which created the plans for the business.

Chairman Olds made a motion for recommended approval of a Special Use, to allow for a Vehicle Rental and Custom Vinyl Graphics establishment at 14090 New Halls Ferry (Rentals and Wraps, LLC) in a 'B-3' Extensive Business District, with the following restrictions to become part of the record:

1. Rooftop sign must be removed and HVAC screening must be completed.

The motion was seconded by Sullivan. On roll call, the Commission voted as follows: Jearls yes, Baranowski yes, Minks yes, Olds yes, Nelke yes, Martine yes, and Sullivan yes.

PZ-0717-23-4 Ward 9
Special Use Permit 2636 N Highway 67 (BLB Wings)

Suzetta Porter
9231 Argyle Ave
Florissant, MO 63033

Request recommended approval of a Special Use Permit to allow for a Carry-Out Restaurant in an existing 'B-3' Extensive Business District.

The petitioner was not in attendance. Chairman Olds made a motion to postpone the request to August 21, 2023, seconded by Minks. Motion carried.

PZ-07-17-23-5 Ward 9
New 'B-5' 2386 N Highway 67 (MedWise)

Ashley Goodrich
4705 South 129th St
Tulsa, OK 74134

Request recommended approval of a new 'B-5' Planned Commercial District to allow for the development of a new Urgent Care facility.

The petitioner withdrew the request prior to the meeting. Chairman Olds made a motion to remove the request due to the petitioner's withdrawal, seconded by Nelke. Motion carried.

VII Adjournment

Chairman Olds stated the next meeting will be held on Monday, August 21, 2023 at 7:00 p.m.

Mr. Sullivan moved to adjourn the meeting, seconded by Minks. Motion carried. Meeting adjourned at 8:28 p.m.

Adjourned at 8:28

Respectfully submitted,

Savanna B Burton

Savanna B Burton, CMC/MRCC
Deputy City Clerk