

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, October 16, 2023

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, October 16, 2023 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

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

II. Approval of Minutes

P&Z Minutes 10-2-2023

Chairman Olds made a motion to postpone the approval of the minutes from October 2, 2023 to the meeting on November 6, 2023, seconded by Jearls. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

PZ-0821-23-4. Special Use Permit - 1169 N Highway 67 (Taste, LLC)

Tequila D Clark
2460 Center Ave
Jennings, MO 63136

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

Todd Hughes, Public Works Director reviewed the staff report and reminded the commission the petitioner had been asked to obtain a parking/easement agreement which was received and reviewed by the City Attorney. The recommendation from staff is to add "Existing parking and easement agreement remain in full effect."

Tequila Clark, petitioner, stated the attorneys submitted the agreement and the previous owner had an easement and additional parking agreement in place. She noted she would like to move forward and complete her submission of plans. Ms. Clark noted she would like a brunch lunch, and dinner location with a variety of food on the menu

throughout the day. She stated she would like to be open from 11am to 8pm or 11am to 9pm, but would not be open 7 days a week.

Chairman Olds made a motion for recommended approval of a Special Use Permit allow for a Sit down carry out restaurant, in a 'B-3' Extensive Business District as shown on drawings attached, site plan A0-1 and Floor Plan A-1 dated 8/4/23 by Nova Group Inc., subject to the conditions set forth below with these conditions being part of the record:

1. Existing parking and easement agreement remain in full effect.

Seconded by Nelke. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Olds, Steven	X			
Minks, Allen	X			
Jearls, Lou	X			
Sullivan, Dan				
Martine, John				
Nelke, Robert, Jr.	X			
Baranowski, Lee	X			

VI. New Business

PZ- Re-Zoning - 8333 N Lindbergh Blvd
101623-1.

Tamara Properties, LLC
501 Country Circle Dr
Lake St Louis, MO 63367

Request for recommended approval of Rezoning from 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

Todd Hughes noted the business has been vacant for several months and the petitioner would like to open a self-service laundry mat as permitted use. He noted parking exists with 28 spaces, but the code requires 40 spaces. However, the trash enclosure meets the requirements. The landscaping on the property may also meet requirements but would need to be reviewed completely. He noted this rezoning would allow the property to match all other zoning along North Lindbergh. Mr. Hughes mentioned the rezoning would allow for any 'B-3' permitted uses to be allowed on the property and the setbacks would be approved as existing non-conforming.

Chairman Olds reminded the commission they would not have to come back to the Planning and Zoning if they give approval even if the parking spaces do not comply with the required parking by the zoning code.

Mr. Hughes noted the staff would verify the business complies with parking or appear in front of the Board of Adjustment for a variance on parking. He stated he believes it currently does not have an adequate amount of parking for a self-service station.

Chairman Olds noted a requirement of 6 parking spaces per 1,000 square feet seems high for a 'B-3' zoned building and the request is for whether or not the property should be zoned as a 'B-3' and has nothing to do with the use of the property since the petitioner is requesting a permitted use.

Commissioner Baranowski noted concerns with the fencing along the side of the property.

Mr. Hughes stated the building does have a sight-proof fence along the rear of the building and continues around the corner of the building. He noted this request is due to the petitioners desire to open a self-service laundry mat and the 'B-1' zoning not allowing this use under a Special Use Permit or a Permitted Use.

Lisa Becker, petitioner, stated there are 5 business along North Linbergh in Florissant which are still currently zoned 'B-1' Local Shopping District and the change would update the zoning as well as allow for a laundry service location. Ms. Becker stated the business is aware of the concerns with the parking and are prepared to take whatever steps necessary for approval. She noted they will have 32 washers and 36 dryers in about 3,500 square feet of the location and another portion which will allow for a drop-off service.

Mr. Olds noted with the number of washers and dryers available, they 28 spots will be adequate for the machines provided.

Ms. Becker noted everything will be run by an app to allow customers to see how many appliances are available and when others will become available as well as inform customers when their loads will be completed. She stated there is a fence on the building side which begins at the sidewalk and wants to upgrade the buildings as well as the fence.

Chairman Olds made a motion recommend approval for the re-zoning of 8333 North Lindbergh from an 'B-1' Local Shopping District to a 'B-3' Extensive Business District, subject to the conditions set forth below with these conditions being part of the record.

Seconded by Minks. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Minks, Allen

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Olds, Steven	X			
Minks, Allen	X			
Jearls, Lou	X			
Sullivan, Dan				
Martine, John				
Nelke, Robert, Jr.	X			
Baranowski, Lee	X			

PZ- Special Use Permit - 8192 N Lindbergh Blvd (Tea N Tea)
101623-2.

Tea N Tea
8192 N Lindbergh Blvd
Florissant, MO 63031

Request approval of a Special Use Permit for the operation of a restaurant, at 8192 N Lindbergh (Tea N Tea) in a 'B-5' Zoning District

Todd Hughes noted the existing property has been vacant for a period of time and is a mostly paved location. He stated there were no tables shown on the drawings and a special use is required for a restaurant, but could not be transferred since the old business has not been in operation for more than a year. The business does have one required restroom shown on the plans as the business is not a sit-down location.

Commissioner Jearls noted his concerns with the restroom being located in the kitchen of the business and there can be no occupancy load without tables and chairs shown on the plans.

Chairman Olds noted if the occupancy is 15 or below, the business only needs one restroom and the business could be a carry-out only location.

Letian Xiong, petitioner, noted they are not planning to have any dine-in at their location since operation will be as a tea store similar to a coffee shop. He stated customers will be in the store for about 5 to 8 minutes and will have a few chairs or a sofa to sit at while they wait for their drinks and the restroom will be for customers who are waiting for their drinks.

Chairman Olds noted they would need a professional drawn set of plans which show how many chairs will be inside the business and shows less than 15 chairs for the customers.

Commissioner Jearls suggested the motion be changed to denote the restaurant as a carry out only location.

Commissioner Minks noted if the petitioner approves of the business being carry out only, the business would not need to provide a drawing for occupancy.

Mr. Xiong stated the previous location was a Papa Murrphy's and they do not intend to modify the store which is why they are not planning to have a dine-in location.

Chairman Olds made a motion to recommend approval for a Special Use Permit to allow for a restaurant, subject to the conditions set forth below with these conditions being part of the record.

1. The uses permitted shall be limited to a carry-out restaurant.

Seconded by Jearls. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Olds, Steven	X			
Minks, Allen	X			
Jearls, Lou	X			
Sullivan, Dan				
Martine, John				
Nelke, Robert, Jr.	X			
Baranowski, Lee	X			

PZ- Special Use Permit - 760 St Francois Suite C - Serenity Renewal Massage, LLC
101623-3.

Melissa Bufalo
1600 Estes Dr
Florissant, MO 63031

Request approval of a Special Use Permit for the operation of a Massage Business at 760 St Francois Suite C (Serenity Renewal Massage, LLC) IN A 'HB' Zoning District.

The petitioner was not present.

Chairman Olds made a motion to continue PZ-101623-3 to the November 6, 2023 meeting, seconded by Minks. Motion carried.

PZ- Special Use Permit - 8180 N Lindbergh (7 Brew)
101623-4.

Brandon Sebald
3931 N Dogwood Canyon LP
Fayetteville, AR 72704

Request recommended approval of an amendment to 'B-5' located at 8180 N Lindbergh to include the change of use from restaurant with drive through to drive thru only coffee shop.

Todd Hughes noted the request is to amend the 'B-5' from a restaurant with a drive-thru to a drive-thru only coffee shop. The building is a 580 square foot structure with a cooler, but the parking lot will remain the same with 15 parking spaces provided and 3 parking spaces required per the code. He noted a sign package has not been submitted, but will be back in front of the commission for the signs. Mr. Hughes noted the building is pre-fabricated and likely does not meet the masonry codes.

Chairman Olds noted concerns with not receiving the elevations for the business and the cooler. He stated to the petitioner that the site elevations were not included in the packet with the 'B-5' which is standard. Mr. Olds suggested the request be continued until the November 6th, 2023 meeting to receive construction plans and the warranty on the products used for the construction of the building which notes that it is maintenance free for 25 years.

Joe Rafferty, petitioner, noted he was understanding of the requirements and would be happy to come back in about 3 weeks to request approval again.

Commissioner Nelke noted concerns with the walk-in cooler at the rear of the building without screening.

Mr. Hughes noted the building and cooler would be wrapped and look as though it is part of the building.

Commissioner Baranowski noted no parking should be in front of the front setback and along Lindbergh. He stated on a 'B-5' the signs need to be documented, but they are not in this request.

Chairman Olds made a motion to continue PZ-101623-4 to the November 6, 2023 meeting, seconded by Baranowski. Motion carried.

VII. Adjournment

Chairman Olds stated the next meeting will be held on Monday, November 6, 2023, at 7:00pm.

Mr. Minks moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 8:14 p.m.

Adjourned at 8:14

Respectfully submitted,

Savanna B Burton

Savanna B Burton, CMC/MRCC
Deputy City Clerk