

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, February 5, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, February 5, 2024, at 7:00 PM.

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| I. | <u>Roll Call</u> | |
| | On roll call, the following members were present: John Martine, Larry Sylvester, Steve Olds, Robert Nelke, Dan Sullivan, and Lou Jearls. Also present was Debra Irvin, 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. | <u>Approval of Minutes</u> | |
| | 1-16-2024 | Minutes |
| | | Chairman Olds made a motion to approve the January 16, 2024, minutes, seconded by Sylvester. Motion carried. |
| III. | <u>Announcements/Comments</u> | |
| | Debbie Irvin noted she received the engineering report for 18 Patterson Plaza from the Planning and Zoning Meeting on January 16, 2024 meets the International Building Code requirements. | |
| IV. | <u>LHDC Business</u> | |
| | There was none. | |
| V. | <u>Old Business</u> | |
| | There was none. | |
| VI. | <u>New Business</u> | |
| | PZ-020524-01. | Glenn Travers 1180 No. Hwy 67 Florissant, MO 63031 This is a request for a Special Use Permit (SUP) to Premier Auto Service & Body Inc. for the purpose of servicing and repairing pre-owned vehicles. |
| | | Debbie Irvin, Building Commissioner, stated the request is for an old and expired Special Use Permit for an auto body repair shop which is still owned by the previous owner. She noted the two painting booths meet the 2021 mechanical code. |

Joe Dale, petitioner, noted the building and business are pre-existing as a service station.

Commissioner Jearls noted concerns regarding hours of operation, trash enclosure, and rooftop screening.

Samantha Kroenke, petitioner, noted the business hours are unclear at this time, but the employees are not allowed to work on vehicles outside operating hours which are typically until 6 or 7pm.

Ms. Irvin noted the HVAC screening would be required, but any other changes to be made would need to be added to the request.

Mr. Dale noted the fencing in the rear is being replaced with a sight proof wooden fence of the same material.

Chairman Olds made a motion to recommend approval to the City Council for a Special Use Permit to Premier Auto Service and Body, Inc with the following conditions:

1. No vehicle or vehicle parts may be worked on outside of the building.
2. No outdoor storage of salvage vehicles or parts, temporary or otherwise, is permitted outside of the building.
3. The impounding or storage of derelict vehicles is prohibited.
4. The holder of this Special Use Permit shall be and remain fully licensed with the City of Florissant. License shall remain in good standing throughout the term of this Special Use Permit.
5. The Special Use Permit is granted solely to Premier Auto Service and Body, Inc.
6. This Special Use Permit is transferable to another while the business is in operation or within six months of closure.
7. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be revoked.
8. Screening of HVAC shall match the current city code.
9. Repair is to be completed to the trash enclosure to meet current city code.
10. The repair and maintenance of vehicles is limited to the hours of operation.

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

VOTING

Motion by: Olds, Steven
 Second by: Jearls, Lou

| COMMISSIONERS | YES | NO | ABSTAIN | RECUSE | |
|--------------------|-----|----|---------|--------|--|
| Olds, Steven | X | | | | |
| Jearls, Lou | X | | | | |
| Sullivan, Dan | X | | | | |
| Sylvester, Larry | X | | | | |
| Martine, John | X | | | | |
| Nelke, Robert, Jr. | X | | | | |

Motion carried.

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| | PZ-020524-02. | Glenn Travers 1180 No Hwy 67 Florissant, MO 63031 |
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| | | This is a request for a Special Use Permit at 1180 No. Hwy 67 for the purpose of selling pre-owned vehicles. | | | |
| | | <p>Debbie Irvin noted this request is for the previous business for the expired Special Use No. 7250 for the sales of pre-owned vehicles.</p> <p>Joe Dale, petitioner, noted the front row parking along North Highway 67 would be for the display of cars and 35 spaces left in the parking lot for customers.</p> <p>Commissioner Sylvester noted he was only able to identify 6 spots when he went by the location recently.</p> <p>Mr. Dale noted the stripping of parking spots will be redone once they receive approval.</p> <p>Chairman Olds made a motion to recommend approval to the City Council for a Special Use Permit to Florissant Auto Sales with the following conditions:</p> <ol style="list-style-type: none"> 1. The holder of this Special Use Permit shall be and remain fully licensed with the State of Missouri and the City of Florissant. Both licenses shall remain in good standing throughout the term of this Special Use Permit. 2. The Special Use Permit is granted solely to Florissant Auto Sales. 3. This Special Use Permit is transferrable to another while the business is in operation or within six months of closure. 4. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be revoked. <p>Seconded by Nelke. On roll call, the Commission voted as follows:</p> | | | |
| <u>VOTING</u> | | | | | |
| Motion by: Olds, Steven | | | | | |
| Second by: Nelke, Robert, Jr. | | | | | |
| COMMISSIONERS | YES | NO | ABSTAIN | RECUSE | |
| Olds, Steven | X | | | | |
| Jearls, Lou | X | | | | |
| Sullivan, Dan | X | | | | |
| Sylvester, Larry | X | | | | |
| Martine, John | X | | | | |
| Nelke, Robert, Jr. | X | | | | |
| Motion carried. | | | | | |
| | PZ-020524-03. | Wal-Mart Real Estate Business Trust DBA Wal-Mart Store 5927 3390 N. Hwy 67 Florissant MO 63033 | | | |
| This is a request for ratifications at 3390 N Highway 67 (Wal-Mart) in a 'B-5' Zoning District, Ordinance No. 7965 for exterior modifications. | | | | | |
| Debbie Irvin noted the business is wanting to relocate curbside pickup with 26 spaces, add new signage, new light poles, new concrete, new sidewalk, painting light poles and bollards, expanding the pickup canopy, and adding temporary banner and signage. | | | | | |

Scott Pfeifer, petitioner, noted the request is for the approval of all other exterior changes mentioned by the Building Commissioner. He noted the total size for all new signage would be 486 sq ft. Mr. Pfeifer stated the intent is to move the pickup area to a low traffic region of the parking lot for employee and customer safety.

Chairman Olds made a motion to recommend approval to the City Council of the changes to the site development plan at 3390 North Highway 67, in an existing 'B-5' development under Ordinance No. 7965 to allow for the relocation of the curbside pickup with additional parking spaces, new wall signs, additional directional signage; new concrete pavement; a canopy extension, and proposed replacement of sidewalk at 3390 N Highway 67 (Walmart).

Related drawings are attached. The modifications depict changes in the development plan, which is not in conflict with the nature of the development and meets all the conditions of Ordinance No. 7965. Recommend City Council approval, with the following additional requirement:

1. Project Completion.

Construction shall start within 60 days of issuance of building permits and the project shall be developed in accordance with the approved amendments to the final development plan within 180 days of the start of construction.

Seconded by Martine. On roll call, the Commission voted as follows:

VOTING

Motion by: Olds, Steven
Second by: Martine, John

| COMMISSIONERS | YES | NO | ABSTAIN | RECUSE | |
|--------------------|-----|----|---------|--------|--|
| Olds, Steven | X | | | | |
| Jearls, Lou | X | | | | |
| Sullivan, Dan | X | | | | |
| Sylvester, Larry | X | | | | |
| Martine, John | X | | | | |
| Nelke, Robert, Jr. | X | | | | |

Motion carried.

VII. Adjournment

Chairman Olds stated the next meeting will be held on Tuesday, February 20, 2024, at 7:00pm.

Chairman Olds moved to adjourn the meeting, seconded by Jearls. Motion carried, meeting adjourned at 7:55 p.m.

Adjourned at 7:55 PM

Respectfully submitted,

Savanna B. Burton

Savanna B. Burton, CMC/MRCC
Deputy City Clerk