

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, April 1, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, April 1, 2024 at 7:00 PM.

I. <u>Roll Call</u>	
On roll call, the following members were present: Steve Olds, Robert Nelke, Marty Margherio, Dan Sullivan, Lou Jearls, John Martine, and Larry Sylvester. 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>	
3-18-2024	Minutes
	Councilman Olds made a motion to approve the March 18, 2024 minutes, seconded by Sylvester. Motion carried.
III. <u>Announcements/Comments</u>	
	There were none.
IV. <u>LHDC Business</u>	
	There were none.
V. <u>Old Business</u>	
	There were none.
VI. <u>New Business</u>	
PZ-04012024-01.	Mohamad Alahmad Miami Grill 12925 New Halls Ferry Rd Florissant Mo 63033 A request to add 1/2" Silver Travertine Stone to exterior walls Ward 9
	Chairman Olds stated the request will be continued to the April 15, 2024 meeting per the petitioner's request.

	PZ-04012024-03.	<p>Darryl Wallace and Tracey Jackson Behind the 8 Ball 1165 N Highway 67 Florissant Mo 63031</p> <p>A request to amend SUP relating to hours, install sign banners and string lights Ward 6</p>
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Debbie Irvin, Building Commissioner, noted the request was to amend Special Use No. 8850 to change the hours of operation, add a banner, and string lights on the exterior of the building. She stated the hours are on the existing Ordinance and the recommendation for the change will need to be made to the council.

Commissioner Margherio clarified that the lights were restricted to the interior windows of the business and not throughout the whole property.

Chairman Olds noted his concerns with a permanent banner and would like to restrict the banner to 180 days to advertise and help with business.

Darryl Wallace, owner, noted he would like a banner for as long as possible to attract more business and extend his hours to allow for pool league games. He noted he is fine with limiting the two banners to 180 days.

Chairman Olds made a motion to allow two banner for 180 days, seconded by Jearls. Motion carried.

Chairman Olds made a motion to recommend approval to the city council to amend the Special Use Permit 8850 to amend operating hours, allow for sign banners, and for the installation of string lighting at the billiard parlor in a 'B-3' Extensive Business District subject to the required conditions set forth below with these conditions being part of the record:

1. Hours shall be amended as follows:
 - a. Sunday - Wednesday: 11:00 am - 11:00 pm
 - b. Thursday - Friday: 1:00 pm - 1:00 am
 - c. Saturday: 11:00 am - 1:00 am
2. Two banner signs allowed on the front rails to depict business.
 - a. Banners are not allowed on the upper wall.
3. String lights allowed in windows and along the front rails.

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

VOTING

Motion by: Olds, Steven
 Second by: Margherio, Marty

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Jearls, Lou	X				
Margherio, Marty	X				
Martine, John	X				
Nelke, Robert, Jr.	X				

Sullivan, Dan Sylvester, Larry	X X				
	PZ-04012024-02.	<p>Tanya Hester DBA Cafe NoCo 3343 Parker Road Florissant, MO 63033</p> <p>A request for a Special Use Permit to operate a restaurant and bar with breakfast hours. Ward 9</p>			
		<p>Debbie Irvin, Building Commissioner, noted the request for a restaurant was previously approved in 2020 under Ordinance No. 8650, but the Special Use was never used. She stated the site plans show 22 parking spots are located with only 11 required and the business will need to add a second trash enclosure on the property.</p> <p>Tanya Hester, owner, noted she is wanting to offer small breakfast and lunch options with larger dinner portions and add a bar which will also offer tea and coffee. Ms. Hester stated she does not want to have live bands, but offer a social space for people to meet. Ms. Hester stated she may add some lower screening on the windows to prevent vehicle lights from shining in to her business, but would still allow for visibility into the business. The business will also be adding a second dumpster and enclosure at her end of the property.</p> <p>Chairman Olds made a motion to recommend approval to the city council for a Special Use Permit to allow for Tanya Hester, 3343 Parker Spur Rd (Cafe NoCo) for restaurant/bar establishment in a 'B-1' Local Shopping District as shown on plans attached, subject to the conditions set forth below with these conditions being part of the record:</p> <ol style="list-style-type: none"> 1. The maximum occupant load shall be 69 occupants including staff. 2. The hours of operation 8:00 am - 1:00 am Sunday - Saturday. 3. A liquor license is required for the sale of on-site alcoholic beverages. 4. Bring your own bottle "BYOB" is prohibited. 5. No outdoor dining or consumption of alcohol outdoors. 6. The said property shall not be used as an "Event Center." 7. This is a "No Smoking" Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances. 8. Hookah is not allowed pursuant to Florissant Ordinance No. 8947. 9. Outdoor music or live bands are not permitted. 10. The establishment shall not use the term "tavern" or "lounge" to promote the sale of alcoholic beverages. 11. A dumpster enclosure is required and shall always be maintained. 12. The business operator is required to keep the area around the restaurant free of trash and debris. 			

13. Prior to issuance of an occupancy certificate, said property shall be improved in accordance with the floor plan which is attached hereto, and made a part hereof for all purposes.

14. Construction shall start within 90 days of the issuance of building permits for the project and shall be constructed in accordance with the approved plan within 180 days of start of construction.

15. Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.

16. This Special Use Permit is transferable to another while the business is in operation or within six months of closure.

17. When Cafe NoCo discontinues the operation of the business for longer than one hundred and eighty (180) days, the Special Use Permit herein granted shall no longer be in force or 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				
Jearls, Lou	X				
Margherio, Marty	X				
Martine, John	X				
Nelke, Robert, Jr.	X				
Sullivan, Dan	X				
Sylvester, Larry	X				

VII. Adjournment

Chairman Olds stated the next meeting will be held on Monday, April 15, 2024, at 7:00pm.
 Commissioner Jearls moved to adjourn the meeting, seconded by Sylvester. Motion carried, meeting adjourned at 7:48 p.m.

Adjourned at 7:48 PM

Respectfully submitted,

Savanna B. Burton
 Savanna B. Burton, CMC/MRCC
 Deputy City Clerk