

# CITY OF FLORISSANT



## PLANNING AND ZONING MINUTES

Monday, April 15, 2024

The Florissant Planning and Zoning met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, April 15, 2024 at 7:00 PM.

### I. Roll Call

### II. Approval of Minutes

#### 4-1-2024. P&Z Meeting Minutes

Councilman Olds made a motion to approve the April 1, 2024, minutes, seconded by Jearls. Motion carried.

### III. Announcements/Comments

Savanna Burton introduced Jeanne Smith, Public Works Clerk, who will be taking over minutes and roll call when Ms. Burton is out of the office.

### IV. LHDC Business

There were none.

### V. Old Business

**PZ-04012024-01.** Mohamad Alahmad  
Miami Grill  
12925 New Halls Ferry Rd  
Florissant Mo 63033

A request to install 1/2" Silver Travertine Stone to exterior walls  
Ward 9

Debbie Irvin noted the petitioner would like to add a natural stone to the exterior of the building and will need recommended approval to amend Special Use Permit No. 8010.

Mohamad Alahmad, petitioner, noted the stone is about 1/2" thick and was previously purchased for their home, but will be used for business instead. Mr. Alahmad stated the natural stone measurements 12 inches by 24 inches and won't change colors due to sunlight. He noted the masonry will be installed with a heavy-duty mortar.

Chairman Olds noted the City Code requires a minimum of 1" thick masonry stone.

Commissioners questioned the water absorption rate of the natural stone. Commissioner Martine stated the specs sheet noted the absorption rate is less than 1%.

Ms. Irvin noted the International Building Code water absorption rate is 4.5 - 12%.

Mr. Alahmad stated the stones will have grout in between with a high-quality, heavy-duty mortar and will be attached directly to the bricks on the building.

Commissioner Jearls noted concerns with the type of material and mold factor.

Chairman Olds noted the building is an existing, non-conforming building.

Mr. Alahmad noted the natural stone requested has been used on building exteriors. Additionally, the tiles will connect to the corner so the corners will not need to finish with edging and the windows will have stone trim.

Commissioner Martine noted the natural stone being secured to the concrete wall should seal the natural stone more securely.

Ms. Irvin noted the roof top unit screening does not meet the code requirements and will need to be fixed as well as the landscaping to be fixed due to many plants dying.

Chairman Olds made a motion to recommend approval to the city council to amend Special Use Permit Ordinance 8010 with the following conditions to be part of the record:

1. Rescreen the roof screening; to hide view of rooftop (RTU) units.
2. The trash enclosure shall be repaired and kept gated, sight-proof, and repainted in a compatible, natural color.
3. Repair, reseal, and stripe asphalt parking lot.
4. Repaint safety bollards with reflective paint.
5. Adhere and maintain landscaping from Ordinance 8010, lines 130-134.
6. Install 1/2" inch thick Silver Travertine Natural Stone on exterior walls in accordance with the Technical Data Report.
7. Remove the shed in the rear of the building.
8. Project Completion. Construction shall start within 60 days of the issuance of building permits, with the exterior repairs and planting shall be completed in accordance with the final development plan within 180 days from the start of work.

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			

**VI. New Business**

**PZ-04152024-01.** Karen Ford  
1072 Fernbrook Drive  
Florissant, MO 63031

A request for approval to add a length white vinyl fence in front of an existing chain link fence.

Ward 4

Debbie Irvin noted the request is to install a section of fence in an 'R-4' zoning district to protect from a neighboring dog with 64 feet of fencing.

Karen Ford, petitioner, noted she has filed police reports and animal control reports along with having a few court hearings regarding the dog next door. She stated she is unable to use her backyard for herself or her dogs when the neighbor dog is outside. The neighboring dog will come under her chainlink fence and Ms. Ford believes an additional vinyl fence on her side of the property will be helpful and match the neighbor's fence.

Ms. Irvin noted the requester does seem to have a great need for approval.

Commissioner Martine suggested the fence company add an additional pole at the bottom of the chain-link fence to reinforce the fencing and prevent the dog from coming through the chain-link and vinyl fence.

Chairman Olds noted the pole, and a wire could strengthen both fences and prevent visibility.

Chairman Olds made a motion to approve the additional 6-foot vinyl fence in front of the already existing fence as presented, with the following conditions to become part of the record.

- a. The fence must be installed at the full length of the chain-link.
- b. The gate must be changed from chain-link to vinyl.

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

**VOTING**

Motion by: Olds, Steven

Second by: Martine, John

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, May 6, 2024, at 7:00pm.

Commissioner Jearls moved to adjourn the meeting, seconded by Sullivan. Motion carried, meeting adjourned at 8:20 p.m.

Adjourned at 8:20 PM  
Respectfully submitted,

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