

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, May 6, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, May 6, 2024 at 7:00 PM with Vice Chairman Nelke presiding.

I. Roll Call

II. Approval of Minutes

Minutes of 4/15/2024

Commissioner Margherio made a motion to approve the April 15, 2024, minutes, seconded by Sylvester. Motion carried.

III. Announcements/Comments

IV. LHDC Business

V. Old Business

VI. New Business

PZ-05062024-01. Lahoma Mitchell
Meats and More, LLC
145-147 Flower Valley Shopping Center
Florissant MO 63033

A request for a Special Use Permit to operate a takeout, dine-in restaurant.

Debbie Irvin, Building Commissioner, noted the request is for a 'B-3' Extensive Business District for a restaurant. Ms. Irvin noted the space is 2 units combined into one and the requester has no intention of changing the interior of the building. The petitioners own a location in St. Peter's, Missouri and has decided to open in Florissant. Ms. Irvin noted the building meets all parking requirements.

Lahoma Mitchell, petitioner, stated she and her husband opened her business in 2016 catering food at festivals, businesses, and farmers markets before opening a location in 2020. She stated they decided to move to Florissant since most of their customers are from the area. Ms. Mitchell noted the food is cooked inside the location with a self-venting smoker.

Craig McCullough, petitioner, stated the mall, which held their original location, allowed for high-volume sales since the location was larger.

Ms. Mitchell stated the business will mainly be a carry-out location and catering to different facilities.

Mr. McCullough noted the meats are pre-smoked then seasoned in-house and heated.

Ms. Irvin mentioned the outdoor seating in some photos shown are not allowed, but could be allowed if approved by the Planning and Zoning Commission and City Council at a later date.

Vice Chairman Nelke made a motion to recommend approval to the city council for a Special Use Permit to allow Lahoma Mitchell, 145-147 Flower Valley Shopping Center (Meats and More, LLC) for a restaurant/bar establishment in a ‘B-3’ Extensive Business District as shown on site/floor plan attached, subject to the conditions set forth below with these conditions being part of the record:

1. The maximum occupant load shall be 76 occupants including staff.
2. Applicant shall post occupant load sign.
3. The established hours of operation:
 - a. 10:00am – 6:00pm – Sunday
 - b. 11:00am – 8:00pm Monday - Saturday
4. A liquor license is required for the sale of on-site alcoholic beverages.
5. Carryout liquor sales are not permitted.
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. The business operator is required to keep the area in front of the restaurant free of trash and debris.
12. A sign permit is required. Signs over 40 s.f. require Plan Commission approval.
13. Windows shall not be concealed or tinted.
14. 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.
15. Interior Renovation 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.
16. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
17. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
18. Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
19. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
20. When Meats and More, LLC discontinues the operation of the business for longer than one hundred and eighty days (180) days, the Special Use in granted shall no longer be in force and effect.

Seconded by Margherio. On Roll Call, the Commission voted as follows:

VOTING

Motion by: Nelke, Robert, Jr.

Second by: Margherio, Marty

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

Nelke, Robert, Jr.	X			
Sullivan, Dan	X			
Sylvester, Larry	X			

PZ-05062024-02. Jim Hammock
Strategic Advisors LLC
9645 Clayton Road, Ste 200
St. Louis, MO 63124

A request to extending the parking lot at Veronica Place Apartments
Debbie Irvin noted the request is to add an additional 42 parking spaces at the apartment complex. The complex is for those 55 and over, but not an assisted living location.

Commissioner Margherio verified the complex would have 63 spaces total with the new addition but would lose a majority of the greenspace available.

Ms. Irvin stated the complex exceeds the greenspace requirement but would still need Missouri Sewer District approval since the business only has one storm drain in the parking lot.

Jim Hammock, petitioner, stated the building was originally a school, then an assisted living home before becoming a 55 and over apartment complex. He noted the building is only about half full and all the parking is typically full. Mr. Hammock noted the building may add more pole lighting in the parking lot.

Commissioner Margherio noted concerns with the residents complaining about vehicle lights shining into the building as well as the potential for MSD to request another storm drain. He stated he would like to see a pavilion on the greenspace for the residents to use.

Mr. Hammock stated more residents are complaining about parking and are not concerned about vehicle lights and is aware of the potential requests from MSD. He noted he would present the idea of a pavilion.

Vice Chairman Nelke made a motion to approve increasing the parking spaces at 1425 N New Florissant Rd (Veronica Place Apartments) in an ‘R-4’ Single-Family Dwelling District as shown on the attached plans, subject to the conditions set forth below with these conditions being part of the record:

1. The applicant will need MSD approval for stormwater control before a construction permit will be issued.
2. Lighting shall be installed to illuminate the new parking spaces.
3. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
4. Construction shall start within 90 days of the issuance of building permits for the project and shall be completed within 6 months of the start of construction.

Seconded by Martine. On Roll Call, the Commission voted as follows:

VOTING

Motion by: Nelke, Robert, Jr.

Second by: Martine, John

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

VII. Adjournment

Vice Chairman Nelke stated the next meeting will be held on Monday, May 20, 2024, at 7:00pm.

Commissioner Sullivan moved to adjourn the meeting, seconded by Margherio. Motion carried, meeting adjourned at 7:51 p.m.

Adjourned at 7:51 PM

Respectfully submitted,

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