

CITY OF FLORISSANT



PLAN COMMISSION MINUTES

Monday, June 3, 2024

The Florissant City Plan Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, June 3, 2024 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On roll call, the following members were present: Robert Nelke, Marty Margherio, Dan Sullivan, Lou Jearls, Larry Sylvester, and Steve Olds. 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. Approval of Minutes

Approval of Minutes 5/20/2024

Chairman Olds made a motion to approve the May 20, 2024 minutes, seconded by Jearls with a minor change to Commissioner Sylvester's name on page 1. Motion carried.

III. Announcements/Comments

City Attorney - The Role of the Planning and Zoning Commission

City Attorney Jackie Graves introduced herself to the Planning and Zoning Commission and noted she would check in with the Commission from time to time. Attorney Graves gave an overview of duties to the Planning and Zoning Commission regarding Section 11 of the Florissant City Charter. She noted any recommendations for changes to the codes would need to be made to staff before presented to the Planning and Zoning Commission and the City Council.

IV. LHDC Business

There were none.

V. Old Business

There were none.

VI. New Business

PZ06032024-01. A request for a Special Use Permit at 1210 Paddock Dr - Rectory Housing 'R-4' Single-Family Dwelling District
Ward 8

St Louis County Catholic Church Real Estate Corporation
Rev. William G. Kempf
751 N. Jefferson
Florissant, MO 63031

Debbie Irvin, Building Commissioner, noted the rectory would be used a temporary housing shelter for Room at the Inn, a family service agency. She stated "Room at the Inn" is a non-profit organization and will allow up to 20 occupants.

Reverend William Kempf noted he became the assigned pastor as of August 1, 2024 and has been working on how to use the church to benefit the local community. He stated the "Room at the Inn" has a permanent location in Bridgeton, but it is currently under renovations and the non-profit needs a place to house people until the renovations have been completed. He noted the rectory has 5.5 bathrooms for use.

Laurie Phillips, Room at the Inn, stated everyone who stays with Room at the Inn is screened and the offer is strictly for single parents and families and is funded through St. Louis County and HUD grants. Ms. Phillips noted the facility will be fully staffed with 3 employees during the week and 1 employee on the weekends as well as reviews by St. Louis County once a year.

Reverend Kempf noted the church has no plans for the building after it is used by Room at the Inn, but is open to recommendations on how the rectory can be made useful to the community.

Chairman Olds made a motion to recommend approval to the City Council for a special use permit for 1210 Paddock Drive, consisting of 1220 Paddock Dr, and 2650 Parker Road to use the rectory as temporary housing in partnership with Room at the Inn, A family Service Agency subject to the conditions set forth with any conditions made by the Commissioners being part of the record.

1. Applicant is to follow the occupancy rules set forth by the City of Florissant
2. Church/Sanctuary shall be used for religious purposes only, not for habitable space, or commercial uses.
3. The request for temporary housing shall not exceed 18-months from the date of the occupancy permit.
4. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
5. Violation of the codes and ordinances can be a reason for the city to revoke the occupancy permit.
6. Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
7. The Special Use Permit may not be transferred to another entity.
8. The Special Use Permit herein granted shall no longer be in force and effect within 18 months after its approval.

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	-			

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

PZ-06032024-02. A request for a Special Use Permit for a carryout restaurant at 1939 Washington, B-1 Local Shopping District Ward 7

Kenneth Daniels
 Kenny D's
 1939 Washington
 Florissant, MO 63031

Debbie Irvin noted this location is formerly Imo’s Pizza location.

Kenneth Daniels, owner, noted he would like a high-quality, fast-food location for the City. He stated he ran his business inside the Old Jamestown Mall food court before it closed and sells his barbeque sauce in stores around St. Louis. Mr. Daniels noted the business will not have any outside dining and will only be a carry-out location.

Chairman Olds made a motion to recommend approval to the city council for a Special Use Permit to allow Kenneth Daniels (Kenny D’s) to operate a carry out restaurant at 1939 Washington, a Strip Shopping Center in Washington Square, a ‘B-1’ Local Shopping 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 10 occupants including staff.
2. Applicant shall post occupant load sign in lobby.
3. The established hours of operation:
 - a. 11:00am – 8:00pm Tuesday – Saturday
 - b. Closed on Sunday- Monday
4. Liquor sales are not permitted.
5. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.
6. Hookah is not allowed pursuant to Florissant Ordinance No. 8947.
7. The business operator is required to keep the area in front of the restaurant free of trash and debris.
8. A sign permit is required. Signs over 40 s.f. require Plan Commission approval.
9. Windows shall not be concealed or tinted.
10. 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.
11. 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.
12. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
13. Violation of the codes and ordinances can be a reason for the city

- to revoke the business license, according to Section 605.057.
14. Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
 15. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
 16. When Kenny D's discontinues the operation of the business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

VOTING

Motion by: Olds, Steven

Second by: Sullivan, Dan

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

PZ06032024-03. Request to Amend the Zoning Code- Adding New Definitions

Debra Irvin
 City of Florissant
 955 Rue St Francois
 Florissant MO 63031

Debbie Irvin noted many definitions are outdated and after a meeting with Mayor Lowery and Economic Development Director, Patrick Mulcahy, new definitions have been updated. She stated these changes are not for zoning changes, only definitions for the code book and the zoning changes will be made later.

Commissioners made recommendations to make changes to certain definitions including pole dancing, streaming services, nail salons, personal services, electronic amusement devices, and valet parking.

Ms. Irvin noted she would bring recommendations for the zoning code changes at a later date.

Chairman Olds made a motion to approve to the city council to accept the new zoning definitions to be reflected in Article II, Rules and Definitions, Section 405.035.

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

VOTING

Motion by: Olds, Steven

Second by: Sylvester, Larry

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Olds, Steven	X			
Jearls, Lou	X			

Margherio, Marty	X			
Martine, John	-			
Nelke, Robert, Jr.	X			
Sullivan, Dan	X			
Sylvester, Larry	X			

VII. Adjournment

Chairman Olds stated the next meeting will be held on Monday, June 17, 2024, at 7:00pm.

Commissioner Sullivan moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 8:27 p.m.

Adjourned at 8:27 PM

Respectfully submitted,

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