

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, July 15, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, July 15, 2024 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On roll call, the following members were present: Dan Sullivan, Lou Jearls, Larry Sylvester, Steve Olds, Robert Nelke, and Marty Margherio. John Martine was excused. 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 6/17/2024

Chairman Olds made a motion to approve the June 17, 2024 minutes, seconded by Margherio. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

There were none.

VI. New Business

PZ07152024-01. Request ratification of a minor change to an existing “B-5” development under Ordinance No.8855, to install a 30-ft LED pylon sign, and LED 2 wall signs at 240 Howdershell (Aldi Stores, Inc).

George Grindstaff
Aldi Stores Inc
240 Howdershell
Florissant, MO 63031

Debbie Irvin, Building Commissioner, stated the request is for a pole sign taller than 30 feet at the previously approved Aldi location on Howdershell.

George Grindstaff, contactor, noted the original request missed the pole sign height, but this has been the standard for all 90 Aldi stores he has built around the area. The sign will be 9ft by 6ft on a 20 ft pole. He noted all the signs for stores being built in 2025 will be 12 ft by 10 ft.

Ms. Irvin noted the setbacks of the sign do not deviate from the code requirements.

Savanna Burton, Deputy City Clerk, noted the architect of the building stated at the Planning and Zoning meeting on December 5, 2022 that the sign would only be 25 feet high.

Mr. Grindstaff stated he would show the minutes to the architect and have the sign remain 25ft tall.

Chairman Olds made a motion to ratify the approval of the Building Commissioner for site development plan approved under Ordinance 8855, permitting the installation of two 75 s.f. LED wall signs; and one 25-ft LED 75 s.f. pole sign as depicted on C4 site/grading plan submitted by Aldi Inc. The signs are minor changes in the development and are not in conflict with the nature of the development and meet all conditions below:

1. The LED pole sign shall be located in accordance with the attached site plan, Sheet C-4, as approved in Ordinance 8855.
2. The LED pole sign shall be limited to an overall height of 25 feet.
3. The pole sign shall be illuminated and not to exceed 4100K LED.
4. The illuminated wall signs shall be in accordance with Sheet CEE-1 of the original site plan approved in Ordinance 8855.

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

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COMMISSION 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			

The request was approved.

PZ07152024-02. Request recommended approval of a Special Use Permit to allow for a Fitness Center greater than 2000 s.f. at 8182 N. Lindbergh, located in a 'B-5' Zoning District.

Reed Traphagan, Representative
Undeafated Tribe Florissant LLC -DBA Crunch Fitness
8182 North Lindbergh
Florissant, MO 63031

Debbie Irvin noted the request is for a fitness center over 2,000 s.f. in a 'B-5' Planned Commercial District. The property was previously a Gold's Gym location which will undergo minimum renovation and keep the full masonry storefront. Ms. Irvin noted they do not have a signage application at this time.

Reed Traphagen, petitioner, stated the gym will have about 6,000 to 10,000 members with an occupancy load around 300 people. He noted they

will submit for signage approval later, but it will comply with the city requirements of being under 100 s.f. Mr. Traphagan noted the business would be filling in the old pool to allow for more equipment space and they are moving the entrance from the side of the building to the front. The business does plan to be open 24 hours, but they will have cameras all over the parking lot and are willing to hire security.

Chairman Olds made a motion to recommend approval of a Special use to allow Undefeated Tribe Florissant LLC doing business as (Crunch Fitness) for a fitness center greater than 2000 s.f. at 8281 N Lindbergh, located in a 'B-5' Zoning District, as shown Site and Floor Plan shown on plan A-1 and A-2 drawn by J-Plus Architects, Inc, dated 07/01/2024. No other stipulations are part of the record.

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

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

COMMISSION 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			

The request was approved.

PZ07152024-03. This is a request to ratify approval of a minor change to amend an existing “B-3” under Special Use Permit 7497 to upgrade building wall signs, change out the cabinet of the existing pylon sign, and add LED lights at 1717 North Highway 67, (Valvoline Instant Oil Change).

Chris Smith/Dale Signs, Representative
 13652 Manchester Road
 St Louis, MO 63131

Debbie Irvin noted the request was to update the sign cabinet and add LED lights.

Nik Kuhn, Dale Signs, stated the locations and signs are all the same, they are just updating the faces.

Chairman Olds made a motion to ratify the approval of the Building Commissioner to permit, Valvoline Oil Change to upgrade their building wall signs, change out the pole cabinet of the existing pylon sign, and add LED lights at 1717 N. Hwy 67.

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

VOTING

Motion by: Olds, Steven

Second by: Sullivan, Dan

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

The request was approved.

PZ07152024-04. Request ratification of a minor change to amend an existing “B-5” under Special Use Permit to allow for wall signs at 14065 New Halls Ferry Rd, (Lota Wata Chk’n Shack)

Ken Archer, Owner
14065 New Halls Ferry Rd
Florissant, MO 63033

Debbie Irvin noted the request is for a minor change to the 'B-5' request with a new wall sign measuring over 40 s.f. and meets the wind load requirements.

Ken Archer, owner, stated the signs are closer to 43 s.f. and he is hoping to open in late October.

Chairman Olds made a motion to ratify the approval of the Building Commissioner for Lota Wata Chk'n Shack to install walls signs and a pole sign as shown on drawing dated June 28, 2024, and Sheet A-2 showing proposed elevations at 14065 New Halls Ferry Rd.

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

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COMMISSION 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			

The request was approved.

PZ07152024-05. Request to amend zoning districts, “R-4,” “B-1,” “B-2,” “B-3,” “B-4,” “B-5” by inserting new uses and new definitions in Section 405.035.

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Debbie Irvin noted the request is to amend and change zoning districts and definitions with the approved and recommended definitions

which were reviewed by the Planning and Zoning Commission and the city attorney. She noted one definition was added for transitional housing.

The Planning and Zoning Commission requested the words "interior or exterior" be added to the window signs definition.

Chairman Olds made a motion to recommend approval to the city council for the new zoning definitions and uses by amending zoning districts, B-1, B-2, B-3, B-4, B-5, and R-4 by adding new uses; and amending Sections 405.035, and 520.010, relating to used cars, window signs.

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

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

COMMISSION 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			

The request was approved.

PZ07152024-06. Request to amend the city’s Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And, to move Article IV – Limitations of Exterior Materials in Selected Districts from Section 505.060 to Article III General Provisions, Chapter 405, creating Section 405.080 – Limitations of Exterior Materials in Selected Districts.

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Debbie Irvin noted she is not looking for approval on this request at this meeting but would like the Planning and Zoning Commission to review the material thoroughly and come back with recommendations later. She noted the Commission should look at allowable and excluded material and have suggestions ready for the next meeting.

Chairman Olds made a motion to postpone the request to amend the masonry code to the August 5, 2024, meeting, seconded by Sylvester. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Sylvester, Larry

COMMISSION 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			

The request was approved.

VII. Adjournment

Chairman Olds stated the next meeting will be held on Monday, August 5, 2024, at 7:00pm.

Commissioner Jearls moved to adjourn the meeting, seconded by Sullivan. Motion carried, meeting adjourned at 8:48 p.m.

Adjourned at 8:48 PM

Respectfully submitted,

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