

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, August 5, 2024

The Florissant Planning and Zoning met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, August 5, 2024 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On roll call, the following members were present: Lou Jearls, John Martine, Larry Sylvester, Steve Olds, Robert Nelke, Marty Margherio, and Dan Sullivan. 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 PZ Minutes 7/15/2024

Chairman Olds made a motion to approve the July 15, 2024 minutes, seconded by Sullivan. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. New Business

PZ08052024-01. A request to amend Ordinance 7249, Special Use Permits to include steps for revocation, Article VIII Special Use Permits.

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Debbie Irvin noted the request is regarding procedures to revoke Special Use Permits. She noted business licenses have a revocation process, but Special Use Permits do not which allows for transfers. Ms. Irvin stated the process would follow the same procedure as a business license.

Commissioner Sylvester stated this process seems reasonable for the city to have the ability to revoke Special Use Permits.

Chairman Olds made a motion to recommend approval to the City Council to amend Ordinance 7249, Article VIII - Special Use Permits, under Intent and Purpose, by adding procedures for the city council to

revoke Special Use Permits as listed in lines 46-52, 53, 55-62, and create a new section for revocation hearing on lines 137-144 of this report.

Seconded by Martine, motion carried.

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			

VI. Old Business

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 the changes to line 33-34 of the staff report reading "There shall be no exposed non-masonry surfaces in the first three (3) feet above grade except doors and windows."

Commissioner Jearls stated he would like any material which is substantial and decorative, but does not believe masonry needs to be on the back of buildings which are not seen from the roadway.

Chairman Olds noted should require certain materials on buildings with the rear of the building "viewable from roadway or residential zoned properties."

Commissioner Martine stated he does not want to add too many limitations of the rear of buildings because many can be seen from the roadway.

Ms. Irvin noted lines 125 through 128 lists allowable materials while the definitions for materials were sourced from the dictionary, magazines, and concrete manuals. She stated this section of the code book, though referred to as the masonry code, is labeled frame construction.

Chairman Olds requested the first 3 feet of material needs to have a durable, maintenance-free 25-year lifespan.

Commissioner Martine recommended having petitioners make a case for certain materials to be used under the 3 feet grade rather than make specific requirements in the code.

Chairman Olds noted he does not want to allow EFIS below 3ft grade and all allowable material must prove a maintenance-free, 25-year lifespan.

Commissioner Martine noted concerns with adding specific year warranties required.

Chairman Olds asked for more specific definitions of brick veneer and concrete panel.

Ms. Irvin noted the commission should consider permitting newer annexed properties as is and change the date for annexed buildings to the most recent date of 2009.

Chairman Olds made a motion to postpone the request to the Planning and Zoning Meeting on August 19, 2024, seconded by Nelke. Motion carried.

VII. Adjournment

Chairman Olds stated the next meeting will be held on Monday, August 19, 2024, at 7:00pm.

Commissioner Jearls moved to adjourn the meeting, seconded by Sullivan. Motion carried, meeting adjourned at 8:08 p.m.

Adjourned at 8:08 PM

Respectfully submitted,

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