

# CITY OF FLORISSANT



## COUNCIL MINUTES

Monday, August 19, 2024

The Florissant Planning and Zoning met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, August 19, 2024 at 7:00 PM with Chairman Olds presiding.

### **I. Roll Call**

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

#### **Minutes 08/05/2024**

Chairman Olds made a motion to approve the August 5, 2024 minutes, seconded by Nelke. Motion carried.

### **III. Announcements/Comments**

There were none.

### **IV. LHDC Business**

There were none.

### **V. 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.

City of Florissant  
955 Rue St Francois  
Florissant, MO 63031

Chairman Olds made a motion to postpone the request to the Planning and Zoning Meeting on September 3, 2024. Seconded by Sullivan, motion carried.

### **VI. New Business**

**PZ-08192024-01.** A request for sign approval over 40s.f. at 495 Howdershell Rd in a B-3 Extensive Commercial District

First Community Credit Union  
17151 Chesterfield Airport Rd  
St Louis MO 63017

Debbie Irvin, Building Commissioner, stated the petitioner is requesting to replace the existing pylon sign and add a new wall sign over 40 sq. ft for First Community Credit Union.

Steve Behens, Warren Sign, noted the Bank of America had the same size sign and they would like to keep the same square footage to match the other branches in the area. He stated he would abide by City Code for digital signage. Bill Van Gils, First Community Credit Union, stated they would replace any pole sign footings if necessary.

Chairman Olds made a motion to approve the sign packet submitted by Warren Sign Co for the First Community Credit Union at 495 Howdershell, consisting of one 74.6 sq. ft illuminated wall sign on the exterior south elevation; and 49.5 facing on existing pylon sign.

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

The request was approved.

**PZ-08192024-02.** This is a request to install EFIS material on 50% of exterior wall: aluminum faced composite wall panels re-paint masonry walls and install 99 s.f wall sign at 8333 North Lindbergh (Tamara Properties, LLC.) in ‘B-3’ Extensive Business District.

Linda Becker  
Blue Spring Laundry  
8333 No. Lindbergh  
Florissant, MO 63031

Debbie Irvin noted a change to the exterior wall material from 50% to 100% EFIS on the staff report rather than painting the exterior walls of the building. The property was previously rezoned to allow for a laundry facility.

Lisa Becker, owner, noted the change is to allow for a more appealing exterior of the building and brought along all her contractors to answer any questions.

Ralf Schlafly, Lucas Stucco, stated the EFIS material is a better concept for the building material.

Jermey Bock, Local Contractor, stated the EFIS will include a panzer mesh underneath allows for the EFIS to be more durable material. He noted the EFIS with panzer mesh has held up in hurricanes.

Commissioners requested the statistics on the panzer mesh material and updated elevations of the building prior to the next meeting.

Chairman Olds made a motion to postpone the request to the September 3, 2024 meeting to allow for updated documentation from the petitioner.

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

**PZ-08192024-03.** A request to consider Planning Commission meeting dates for 2025, including holiday make-up dates

Debra Irvin, Staff

Debbie Irvin presented the proposed meeting dates for the Planning and Zoning Commission for 2025.

Chairman Olds to approve the 2025 calendar with suggested makeup dates being Tuesday, January 21, 2025, and Tuesday, September 2, 2025.

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

**VOTING**

Motion by: Olds, Steven

Second by: Margherio, Marty

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

The request was approved.

**PZ-08192024-04.** This is a request to paint masonry at 1185 Shackelford in a R-4 Single Family Dwelling District

Janet Dillon, Representative

Have Bible Will Travel

1185 Shackelford Rd

Florissant MO 63031

Debbie Irvin stated the masonry has been painted on about 75% of the church and immediately stopped when issued a stop work order to request for painted brick. Ms. Irvin noted the painting of brick can be done with the recommended approval of the Planning and Zoning Commission and approval from the City Council.

Janet Dillon, Marketing Director, stated the building had mold on the exterior brick which was power washed. A member of the church offered to paint the brick to improve the facade of the building.

Chairman Olds clarified the rooftop HVAC units were not screened.

Chairman Olds made a motion to recommend approval to the City Council to allow the owner to continue painting over existing masonry 1185 Shackelford Road in accordance with Section 505.060(D). In addition, all rooftop HVAC units must be screened from rights-of-way and residential areas.

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				
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 Tuesday, September 3, 2024, at 7:00pm.

Commissioner Sylvester moved to adjourn the meeting, seconded by Nelke. 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