

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, October 7, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, October 7, 2024 at 7:00 PM with Chairman Steve 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. John Martine was excused. Also present was Debra Irvin, Building Commissioner, and Casey Scheidt, Public Works Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

II. Approval of Minutes Approval of 9/16/2024

Chairman Olds made a motion to approve the September 16, 2024 minutes with a minor change to the voting label, seconded by Sylvester. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

PZ07152024-06. A request to amend Article IV – Limitations of Exterior Materials known as 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 hold a Special Meeting on October 16, 2024 for discussion on the Masonry Code, seconded by Sullivan. Motion carried.

VI. New Business

PZ-10072024-01. This is a request from Russell Clark (STLK FLO LLC dba St Louis Kolache) for recommended approval to the City Council for a Special Use Permit (SUP) to allow for a carry out bakery/café at 2310 N. Hwy 67 in Jeffrey Plaza Shopping Center, an existing 'B-5' Planned Commercial District.

Russell Clark, Representative
STLK FLO LLC dba St Louis Kolache
2310 North Highway 67
Florissant, MO 63033

Debbie noted the request is for an existing 'B-5' to allow for a bakery in Jeffery Plaza. Russell Clark, owner, noted the location will be 1 of 10 and replacing the O'Fallon, MO location which closed earlier in the year. He noted the business will not have indoor or outdoor seating and will hold about 8 people at once. Mr. Clark noted the cooks will be in the business from 3am to 9am followed by the counter workers for the remainder of the day.

Chairman Olds made a motion to recommend approval to the city council for a Special Use Permit to allow Russell Clark, (STLK FLO LLC dba St Louis Kolache) to operate a bakery/cafe at 2310 N. Hwy 67 in Jeffrey Plaza Shopping Center in a 'B-5' Planned Commercial 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 11 occupants, including staff.
2. Applicants shall post occupant load sign in lobby.
3. The established hours of operation:
Monday – Saturday 6:00am – 2:00pm
Sunday 7:00am – 2:00pm
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. Window signs can be no more than 15% to total window space.
11. 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.
12. 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 the start of construction.
13. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
14. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
15. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
16. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.

17. When STLK FLO LLC dba St Louis Kolache 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 effect.

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

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COMMISSIONERS	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 recommended.

PZ-10072024-02. This is a request for recommended approval for a Special Use Permit to allow Marcos Jaramillo d/b/a Quick Lawns LLC to operate a contractor’s office with commercial parking in a shared office space at 1145 North Lafayette Street, in an existing ‘B-3’ Extensive Business District.

Marcos Jaramillo
 Quick Lawns LLC
 1145 N. Lafayette Street
 Florissant, MO 63031

Debbie Irvin noted the request will not affect the current occupants of the location and the requester is aware they will be restricted to vehicles which weigh 12,000 pounds or less.

Marcos Jaramillo, petitioner, stated the business is currently a tax office and will be using the back portion of the parking lot of the lawn care companies vehicles. The business will only have 2 trucks and 3 or 4 trailers parked on the lot in the evenings which will not affect the hours of operation of the tax office.

Ms. Irvin noted the business owners have already paved the back portion of the parking lot.

Chairman Olds made a motion to recommend approval to the city council for a Special Use Permit to allow Jaramillo d/b/a Quick Lawns LLC for contractor’s business office with commercial truck parking in a ‘B-3’ Extensive Business District as shown on the attached site plan, subject to the conditions set forth below with these conditions being part of the record:

1. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
2. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
3. Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
4. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.

5. When Jaramillo dba Quick Lawns LLC 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 effect.

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

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

COMMISSIONERS	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 recommended.

PZ-10072024-03. This is a request for recommended approval for a Special Use Permit to allow for Larry -L-Flenoid: Doe d/b/a RLRC U-Haul to operate an equipment and vehicle rental business with commercial parking at 431 Dunn Road (Ward 5), a strip shopping center (Yac’s Plaza) in a ‘B-3’ Extensive Business District.

Larry -L-Flenoid II: Doe
 DBA RLRC U-HAUL
 431 Dunn Road
 Florissant, MO 63031

Debbie Irvin noted many compliance issues with Yac's Plaza due to the property owner living in California.

Commissioner Sylvester made a motion to move lines 68 through 77 to the beginning of the motion, seconded by Olds. Motion carried.

Larry Flenoid, II, petitioner, stated he has also had issues speaking with the landlord, but he received his tenant space from a family member and has only dealt with the property manager. Mr. Flenoid noted he would like to have about 5 vehicles and 2 trailers on the building's back parking lot and one 10-foot truck parked at the front of the building for advertising purposes.

Chairman Olds stated he would like the business to limit it to 10 vehicles.

Mr. Flenoid stated he would use the filling station and repair station in Hazelwood.

Ms. Irvin noted other U-Haul locations in Florissant have been allowed to park at the front of their buildings.

Chairman Olds made a motion to recommended approval to the city council for a Special Use Permit to allow Larry -L-Flenoid: Doe d/b/a RLRC U-Haul to operate an equipment and vehicle rental business with commercial parking at 431 Dunn Road (Ward 5), a strip shopping center (Yac’s Plaza) in a ‘B-3’ Extensive Business District as shown on the attached site plan, subject to the conditions set forth below with these conditions being part of the record:

1. The parking lot needs to be cleared of vegetation and complete asphalt overlay

2. Concrete repairs needed along islands
3. Landscaping needs to be replaced around the strip mall
4. Parking lights to be replaced
5. The building needs to be painted, boards removed from windows and perform a professional cleanup of the area.
6. Screening is required for rooftop units
7. Only one (1) small 10-ft U-Haul truck shall be permitted to park on the front lot; all other vehicles and trailers shall be parked in rear lot as designated on the site plan with only ten (10) U-Haul trucks and trailers.
8. The owner shall provide a landscaping plan to be approved by Plan Commission by January 15, 2025, in accordance with Section 405.245.
9. Applicant shall apply for sign permit, over 40sf will require Planning approval.
10. Window signage shall not exceed 15% of total window space.
11. This shall be a No Smoking Establishment pursuant to the Clean Act, Chapter 250, Florissant Code of Ordinances
12. Hookah is not allowed pursuant to Florissant Ordinance
13. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
14. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
15. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
16. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
17. When Larry -L-Flenoid: Doe d/b/a RLRC U-Haul 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 effect.

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

VOTING

Motion by: Olds, Steven

Second by: Sylvester, Larry

COMMISSIONERS	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 not recommended.

PZ-10072024-04. This is a request from Reed Traphagan, Representative (Undeclared Tribe Florissant LLC) d/b/a Crunch Fitness to amend Ordinance No. 9001 by recommending approval to paint masonry walls at 8182 North Lindbergh in a “B-5” Planned Commercial District to be consistent with their corporate brand identity.

Reed Traphagan, Representative
 Undeclared Tribe Florissant LLC d/b/a Crunch Fitness
 8182 No Lindbergh
 Florissant MO 63031

Debbie Irvin noted the business is requesting to allow for painted brick to match the branding of other locations.

Reed Traphagan, petitioner, stated the masonry of the building will be covered in nichiha and painted orange to match the branding as well as preserve as much of the brick as possible. Mr. Traphagan stated the other locations within Missouri have embraced the branding and would allow this location to stand out behind the trees and bank.

Chairman Olds made a motion to recommend approval to the City Council for the request from Reed Traphagan (Undeclared Tribe Florissant LLC) d/b/a Crunch Fitness to amend Ordinance No. 9001 to allow for exterior painting of masonry walls at 8182 North Lindbergh in a 'B-5' Planned Commercial District to be consistent with their corporate branding identity as shown on the attached rendering from Texas Pro Signs, Dallas Texas, dated 9/26/2024 subject to the conditions set forth below with these conditions being part of the record:

1. Paint colors shall be exact or consistent with the rendering from Texas Pro Signs, Dallas Texas, dated 9/26/2024. Minor color changes shall be approved by the Building Commissioner.

2. At the end of the occupancy/tenancy the applicant shall remove all brand colors and materials identifying (Undeclared Tribe Florissant) d/b/a Crunch Fitness. The brick walls shall be restored to the original brick and sealed with a penetrating sealer.

3. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.

4. Violation of the codes and ordinances can be a reason for the city to revoke the business license, in accordance with Section 605.057.

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

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COMMISSIONERS	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 not recommended.

PZ-10072024-05. This is a request from Reed Traphagan (Undeafated Tribe Florissant LLC) d/b/a Crunch Fitness to for recommended approval for Special Use Permit to install wall sign over 100sf at 8182 North Lindbergh (Ward 3) in a “B-5” Planned Commercial District to be consistent with their corporate brand identity.

Reed Traphagan, Representative
 (Undeafated Tribe Florissant LLC) d/b/a Crunch Fitness
 8182 No Lindbergh
 Florissant, MO 63031

Debbie Irvin noted the sign measures 430.97 sf.

Reeb Traphagan stated he would like to add long boards to be install on the building rather than the proposed nichiha panels.

Chairman Olds made a motion to recommend approval to the City Council for the request from Reed Traphagan (Undeafated Tribe Florissant LLC) d/b/a Crunch Fitness to amend the 'B-5' to install a wall sign over 100sf and permit the installation of long boards over the front entrance and lower walls at 8182 North Lindbergh in a 'B-5' Planned Commercial District to be consistent with their corporate branding identity as shown on the attached rendering from Texas Pro Signs, Dallas Texas, dated 9/26/2024 subject to the conditions set forth below with these conditions being part of the record:

1. Permitted to install long boards at upper front walls and lower front walls columns in the color scheme on rendering from Texas Pro Signs, Dallas Texas, dated 9/26/2024.
2. At the end of the occupancy/tenancy the applicant shall remove signs and materials identifying (Undeafated Tribe Florissant) d/b/a Crunch Fitness.
3. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
4. Violation of the codes and ordinances can be a reason for the city to revoke the business license, in accordance with Section 605.057.

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

VOTING

Motion by: Olds, Steven

Second by: Margherio, Marty

COMMISSIONERS	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 recommended.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, October 21, 2024, at 7:00pm and the special meeting on Wednesday, October 16, 2024 at 6:00pm.

Commissioner Martine moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 8:38 p.m.

Adjourned at 9:08 PM
Respectfully submitted,

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