

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Wednesday, October 16, 2024

The Florissant Planning and Zoning Commission met in special session at Florissant City Hall, 955 Rue St. Francois on Wednesday, October 16, 2024 at 6:00 PM with Chairman Steve Olds presiding.

I. Roll Call

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

There were none.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

PZ-10072024-05. This is a request from Reed Traphagan (Undeclared Tribe Florissant LLC) d/b/a Crunch Fitness to amend the "B-5" 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
(Undeclared Tribe Florissant LLC) d/b/a Crunch Fitness
8182 No Lindbergh
Florissant, MO 63031

Debbie Irvin, Building Commissioner, noted the request was to amend the 'B-5' not for Special Use to install a 100 sq ft sign and the request shown was to clarify the request from the previous meeting.

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

Debra Irvin states she has heard from the staff that they would like some latitude on brick painting to be more flexible with businesses coming for Florissant who want to bring their branding. Ms. Irvin noted the definitions would be helpful to send to potential businesses wanting to come to Florissant as well as assistance encouraging businesses to rezone from 'B-3' to 'B-5'.

The commission requested a plan on how the community should look and work on the uses and which would be a good fit for the city. Commissioners requested the removal of lines 140 through 182 of the staff report to remain with the existing code which allows review on a case-by-case basis. Commissioners requested definitions for bonding agent for EFIS, brick veneer, container buildings, as well as removing Section X Justifications and Brands/Trademarks.

Ms. Irvin noted she would like the final draft to be sent to the City Attorney prior to the recommended vote of the commission and is recommending the City Attorney to complete the review for the Planning and Zoning Meeting on November 4, 2024.

Chairman Olds made a motion to postpone the masonry code update to the November 4, 2024 meeting, seconded by Martine. Motion carried.

VI. New Business

There were none.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, November 4, 2024, at 7:00pm.

Chairman Olds moved to adjourn the meeting, seconded by Martine. Motion carried, meeting adjourned at 7:11 p.m.

Adjourned at 7:11 PM

Respectfully submitted,

Casey Scheidt

Casey Scheidt
Public Works Clerk