

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, December 2, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, December 2, 2024 at 7:00 PM with Chairman Steve 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 absent. 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 11/4/2024**

Chairman Olds made a motion to approve the November 4, 2024 minutes, seconded by Sylvester. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

PZ-11042024-01. This is a request from Linda and Zoe LLC for a Special Use Permit, Site Plan approval, and re-painting exterior brick to operate (Gogo Boba Café), with a drive-through at 1285 No Hwy 67, in a "B-3" Extensive Business District.

Mark Kilgore, P.E., THD Design Group, Owner's Representative
148 Chesterfield Industrial Blvd, Suite E
Chesterfield, MO 63005

Debbie Irvin noted the requests for the petitioner have been met which are listed from lines 141 to 181 on the staff report.

Mark Kilgore, THD Design Group, stated the outdoor seating will be located next to the building with pillars and fencing protecting the seating area. He noted the drive-thru will be directed around the parking lot away from the seating area with all light poles to remain in place and replacing the removed lights. Mr. Kilgore noted the business will no longer be using live bands for music but having music over the speakers.

Commissioner Sullivan requested the inspectors look at the building overhang and make sure it meets standards.

Commissioner Margherio noted concerns with cars driving around the drive-thru lane.

Mr. Kilgore noted there will be enough space for vehicles to drive around the drive thru. He stated the outdoor seating area will not have a gate to access from the outside of the building and a right-turn only sign will be installed at the end of the drive-thru to prevent vehicles from driving towards the outdoor seating area. Mr. Kilgore noted the business can add additional bollards and/or tire stops to the parking spots at the front of the building.

Chairman Olds made a motion to recommend approval the use of vertical lap board or Hardie plank siding material that will match the existing wall material on the west and paint the same color. All bad wood needs to be replaced with new exterior wall material.

Seconded by Nelke. On roll call, the commission voted as follows: Sullivan yes, Jearls yes, Sylvester yes, Olds yes, Nelke yes, and Margherio yes.

Chairman Olds made a motion to recommend approval the request from Linda and Zoe LLC for a Special Use Permit, Site Plan approval, and the approval to re-paint exterior brick walls at 1285 No Hwy 67, in a "B-3" Extensive Business District to operate (Gogo Boba Café) with a drive-through subject to the conditions set forth below with these conditions being part of the record.

1. The maximum occupant load shall be 31 occupants including staff.
 - a. Petitioners shall post occupancy load sign.
2. The established hours of operation:
 - a. 9:00am – 9:00pm – Monday – Saturday
 - b. 11:00 am – 8:00 pm – Sunday
3. The kitchen is required to have commercial kitchen hood and fire suppression system.
4. Interior window metal bars are prohibited and shall be removed (Code Section 210.2265)
5. Rooftop screening is required
6. Repair failing retaining wall
7. Trash enclosure shall be repaired
8. Exterior paint colors shall match surrounding areas, and any changing of paint colors shall be approved by the Plan Commission.
9. The existing shed shall be repaired (roof shingles loose and missing)
10. All parking lot lights shall be a minimum of 0.5 fc and shall not project light or glare to adjacent properties.
11. Site and building lighting shall be directed down and inward.
12. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.
13. Hookah is not allowed pursuant to Florissant Ordinance No. 8947.
14. Seasonal outdoor seating is permitted; and shall not obstruct vehicular traffic entering or exiting the property.
15. Add concrete vehicle bollards at the front of the building.
16. Seasonal outdoor music is permitted, and noise shall be kept to a minimum
17. The business operator is required to keep the area in front of the café free of trash and debris.
18. A sign permit is required. Signs over 40 s.f. require Plan Commission approval.

19. Windows shall not be concealed or tinted, and advertising shall not exceed 15% of total window space.

20. 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.

21. 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.

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

23. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.

24. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.

25. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.

26. When Gogo Boba Café 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 force and effect.

PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance with the approved final development plan within 180 days of the start of construction.

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

VOTING

Motion by: Jearls, Lou

Second by: Nelke, Robert, Jr.

COUNCIL 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 recommended.

VI. New Business

PZ-12022024-01. This is a request from Greg Bauer for approval of the installation of a 7-ft metal gauge chain link fence around the perimeter of the school property at 1360 Grandview Drive, operating as (Gateway Christian Academy), in the “R-4” Single Family Dwelling District. (Ward 7)

Gateway Christian Academy
Greg Bauer
G.S. & S Construction
2914 S Brentwood Blvd.
Brentwood MO 63144

Chairman Olds made a motion to continue the request to January 6, 2025 due to the petitioner's absence, seconded by Sylvester. Motion carried.

PZ-12022024-02. This is a request from Matt Hrdlicka and/or Kara Hrdlicka for approval to amend the site plan at (2855 North Highway 67), in a “B-3 Extensive Business District to allow for a freestanding illuminated monument sign inside the 40-ft front yard setback. (Ward 9)

Matt Hrdlicka
Kara Hrdlicka
Excel Signs and Design
9621 Sterling Place
St Louis MO 63123

Debbie Irvin noted the signage measures 15 feet tall on the 40-foot setback for the previously approved dental surgery center.

Kara Hrdlicka, Excel Signs, stated the site plan shows 39 3/4 feet from the setback, however, the marker is at 40 feet and the sign will be set at 40 feet with interior illumination only.

Chairman Olds made a motion to ratify the conditional approval of the Building Commissioner, to amend the site plan at (2855 North Highway 67) to allow Excel Signs & Design to erect a 15-ft-tall freestanding illuminated monument sign to be installed at the 40-ft setback line in accordance with the sign plan dated, 11/14/2024 in the “B-3” Extensive Business District.

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

The request was approved.

PZ-12022024-03. This is a request from Edward Olsen for approval of the installation of an already installed wooden fence, 8 ft. in height and 200 ft in length along the rear property line, at 605 North Highway 67, (Florissant Animal Clinic), in the ‘B-3’ Extensive Business District. (Ward 2)

Edward Olsen, Representative
Florissant Animal Hospital
605 North Highway 67
Florissant, MO 63031

Chairman Olds made a motion to continue the request to January 6, 2025 due to the petitioner's absence, seconded by Jearls. Motion carried.

VII. 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

Debbie Irvin noted the City Council has reviewed the masonry code updates and would like more time to review the suggested changes before sending it back to the Planning and Zoning Commission.

Chairman Olds made a motion to table the request, seconded by Nelke.
Motion carried.

VIII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, January 6, 2025, at 7:00pm.

Commissioner Sylvester moved to adjourn the meeting, seconded by Margherio.
Motion carried, meeting adjourned at 8:19 p.m

Adjourned at 8:19 PM

Respectfully submitted,

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