

CITY OF FLORISSANT



PLANNING AND ZONING COMMISSION MINUTES

Monday, March 3, 2025

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, March 3, 2025 at 7:00 PM with Chariman Steve Olds presiding.

I. Roll Call

On roll call, the following members were present: Lou Jearls, Larry Sylvester, Steve Olds, Robert Nelke, Marty Margherio, and Dan Sullivan. 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 PZ Minutes 1/21/2025

Chairman Olds moved to approve the Planning and Zoning Commission Minutes of January 21, 2025, seconded by Nelke. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

Debra Irvin noted PZ02182025-01 was approved by the LHDC.

V. Old Business

PZ-01212025-02. Request recommended approval to amend Ordinance 6504 to remove a portion of the landscaping requirements at 2090 North Highway 67 (Galaxy Nail Bar), in the existing 'B-5' Planned Commercial District (Ward 9).

Hien Ta
2090 No Highway 67
Florissant MO 63031

Debra Irvin, Building Commissioner, noted the requester is wanting a new landscape plan approved with potted plants and outdoor seating. Ms. Irvin stated the requester added bollards per the commissioners request. Hein Pham, requester, noted everything inside the landscaping area is dead.

Chairman Olds made a motion to recommend approval to amend Ordinance 6504 by allowing Hien Ta to remove a portion of the landscaping requirements at 2090 North Highway 67 (Galaxy Nail Bar), in an existing 'B-5' Planned Commercial District, and create a concrete patio with potted plants and seating, subject to the conditions set forth below with these conditions being part of the record:

1. All other conditions in Ordinance 6504 shall be met as approved by the City Council on February 27, 2001.
 2. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.
 3. Petitioner shall post “No Smoking” signs at the proposed patio area.
 4. Large potted plants shall be maintained throughout all seasons.
 5. Any deviations will require the owner to return to the Plan Commission.
- 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	X			
Margherio, Marty	X			
Martine, John	X			
Nelke, Robert, Jr.	X			
Sullivan, Dan	X			
Sylvester, Larry	X			

The request was approved.

VI. New Business

PZ02182025-01. Missouri American Water (MOAW) in partnership with the City of Florissant is requesting approval to install an 8-ft black vinyl coated chain link fence around the water tower in Tower Park, 1060 Rue St Catherine, in the “HB” Historic District (Ward 6).

Missouri American Water
727 Craig Road
Creve Coeur MO 63141

Chairman Olds made a motion to suspend the rules to speak with a resident, seconded by Nelke. Motion carried.

Gina Siebe, 990 St Francois, public comment is attached.

Debbie Irvin noted the proposed fence matches the fencing around the water tower next to the tennis courts. She noted Andrew Quinones began working on the request for the fence in 2023. Ms. Irvin stated the fencing would not be detrimental to the property or public.

Commissioner Sullivan questioned if the city had documentation of damage to the water tower.

Ms. Irvin stated the former Communications Manager was in charge of communicating with Missouri American Water regarding damage to the tower. She noted the property is zoned as park land and chain-link fencing is allowed in the Historic District in park land. Ms. Irvin reminded the Commission the question for the request is whether or not the request meets the city code.

Chairman Olds noted he would like to see reports of vandalism of the water tower and would like to speak with someone from Missouri American Water.

Commissioner Nelke stated he would like other options to be presented to the Commission from Missouri American Water.

Chairman Olds moved to postpone the request to the meeting on April 7, 2025, seconded by Sullivan. Motion carried.

- PZ02182025-02.** This is a request to increase the height of an existing chain link fence at 645 Starlet Drive, in the “R-4” Single-Family Dwelling District (Ward 4).

Crystal Burke
645 Starlet Dr
Florissant, MO 63031

Debra Irvin noted the requester is wanting fence spikes on a 4 ft fence to prevent her dog from exiting the yard. She stated the cables and supports lean into the owner's yard.

Crystal Burke, 645 Starlet, stated her young German Shepard likes to jump their fence and leave the yard. Ms. Burke noted the fence will have extenders that bend towards her yard and prevent her dog from jump over the fence and leaving.

Chairman Olds move to approve the request from Crystal Burke to increase the height of an existing chain link fence by adding security spikes along the entire fence line at 645 Starlet Drive, in the 'R-4' Single Family Dwelling District, with no other conditions.

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

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

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			

The request was approved.

- PZ02182025-03.** Request from Best Wash Holdings LLC (Best Wash Laundromat) to install fiber cement panels on a new parapet wall at the front elevation, and the use of composite material for the trash enclosure at 2386 No. Highway 67, in the “B-3” Extensive Business District (Ward 9)

Best Wash Holdings, LLC
Best Wash Laundromat
Eric Goldizen
1248 Lee St
Granite City, IL 62040

Debra Irvin noted the requester would like to install fiber cement panels on the parapet walls and composite material for the trash enclosure on an existing brick building. Ms. Irvin noted an HVAC screening extension will help with rooftop unit visibility.

Eric Goldizen, general contractor, stated the building cannot structurally hold extra weight on the exterior of the building parapet. He noted the material will be blue in color with fiber cement flat board and a sign over the top.

Chairman Olds moved to approve the request from Best Wash Holdings, LLC (Best Wash Laundromat) at 2386 No. Highway 67 to install fiber cement panels on a new parapet wall at the front elevation, and the use of composite material for the trash enclosure, as indicated on Page A1.0 drawn by DIVICAD Design Group, dated 01/25/2025, and subject to the following conditions being part of the record:

1. Painting existing brick is expressly prohibited in Section 505.060(D) of the Florissant Code of Ordinances.
2. Paint color for the fiber cement panels shall blend with the existing architectural colors in the area.
3. Composite board (Trex or similar) for dumpster enclosure is permitted in lieu of brick.
4. Damaged planter box in front entrance shall be removed.
5. Bollards required at the front door entrance.
6. Damaged railroad ties used for the retaining wall shall be repaired, secured and replaced where needed.
7. Window and door covering shall not exceed 15% of the entire area.
8. Rooftop screening shall be made of material and color that will blend with building architecture.
9. Submit a landscaping plan to the Building Commissioner for approval before final occupancy.
10. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
11. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.

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

The request was approved.

PZ02182025-04. This is a request for a Special Use Permit to sell hot foods to carry out at 2726 No Hwy 67 (Casa Garcia Mexican Grocery Store) in Surrey Plaza, a “B-3” Extensive Commercial District.

Guadalupe "Lupita" Garcia
Casa Mexican Grocery Store
2726 No Hwy 67
Florissant, MO 63033

Debra Irvin stated the requester has began expanding to offer hot food to-go in their store.

Guadalupe Garcia, petitioner, stated the business is selling hot food and would eventually like to open a second location. Ms. Garcia noted the business is selling tacos, quesadillas, and tortas.

Ms. Irvin noted the County Health Department has approved the application.

Chairman Olds moved to recommend approval to Guadalupe Garcia for a Special Use Permit to sell hot foods for carryout at 2726 No. Hwy 67 (Casa Garcia Mexican Grocery Store) in Surrey Plaza, in a 'B-3' Extensive Business District, subject to the conditions set forth below with these conditions being part of the record.

1. A commercial hood system over cooking area is required.
2. A commercial grill or griddle is required.
3. Limit window signs to not more than 15% of the total window space.
4. 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.
5. The applicant will comply with all Florissant codes and ordinances, County, State, and Federal rules and regulations.
6. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
7. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
8. Applicant shall commence work within ninety (90) days and work completed with actual occupancy within one hundred eighty (180) days or the Special Use Permit shall automatically terminate (Ord. No. 9003).
9. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
10. When Casa Garcia Mexican Grocery discontinues the operation of the business for longer than one hundred eighty (180) days, the Special Use Permit herein granted shall not longer be in force and effect.

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	X			
Margherio, Marty	X			
Martine, John	X			
Nelke, Robert, Jr.	X			

Sullivan, Dan	X			
Sylvester, Larry	X			

The request was approved.

PZ03032025-01. This is a request to approve the landscaping plan at 2300 No. Hwy 67 in a "B-5" Planned Commercial District.

Liliana C. Martinez
Florissant Investment LLC
407 Lincoln Road
Suite 8M
Miami Beach FL 33139

Debra Irvin noted the request is for approval of a landscaping plan at Jeffery Plaza which meets the landscape code requirements.

Liliana Martinez, petitioner, stated all entrances allow for two-way traffic and the company plans to have native plants which will be easy to maintain.

Chairman Olds moved to approve the landscaping plan submitted by Liliana C. Martinez representing Florissant Investment, LLC for the approval of the landscaping as required by Ordinance No. 9010 for 2300-2323 & 2330 North Highway 67 in a 'B-5' Planned Commercial District subject to the conditions set forth below with the conditions being part of the record:

1. All plantings shall be maintained throughout the life of the plants.
2. All conditions in Ordinance No. 9010 shall be met as approved by the City Council on October 28, 2024.
3. Any deviations from this ordinance will require the owner to return to the Plan Commission.

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	X			
Nelke, Robert, Jr.	X			
Sullivan, Dan	X			
Sylvester, Larry	X			

The request was approved.

PZ03032025-02. This is a request for a Special Use to erect a cell tower at 1735 Charbonnier in an "R-4" Single Family Dwelling Unit (Ward 2)

Jackson Gnaedinger, Agent
PL Tower Development LLC
Care of Collective Solutions LLC
340 Marshall Road
Valley Park, MO 63088

Debra Irvin stated the request for a cell tower can be approved through a Special Use Permit which requires two users per tower. She noted the property is leased by the cell tower company who are requesting a chain-link fence around the tower.

Russell Been, petitioner, stated the cell tower will be a mono-pole tower which will measure 124 feet tall. He noted the area is heavily residential with only marginal coverage by T-Mobile. The foundation for the cell tower will be dependent on the soil composition.

Commissioner Sullivan noted his concern with residents being able to see the tower.

Mr. Been stated the base of the tower is 6-feet in diameter with brick veneer around the compound rather than a chain-link fence.

Ms. Irvin stated the fencing can be made of compatible material approved by the council.

Mr. Been noted he would be okay with a brick veneer and cinderblock enclosure.

Chairman Olds moved to recommend approval of the request from Russ Been with PI Tower Development LLC representing (Collective Solutions LLC) for Special Use Permit to erect a 124' ft Monopole (cell tower) at 1735 Charbonier Road, as indicated in the site plan, in the "R-4" Single-Family Dwelling District, subject to the conditions set forth below with these conditions being part of the record.

1. Tower Site Number MO0004689 shall be affixed to the base of the tower and included in the title of the ordinance.

2. A block with brick overlay enclosure to match the exterior of the school with a minimum height of 6-feet and tower cabinets no higher than 6" below the brick wall. Compound size shall be 30'-0"x70'-0"= 2,100sf; and 6-ft wall height.

3. Tower shall be designed and constructed to accommodate at least two (2) users(s).

4. The southeast yard setback is reduced from 25'-feet to 15'-feet -5"-inches adjacent to "B-1" Local Shopping District.

5. Vehicle or outdoor storage at the site is prohibited.

6. The use of red incandescent lighting at night is encouraged.

7. On-site parking for periodic maintenance and service shall be provided at all antennae or antennae support structure locations.

8. Replace gravel driveway at "Peace Drive" with asphalt from street leading to tower.

9. The placement of advertising signs on structure or around the compound is prohibited.

10. The owner shall keep the site free of trash and debris.

11. An annual business license is required to be obtained by the tower's owner or representative.

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

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

14. Applicants shall complete all environmental work within one-hundred and eighty (180) days; and the tower and compound completed one year after the issuance of the building permit, or the Special Use Permit shall automatically terminate.

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 owner while the tower is in operation or within twelve months of decommission.

17. Tower Removal. Any tower or the upper portion of any tower which is occupied by a decommissioned antennae for a period of twelve (12) months shall be considered a public nuisance and the tower and support structure including footings, where appropriate, and shall be removed at the owner's expense. Removal of upper portions of a tower manufactured as a single object shall not be required. The Special Use Permit herein granted shall no longer be in force and effect.

PROJECT COMPLETION.

Construction shall start within one hundred and eighty (180) days of the issuance of building permits, the project shall be completed in accordance with the approved final site plan within 365 days of the start of construction.

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

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

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			

The request was approved.

PZ03032025-03. This is a request for recommended approval to rezone a parcel of land from a 'B-1' Local Shopping District to a 'B-5' Planned Commercial District for Behle on the Rocks Flo-Mo, LLC commonly known as 900 North Lafayette Street.

Mark Goldstein
900 N Lafayette
Florissant MO 63031

Debra Irvin stated the request is to rezone the property from a 'B-1' to a 'B-5'. She noted the property is not within the historic district and the parking is based on the building square footage rather than the property size. Missouri Sewer District have been contacted regarding the water run-off and will need to approve the site plan prior to issuance of the occupancy permit.

Chairman Olds made a motion to suspend the rules to speak with a resident, seconded by Sullivan. Motion carried.

Janeen Sifford, resident, noted her concerns with noise and lights from the business since her residential property backs up to the business site.

Ms. Irvin stated the business can increase the height of the fence with the Planning and Zoning Commission's approval.

Mark Goldstein, petitioner, stated the business will be removing the railroad ties down to add bushes and fencing

Chairman Olds stated he would like to see a higher fence to allow for more screening for the residents.

Joe Meyer, petitioner, stated new vinyl siding will be added to the main building and traditional siding for the remainder of the building.

Mr. Goldstein noted they will be using highway milling for the parking lot.

Ms. Irvin noted they will not be allowed to operate as an event center, but will have a catering kitchen and can be used as a banquet center.

Ms. Sifford noted she would be happy with a taller fence and would add more bushes on her side of the fence to help with noise and lights.

Mr. Goldstein stated he would like to work with the community and keep everyone happy.

Chairman Olds moved to recommend approval of the application from the petitioner Mark Goldstein (Behle on the Rocks Flo-Mo LLC), to the city council for an ordinance rezoning 900 North Lafayette Street from a "B-1" Local Shopping District to a "B-5" Planned Commercial District as depicted by the attached preliminary site plan dated July 1, 2024, presented by Richardson Consulting Services LLC, and subject to the conditions set forth and being part of the record with the typical "B-5" language:

1. Permitted Uses

The uses in this B-5" Planned Commercial District shall be permitted to include restaurants, outdoor dining, theme style uses, catering, culinary kitchen, banquet center, club memberships, retail and general merchandise stores, bookstores, coffee shops, bakery, outdoor games, and all other permitted and special uses listed in the "B-3" Extensive Commercial District without the need for a Special Use Permit, but by an amendment to the B-5 ordinance for 900 N. Lafayette Street known as Flo-Mo Properties Behle LLC.

2. Performance Standards

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.

3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.

4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.

5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of 51 radioactive emissions.

7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.

8. Screening.

1. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.

9. Sound transmission loss. Sound transmission loss horizontally and vertically between single units in multi-family housing shall be not less than fifty (50) STC and installed according to directions in the Residential Sound Conditioning Publication by the National Association of Home Builders of the United States, Washington, D.C., Copyright 1964.

4. Trash Enclosures

Trash containers shall be kept within a gated sight-proof fenced area and kept clean and maintained. Screening for outside trash containers shall be of a material that matches or is compatible with the building.

5. Plan Submittal Requirements

A site plan submitted to the Building Commissioner dated July 1, 2024, from Richardson Consulting Services LLC complies with this ordinance. Any future site development shall include improvements for new construction is exempt from the Limitations of the Exterior Materials Ordinance, commonly known as the Masonry Ordinance, as amended.

6. Site Development Plan Criteria

a. Height, Area and Bulk Restrictions

1. Minimum lot area. None.
2. Maximum story. Three (3) stories.
3. Maximum height. Forty-five (45) feet.
4. Minimum depth (front yard). Forty (40) feet.
5. Minimum depth (rear yard). Thirty-five (35) feet.
6. Minimum width (side yard). Thirty-five (35) feet.

The minimum depth (rear yard) and minimum width (side yard) applies only when the yard abuts or is adjacent to an "R" residential District.

b. Lot Area, Development Limitation and Yard Requirements. The

additional lot area, development limitations and yard requirements for land in this district shall be as follows:

i. Minimum lot area. No minimum lot area shall be required for this district, but lot dimensions shall be sufficient to meet other requirements set forth in this Section or in the conditions of the ordinance governing the particular "B-5" Planned Commercial District development.

ii. Development limitations. Not more than one (1) dwelling unit per each twelve thousand (12,000) square feet of lot area designated for such use shall be permitted in structures containing offices with affiliated dwelling units.

iii. **Minimum yard requirements — general.** Setbacks for parking areas, internal drives, loading spaces and structures shall be established in the conditions of the ordinance governing the particular "B-5" Planned Commercial District development. The existing setbacks are legal non-conforming.

c. Minimum Parking/Loading Space Requirements

Parking shall comply with Section 405.225. There shall be 1 space for every 3 seats plus 2 spaces for every 3 employees on the maximum shift, or 12.0 per 1,000 GFA. Using 12.0 per 1,000 GFA, there shall be a minimum of 30 required parking spaces, including handicap parking spaces. According to the site plan dated July 1, 2024, drawn by Richardson Consulting Services LLC the actual spaces provided are for 34 vehicles: 3 ADA spaces, and 10 golf cart parking spaces.

d. Road Improvements, Access and Sidewalks

The gravel walk path along St Antoine St shall be made concrete and meet ADA requirements for sidewalks. Three (3) curb cuts shall remain. One on St Antoine St and two on No. Lafayette. The owner is responsible for the maintenance of the curb cuts. Changing the locations will require Planning and Zoning Commission approval through the site plan process.

a. Lighting Requirements

Lighting of the property shall comply with the following standards and requirements: The light level for parking lot lighting shall be 0.5 fc minimum. All site lighting and exterior building lighting shall be directed down and inward and shall not project light or glare to adjacent properties. Future installation of poles and fixtures shall be a maximum height of site lighting, including base, light fixture, and light standard, **shall be 23 feet above grade.**

b. Fencing

The existing railroad ties shall be removed and replaced with new fencing shall be at least 8-feet in height. Fencing material and design shall be approved by the Building Commission.

c. Sign Requirements

All signs and bulletin boards shall conform to the requirements of the Florissant City Code. Perforated vinyl screening shall not exceed 16% of window opening.

d. Limitations of Exterior Wall Material

900 No. Lafayette is exempt from the Exterior Wall Material, commonly known as the Masonry Code.

e. Landscaping

A modified Landscaping Plan is required and shall be approved by the Planning Commission.

f. Stormwater

Stormwater and drainage facilities shall comply with the following standards and requirements:

(1) The Director of Public Works shall review the storm water plan to assure water flow will have no adverse effects on neighboring properties.

(2) No building permit shall be issued until the storm water plan has been approved by St Louis Metropolitan Sewer District when land is 1.0 acre or greater.

5. Miscellaneous Criteria

- a. All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- b. Outdoor dining areas shall be protected by bollards as depicted on site plan dated July1, 2024.
- c. All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with the existing building.
- d. All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- e. All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.
- f. All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.
- g. The 2021 International Plumbing Code (IPC) allows for multiple-user toilet facilities that are open to all genders. Section 403.1.2.
- h. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances. Hookah is not allowed pursuant to Florissant Ordinance No. 8947.
- i. Holiday Decorations

Holiday decorations for residential, commercial, and industrial Districts are subject to the requirements set forth in this section.

(a) Holiday decorations are allowed for a maximum of 45 days prior to a federally recognized holiday. Winter decorations must be removed 60 days following the holiday. All other decorations shall be removed immediately following the holiday. A 15-day extension may be allowed by the Director of Public Works or his designee. In no case may holiday decorations ever be displayed more than 90 consecutive days.

(b) All decorations must be specific to the holiday celebrated and non-commercial in nature.

(c) Decorations on collectors or arterial roadways must not flash, blink, move or otherwise be distracting to motorists.

6. SITEPLAN

Richardson Consulting Services LLC submitted a site plan, **dated July 1, 2024**, is attached, and follows the applicable "**B-5**" **Planned Commercial District**. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved site plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must decide as to the extent of the changes per the following procedure:

- a. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally previously advertised for public hearing and shall make an advisory determination.
- b. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
- c. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing, then a determination of non-necessity of a public hearing shall be made
- d. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and the changes to the plans are minor in nature. The Building Commissioner may approve of the said changes.
- e. Determination of major changes: If the Building Commissioner determines that an amendment to the "**B-5**" is not required but the changes are major in nature, then the owner shall apply for review and approval by the Planning and Zoning commission.

8. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.
- b. Owners shall obtain a commercial occupancy inspection, permit and business license before occupying the space.

9. GENERAL DEVELOPMENT CONDITIONS

Unless, and except to the extent, otherwise specifically provided herein, of Florissant.

The Department of Public Works shall enforce the conditions of this ordinance in accordance with the approved Site Plan as approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

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

VOTING

Motion by: Olds, Steven

Second by: Sullivan, Dan

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			

The request was approved.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Tuesday, March 17, 2025, at 7:00pm.

Commissioner Sullivan moved to adjourn the meeting, seconded by Nelke.
Motion carried, meeting adjourned at 10:19 p.m

Adjourned at 10:19 PM

Respectfully submitted,

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