

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, April 7, 2025

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

I. Roll Call

On roll call, the following members were present: John Martine, Larry Sylvester, Steve Olds, Robert Nelke, Marty Margherio, and Lou Jearls. Dan Sullivan was 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 of 3/17/2025

Chairman Olds moved to approve the Planning and Zoning Commission Minutes of March 17, 2025, seconded by Martine. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old 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

Debra Irvin stated the request was sent back to the Landmark and Historic District Commission and withdrawn from the Planning and Zoning Commission agenda. Chairman Olds moved to remove Item 02182025-01 from the agenda, seconded by Jearls. Motion carried.

VI. New Business

PZ-04072025-01. Request recommended approval to rezone a parcel of land from an "R-4" Single-Family Dwelling District to a "B-5" Planned Commercial District for (St Louis Catholic Church Estate Corporation) commonly known as (St. Rose Philippine Duchesne) addressed as 1210 Paddock Drive, with two additional addresses 1220 Paddock Dr, and 2650 Parker Road, Florissant, MO 63033. (Ward 6)

Very Reverend Carl Scheble
St Louis County Catholic Church Real Estate
751 Jefferson St
Florissant, MO 63031

Debra Irvin stated the limited restrictions in the "R-4" Single-Family Dwelling District this rezoning does alleviate a hardship and is not simply for the convenience of the applicant, and that the buildings on this parcel of land are consistent with good planning practices and that the buildings can be maintained in a manner that is visibly compatible with the use of the property and the surrounding area that would otherwise leave the buildings vacant creating attractive nuisances. Ms. Irvin noted the uses in this B-5" Planned Commercial District shall be permitted for professional offices and office buildings, childcare centers, and various other permitted use listed in the "R-4" Single-Family Dwelling District. The church building shall retain its use as a worship building. All other uses may be considered by an amendment to the B-5 ordinance for 1210 Paddock Drive, with two additional addresses 1220 Paddock Dr, and 2650 Parker Road known as St. Rose Philippine Duchesne by the St Louis County Catholic Real Estate Corporation. The rezoning of the building would prevent it becoming vacant, derelict, and vandalized.

Father Bill Kempf stated they initially wanted a Special Use Permit but would have been required to continually amend the permit. He noted the building rezoning to a 'B-5' would offer more options, specifically for social, educational, or counseling services. Father Kempf noted the buildings already have two interested tenants which offer counseling sessions. He stated the businesses would only have daytime hours and no one would be living on the property.

Chairman Olds made a motion to recommend approval of the application from the petitioner the Very Reverend Carl Scheble (St Louis County Catholic Church Real Estate), to the city council for an ordinance rezoning 1210 Paddock Drive, with two additional addresses 1220 Paddock Dr, and 2650 Parker Road from an "'R-4" Single-Family Dwelling District to a "B-5" Planned Commercial District 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 for professional offices and office buildings, childcare centers, and various other permitted use listed in the "R-4" Single-Family Dwelling District. The church building shall retain its use as a worship building. All other uses may be considered by an amendment to the B-5 ordinance for 1210 Paddock Drive, with two additional addresses 1220 Paddock Dr, and 2650 Parker Road known as St. Rose Philippine Duchesne by the St Louis County Catholic Real Estate Corporation.

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

Any future site development shall include improvements for new construction and existing construction shall comply to 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 exists and conforms to the minimum parking requirement – 221 spaces: Offices and office buildings 3.0/1000 s.f. *GFA =*Gross Floor Area Churches: 1 space for every 4 seats (1 seat equals 2 feet of bench length), plus 1 space for every vehicle customarily used in operation of the use or stored on the premises. Schools, public and private, all grades: 1 space for every classroom and office, and 1 space for every 4 students over 16 years of age. Childcare centers, day nurseries: 2.66 per 1,000 GFA or 1 space for every 10 children or adults enrolled plus 1 per employee (consider drop-off/pickup arrangements).

d. Road Improvements, Access and Sidewalks

The owner is responsible for the maintenance of the curb cuts along Parker Road and Paddock Road. Changing the locations will require Planning and Zoning Commission approval through the site plan process.

e. 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.

f. Fencing

Fencing material and design shall be approved by the Building Commission. Fence over 8-feet tall shall be approved by the Plan Commission.

g. 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.

h. Landscaping

Landscaping Plans shall be approved by the Planning Commission.

7. Miscellaneous Criteria

a. All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.

b. All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with the existing building.

c. 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.

d. All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.

e. All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

f. 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.

8. 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 or 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 "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.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

a. Occupants shall obtain a commercial occupancy inspection, permit, and business license before occupying the space.

10. 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 as approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

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

VOTING

Motion by: Olds, Steven

Second by: Martine, John

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

The request was approved.

PZ-04072025-02. Request approval to make exterior site changes at 1290 No. Highway 67 (Sugarfire Smokehouse) in a 'B-3' Zoning District. (Ward 6)

Gina Henline
(Sugarfire Smokehouse)
1290 No Hwy 67
Florissant MO 63031

Debra Irvin noted the petitioner is wanting to change the exterior site plans to allow for a new sign and relocate two ADA parking spaces, and install festive lights on the outdoor patio area.

Ralph Zurheide, petitioner, stated the southside needs a larger sign due to the gas station blocking the visibility from Lindbergh. He noted the requested lights will be turned off when the business is closed and the ADA parking spaces are being moved to allow for easier access to the business entrance.

Chairman Olds moved to approve the request from Gina Henline (Sugarfire Smokehouse) to make exterior site changes at 1920 N Hwy 67, in a 'B-3' Extensive

Business District to install a new 12 x 2 illuminated sign on the southwest wall, relocate two ADA parking spaces to the front of the building, and install festival lights over the patio on the northeast side of the building and along the front awning with no additional conditions.

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

The request was approved.

PZ04072025-03. A request from John Marshall (Ruiz Mexican Cuisine, Inc) to recommend approval to amend Special Use under Ordinance 4693 to add the existing double-sided billboard sign at 901 North Highway 67, “B-3” Extensive Business District (Ward 6)

John Marshall
Ruiz Mexican Cuisine, Inc
901 North Highway 67
Florissant MO 63031

Debra Irvin noted upon review it would seem appropriate to recommend approval to amend Ordinance No. 4693, since the billboard sign has always been associated with 901 N. Hwy 67.

John Marshall, petitioner, noted he would like to make the billboard legitimately owned by his property.

Ms. Irvin noted the billboard is allowed through Chapter 500.

Chairman Olds moved to recommend approval of the application from John Marshall (Ruiz Mexican Cuisine, Inc) to amend the Special Use under Ordinance 4693 to add the existing double-sided billboard at 901 North Highway 67, in the “B-3” Extensive Business District subject to the conditions set forth below with these conditions being part of the record:

1. All other conditions in Ordinance 4693 shall remain as approved by the City Council on September 30, 1986.

2. Applicants shall follow the requirements set forth in Section 520.270, Existing Signs.

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

The request was approved.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, April 21, 2025, at 7:00pm.

Commissioner Sylvester moved to adjourn the meeting, seconded by Martine. Motion carried, meeting adjourned at 7:54 p.m

Adjourned at 7:54 PM

Respectfully submitted,

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