

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, February 5, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, February 20, 2024 at 7:00 PM.

I. <u>Roll Call</u>	
	On roll call, the following members were present: Larry Sylvester, Steve Olds, Robert Nelke, Marty Margherio, and Lou Jearls. John Martine and Dan Sullivan were 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. <u>Approval of Minutes</u>	
2-5-2024	Minutes
	Chairman Olds made a motion to approve the February 5, 2024, minutes, seconded by Jearls. Motion carried.
III. <u>Announcements/Comments</u>	
	Chairman Olds welcomed new Commissioner Marty Margherio to the Planning and Zoning Commission. Savanna Burton noted the binders given to each commissioner contain information from the City Code as well as code of conduct and ethics.
IV. <u>LHDC Business</u>	
	There was none.
V. <u>Old Business</u>	
	There was none.
VI. <u>New Business</u>	
PZ-022024-01	Erika Sharp Erika Sharp Massage Therapy 525 Rue St Francois, Ste 5 Florissant MO 63031 Request for a Special Use Permit by Erika Sharp Massage Therapy, 1020 Rue St Francois to practice massage therapy
	Debbie Irvin noted the business is already located in the Historic Business District and has been operating for 5 years. She noted they would be approved under a Special Use Permit by the City Council.

Commissioner Jearls questioned the unscreened dumpsters at the rear of the property and the unscreened HVAC system.

Ms. Irvin noted the dumpsters being screened would cause a hardship on the parking lot if screening was added and the HVAC system cannot be addressed since the building is not getting a new owner.

Erika Sharp, petitioner, noted she has been a massage therapist for 11 ears and has been operating for 6 years, but would like a larger space to allow for massage therapy, sports therapy, and an esthetician. Ms. Sharp noted she does participate in festivals in Old Town by offering chair massages.

Chairman Olds made a motion recommend approval to the City Council for a Special Use Permit for a massage therapy business (Erika Sharp Massage Therapy) to be located at 1020 Rue St. Francois in the ‘HB’ Historic Business District, subject to the protective restrictions that the Council may deem necessary; and the following recommendations:

- a. All therapists shall comply with RsMO 324.265, qualifications and licensure.
- b. A wall sign more than 40 sq. ft. at the front or side of the building will require Planning Commission approval.
- c. Painted signs on exterior wall are prohibited in Historic District
- d. A grand opening banner is allowed by permit for 7-days.
- e. Logo signs or symbols in the Historic District shall have Landmark and Historic District Commission (LHDC) approval.
- f. The Special Use Permit is granted solely to Erika Sharp Massage Therapy
- g. This Special Use Permit is transferable to another while the business is in operation or within six months of closure.
- h. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be revoked.

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

Motion carried.

	PZ-022024-02	Joe Phillips Piros Signs, Inc 1818 Old State Road M Barnhart, MO 63102
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		Request to Amend Ord. 5578 - Changing out Signs in a "B-5" Zoning District (Taco Bell)			
		<p>Debbie Irvin noted Taco Bell is changing and updating signage at their property.</p> <p>Joe Phillips, petitioner, noted the new change is for rebranding of the business to comply with corporate standards. He stated the canopies and signage will all be the same size with new faces added to the pole signs.</p> <p>Commissioner Margherio verified the purple lighting would be along the whole building.</p> <p>Mr. Phillips verified the lighting along the building would only be meant as an accent color rather than for visibility and requested 90 days to complete the project due to production.</p> <p>Chairman Olds made a motion to ratify the conditional approval of the Building Commissioner for site development plan of Ordinance 5578 to allow for exterior improvements at 2525 No Hwy 67, an existing B-5' development under Ordinance No. 5578 to allow new signs and canopy updates at Taco Bell. Related drawings are attached. The minor modifications depict changes in the development plan, which is not in conflict with the nature of the development and meets all the conditions of Ordinance No. 5578. The site is subject to the regulations of this 'B-5' Planned Commercial District, with the following additional requirement: 1. PROJECT COMPLETION. Construction shall start within 90 days of issuance of building permits and the project shall be developed in accordance with the approved amendments to the final development plan within 180 days of start of construction.</p> <p>Seconded by Margherio. On roll call, the Commission voted as follows:</p>			
VOTING					
Motion by: Olds, Steven					
Second by: Margherio, Marty					
COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Jearls, Lou	X				
Sullivan, Dan					
Sylvester, Larry	X				
Martine, John					
Margherio, Marty	X				
Nelke, Robert, Jr.	X				
Motion carried.					
	PZ-022024-03	Sean Baygents Kelly Sign Resources 6820 Gravois Ave St Louis MO 63116 Request to Amend Ordinance 7171 – Changing our Signs in a “B-5” Zoning (Neighbors Credit Union)			

Debbie Irvin noted that Neighbors Credit Union is updating their signage with the sign not changing.

Sean Baygents, Kelly Sign Resources, noted the monument is existing and wall sign will be updated due to rebranding. Mr. Baygents noted he is unsure if the weight of the sign is the same since it is made from a different material. Ms. Irvin noted she will receive the specifics on the sign.

Chairman Olds made a motion to ratify the conditional approval of the Building Commissioner for site development plan of Ordinance 7171 to allow upgrades to existing signs. These alterations depict minor changes in the development, which are not in conflict with the nature of the development and meet all the conditions of Ordinance 7171. Approval is subject to the regulations of this B-5 “Planned Commercial District”, with the following additional requirement:

1. PROJECT COMPLETION.

Construction shall start within 120 days of the passage of this motion for the project and shall be developed in accordance with the approved amendments to the final development plan within 90 days of start of construction.

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

VOTING
 Motion by: Olds, Steven
 Second by: Jearls, Lou

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

Motion carried.

PZ-022024-04	<p>Tiffany Green Greenhaven Adult Day Program LLC 6207 N. Lindbergh Hazelwood, MO 63042</p> <p>Request for a Special Use Permit to Green Haven Adult Day Program, LLC at 695 Graham Road to operate an adult day care program.</p>
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Debbie Irvin noted the request is a Special Use Permit request for an Adult Day Care. The zoning is mixed residential and commercial use. She stated the occupancy load for the main floor is 50 adults and 6 staff members. She noted the petitioner is relocating her business from Hazelwood to Florissant and the sale of the property is contingent upon the approval from Council. The first and third floor are still occupied, but the petitioner is unsure of plans for the additional floors once the sale is

complete. Ms. Irvin noted the business will need a cross access agreement for the trash company to reach the dumpsters in the rear of the building.

Chairman Olds noted the HVAC system should be screened per the City Code.

Tiffany Green, petitioner, noted she is wanting to transition her business into the Florissant location which will allow for her to take more participants. She noted she has an LPN and RN on staff with all staff members trained in CPR, first aid, and crisis prevention. She noted the office spaces on the main floor will be used as activity rooms. Ms. Green stated the Department of Health and Senior Services will inspect the facility every 5 years. Additionally, the signage face would be changed, but the size would remain the same. Ms. Green noted the facility has plenty of parking since the participants do not drive.

Chairman Olds made a motion to recommend approval to the City Council for a Special Use Permit for an adult day care facility (Green Haven Adult Day Program LLC) to be located at 695 Graham Road in the ‘B-3’ Extensive Commercial District subject to the restrictions that the Council may deem necessary; and the following recommendations:

- a. Future occupancies for the 2nd floor unit and lower-level commercial space shall comply with city ordinances before leasing.
- b. A grand opening banner is allowed by permit for 7-days.
- c. Seal and stripe asphalt parking lot.
- d. The Special Use Permit is granted solely to Green Haven Adult Day Program LLC
- e. When not in use as Adult Day Program Center, space cannot be rented as an Event Center or Banquet Center.
- f. An operable kitchen is always required for the term of the use.
- g. A Florissant commercial occupancy permit and business license is required.
- h. Remove large dead tree at corner of Manion and Graham Road, manicure shrubs at front of property.
- i. Construct trash can enclosure in accordance with Section 220.040 of the city code of ordinances.
- j. Owner shall possess and post a valid Missouri license/certification to operate an Adult Day Care Program for the term of the Special Use Permit.
- k. Properly screened HVAC units per City Code.
- l. This Special Use Permit is transferable to another while the business is in operation or within six months of closure.
- m. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be revoked.

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				

Sullivan, Dan					
Sylvester, Larry	X				
Martine, John					
Margherio, Marty	X				
Nelke, Robert, Jr.	X				
Motion carried.					
VII. <u>Adjournment</u>					
Chairman Olds stated the next meeting will be held on Monday, March 4, 2024, at 7:00pm.					
Commissioner Margherio moved to adjourn the meeting, seconded by Olds. Motion carried, meeting adjourned at 7:57 p.m.					

Adjourned at 7:57 PM

Respectfully submitted,

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