

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, March 4, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, March 4, 2024 at 7:00 PM.

I. <u>Roll Call</u>		
II. <u>Approval of Minutes</u>		
	2-20-2024	Minutes 2-20-2024
		Commissioner Jearls made a motion to approve the February 20, 2024 minutes, seconded by Sylvester. Motion carried.
III. <u>Announcements/Comments</u>		
		There were none.
IV. <u>LHDC Business</u>		
		There were none.
V. <u>Old Business</u>		
		There were none.
VI. <u>New Business</u>		
	PZ03042024-01.	Chris Smith, Dale Sign Service Bank of America 14300 New Halls Ferry Rd Florissant MO 63033 A request for an approval to replace existing pylon sign over 40 s.f.
		Debbie Irvin, Building Commissioner, noted the request is to change the pylon sign at Bank of America with a new logo. She stated they would be using the same anchoring system, but the sign size would increase to 49.8 sq ft. Chris Smith, petitioner, stated the signage would be changing for all the Bank of America locations in the area. He noted the footing is solid and the bolts will only be unbolted and reinstalled. Mr. Smith stated the company would replace any portion of the anchoring parts if they were deemed unsafe. Chairman Olds made a motion for the approval of the sign packet submitted by Stratus Unlimited to remove and replace existing pylon sign

as shown on the attached sign plan for Bank of America, 14300 New Halls Ferry Rd with the following conditions:

1. Construction shall start within 90 days of the issuance of building permits for the project and shall be completed within 6 months of the start of construction.

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.					
Sullivan, Dan	X				
Sylvester, Larry	X				

PZ03042024-02.	<p>David Greer, DPG Enterprises, Inc Diary Queen 2678 N Hwy 67 Florissant, MO 63033</p> <p>A request to amend Special Use Permit to add 2nd drive thru menu board.</p>
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Debbie Irvin noted the request is to amend the existing Special Use Permit to add a second menu board. She stated the new menu would not impact traffic or parking on the lot. The business needs a minimum of 14 parking spaces, the plans show 18 spaces with the new renderings.

David Greer, petitioner, noted the previously requested remodel was completed and they are hoping to finish phase 2 before the summer months come. He stated the second phase would include adding a second ordering location and drive-thru menu board, an exit to allow cars to leave a parking area during high volume times and adding two additional parking spaces on the southwest corner of the lot.

Chairman Olds noted his concerns with the parking area exit merging with the drive-thru exit.

David Greer stated he has no problem removing the exit from the parking area as it is usually used by managers during shifts, and they do not leave the business when it is busy.

Commissioner Martine suggested the entire parking section near the drive-thru should be employee only parking.

Commissioners Sullivan and Margherio noted concerns with the parking area near the drive-thru and suggested a traffic study.

Mr. Greer stated he would put up an "**Employee Only Parking**" sign. He noted the entrance, and a portion of Lindbergh tends to be blocked at high volume hours and the additional drive-thru should alleviate this

issue. Mr. Greer stated he would have no problem removing the new exit to address traffic concerns.

Commissioner Sylvester stated he would also like a traffic study completed on the property.

Commissioner Jearls made a motion to require a traffic study, seconded by Sylvester. On roll call, the commission voted as follows: Sylvester yes, Olds yes, Margherio yes, Sullivan yes, Jearls yes, and Martine no. Motion carried.

Commissioner Martine noted removing the exit and limiting traffic flow to the parking area near the drive-thru by making it employee only parking would address all concerns.

Mr. Greer agreed to moving the proposed exit and adding "Employee Only Parking" to address concerns.

Commissioner Jearls made a motion to remove the requirement for a traffic study, seconded by Sylvester. On roll call, the commission voted as follows: Sylvester yes, Olds yes, Margherio yes, Sullivan yes, Jearls yes, and Martine yes. Motion carried.

Chairman Olds made a motion to recommend approval to the City Council to amend the Special Use Permit, and allow for a 2nd menu board, creating a twin drive-through, with a new concrete curb at 2678 N. Hwy 67 with the following conditions:

1. Remove the North parking Exit "4" as depicted on plans by Billy Yount Signs.
2. Remove the 2 new parking spots in the Southwest corner of the lot.
3. Construction shall start within 90 days of the issuance of building permits for the project and shall be completed within 6 months of the start of construction.

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

VOTING

Motion by: Olds, Steven

Second by: Martine, John

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

	<p>PZ03042024-03.</p>	<p>Charles Downs Surgarfire Realty, LLC Sugarfire Barbeque 1290 N. Hwy 67 Florissant, MO 63031</p> <p>A request to amend Special Use Permit to include outdoor dining; curbside pickup, privacy fence, chain link fence mural, and adding statues on the parking lot.</p>
		<p>Debbie Irvin noted the request is to amend Special Use No. 8909 for additions. She stated some additions have already been completed, but still need approval. Additionally, a parking agreement still needs to be completed and approved by the City Attorney.</p> <p>Charles Down, petitioner, stated the business does have a written parking agreement and they are waiting for an official parking agreement. Mr. Downs noted the vinyl mural along the chain-link fence will be perforated for wind. A 20ft by 20-foot outdoor dining area will fit 16 guests and will meet safety standards for barriers and fencing. Mr. Downs clarified that the mural along the fence is unsponsored and purely for beautification as a way to promote areas around Florissant.</p> <p>Commissioner Margherio asked questions about the smoker’s operations and safety concerns.</p> <p>Mr. Downs clarified the smokers are a low and slow cooking process with a covering and roof which was approved by St. Louis County Health Department. He noted the business had to move the curbside pickup area due to a higher volume of pick-up taking place than expected.</p> <p>Chairman Olds made a motion to recommend approval to the City Council to amend the Special Use Permit to allow for parking, curbside pickup, placement of animal statue, outdoor dining, increased occupant load, outdoor cooking; erect a rear privacy fence, and install an artist painting on the chain-link fence, subject to the conditions set forth below with these conditions being part of the record.</p> <ol style="list-style-type: none"> 1. Parking spaces shall remain at 23 with 5 spaces at U-Haul. 2. Parking agreement shall be presented as required in code section 405.225 (F) (13) by March 25, 2024. 3. Relocate the "curbside pickup" sign to the front parking lot. 4. Outdoor dining patrons shall be protected from vehicles entering the parking lot with rails that will meet the architecture of the surrounding area. 5. North Lafayette access entrance is strictly for trash vehicles (no other vehicles permitted). 6. Fence mural shall be maintained during the life of its use. If tattered or torn, mural must be removed and replaced with a new mural subject to Building Commissioner's approval. 7. Trash and debris shall always be picked up. 8. Complete the screening for the rooftop unit (RTU). RTU should not be visible. 9. Paint exterior brick walls shall be maintained at times.

10. Install a "no parking" sign on the gate for the dumpster enclosure.

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

12. When Sugar Fire BBQ 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.

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

VOTING

Motion by: Olds, Steven
 Second by: Martine, John

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

PZ03042024-04. Jim Lasardi, Signs and Graphics
 Amazing Deals Outlet
 660 N. Hwy 67
 Florissant, MO 63031

A request for an approval of a wall sign over 40 s.f.

Debbie Irvin noted the business is permitted and they would like a sign measuring 61.3 sq ft.

Jim Lasardi, petitioner, stated the photo provided has the sign to scale on the front of the building.

Chairman Olds made a motion for the approval of the wall sign over 40 s.f. as shown on the attached sign plan for Amazing Deals Outlet, 660 N. Hwy 67.

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.					
Sullivan, Dan	X				
Sylvester, Larry	X				

VII. Adjournment

	<p>Chairman Olds stated the next meeting will be held on Monday, March 18, 2024, at 7:00pm. Commissioner Sullivan moved to adjourn the meeting, seconded by Sylvester. Motion carried, meeting adjourned at 8:37 p.m.</p>
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Adjourned at 8:37 PM

Respectfully submitted,

Savanna B. Burton

Savanna B. Burton, CMC/MRCC
Deputy City Clerk