



**CITY OF FLORISSANT
PLANNING & ZONING COMMISSION**

AGENDA

Monday June 1, 2020 7 p.m.

Due to COVID-19 pandemic and to reduce direct human contact, the Planning & Zoning meeting will be conducted remotely with the P&Z Commission and publicly available through a Zoom platform via a link on the City Website www.florissantmo.com. Petitioners must attend the Zoom meeting and make a presentation to the Commission following the staff report.

Join Zoom Meeting

<https://us02web.zoom.us/j/89136025817?pwd=Rk9obEgxdjdRRGREQ2V2VERvMnN4QT09>

Meeting ID: 891 3602 5817

Password: 005495

One tap mobile

+13126266799,,89136025817#,,1#,005495# US (Chicago)

+19292056099,,89136025817#,,1#,005495# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 891 3602 5817

Password: 005495

Find your local number: <https://us02web.zoom.us/j/kuA0fyF9K>

Roll Call

Approval of Minutes April 6, 2020

Announcements / Comments

LHDC Business

Old Business

New Business

Item 1 745 N. Highway 67

PZ060120-1 Ward 2

By: Kris Sachtleben, President
S.O.I. Outdoor Sign Company
400 Chesterfield Center, Ste 400
Chesterfield, MO 63017

Request approval of a wall sign over 40 s.f. for a Fitness Center, in a 'B-3' District.

CITY OF FLORISSANT- BUILDING DIVISION

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Item 2 **14300 New Halls Ferry**
PZ060120-2 Ward 9

By: Laura C Nobbe
Project Coordinator
Mid America Contracting, Inc.
107 N Main Street, Suite 3A
Columbia, IL 62236

Request approval of a fence at a Banking facility at **14300 New Halls Ferry** in a 'B-3' District.

Item 3 **3200 N. Highway 67 (Discount Tire)**
PZ060120-3 Ward 9

By: Juan J. Vasquez, P.E.
Vasquez Engineering, L.L.C.
1919 S. Shiloh Rd
Suite 440
Garland, TX 75042

Request **recommended approval** of new 'B-5' Planned Commercial District, to allow for a Tire Sales and Installation establishment at **3200 N. Highway 67**, in an existing 'B-3' District.

Item 4 **1605-1685 N. Highway 67**
PZ060120-4 Ward 6

By: Cedric and Ellen Pimentel
The Esperanza M Pimentel Trust
111 Tall Pines Ct
Fenton, MO 63026

Request **recommended approval** of a rezoning from an 'B-1' Local Shopping District to a 'B-3' Extensive Business District for the property at **1605-1685 N. Highway 67**.

Item 5 **1685 N. Highway 67 (Privilege Car Wash)**
PZ060120-5 Ward 6

By: Durand McNutt
Privilege Car Wash
4576 Behlmann Farms Blvd
Florissant, MO 63034

Request **recommended approval** of a Special Use to allow a Hand Car Wash, located **1685 N. Highway 67**, in a 'B-3' District (anticipated).

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL **May 29, 2020**. ANYONE WHO WISHES TO ATTEND THIS MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE BY CALLING 839-7630 OR TDD 839-5142 BY NOON ON **Monday, June 1, 2020**.

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