



**CITY OF FLORISSANT
PLANNING & ZONING COMMISSION**

AGENDA

Monday February 1, 2021, 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 below and 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/89971965481?pwd=YXp2NEExWTXNZdVNzWWRKdIB3OStyUT09>

Meeting ID: 899 7196 5481

Passcode: 912612

One tap mobile

+19292056099,,89971965481#,,,,*912612# US (New York)

+13017158592,,89971965481#,,,,*912612# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 899 7196 5481

Passcode: 912612

Find your local number: <https://us02web.zoom.us/j/kesBm2KKvw>

Roll Call

Approval of Minutes January 4, 2021

Announcements / Comments

LHDC Business

Old Business

Item 1 3500 Patterson (Huck's)
PZ120720-1 Ward 4

Rep. By: Leonard Weber,
Hucks
Bill Tabberson, Architect
1937 W Royale
Muncie, IN 63304

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."

Request Recommended Approval to amend a 'B-5' at 3500 Patterson, to allow for an Addition, Exterior changes and signage, in a 'B-5' Extensive Business District. **No documents received, staff requests continuance to the next meeting.**

New Business

Item 2 444 Howdershell

PZ020121-2 Ward 3

Rep. By: David Kern
Spiegelglass Construction/
Tyler Hannigan- Feel State
815 Blossom Dr
St Louis, MO 63119

Request **approval** of a security fence at **444 Howdershell (Feel State Dispensary)** located in a 'B-3' Extensive Business District.

Item 3 2170 N Waterford

PZ020121-3 Ward 9

Rep. By: Tawfiq Bailey
8326 Fairbanks
St Louis, MO 63134
Tom Kiely, Owner

Request **recommended approval** for a Special Use Permit, to allow for a Carry Out Restaurant at **2170 N Waterford**, in a 'B-3' Extensive Business District.

Item 4 1752-1756 N Highway 67 (Shade Restaurant/Bar) Rep. By: Gerald Bailey

PZ011621-3 Ward 9

5179 Cabanne Ave
St Louis, MO 63113
Chris Alexander, Hwy 67 BBQ

Request **recommended approval** to amend a Special Use (Ord. No. 8376) to allow for adding a Nightclub Use, with Live Performances and a cover charge, in a 'B-3' Extensive Business District.

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL **January 29, 2021**. 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, February 1, 2021**

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