



**CITY OF FLORISSANT  
PLANNING & ZONING COMMISSION**

**Monday July 19, 2021, 7 p.m.**

Petitioners must attend the meeting in person and make a presentation to the Commission following the staff report.

**Roll Call**

**Approval of Minutes June 21, 2021 Minutes**

**Announcements / Comments**

**LHDC Business**

**Old Business**

**Item 1            12779 New Halls Ferry (Magic Mart)**

Rep. By: Kishankumar Patel  
10925 Chase Park Ln  
St. Louis, MO 63141

PZ062121-1    Ward 8

Request **approval** to keep bars in windows and LED lights at an existing convenience store with liquor, located at 12779 New Halls Ferry in an existing 'B-2' Central Business District.

**Item 2            'B-1', B-2, 'B-3' and 'R-6' Zoning Districts**

Rep. By: Staff

PZ062121-6    Wards 1-9

Request **recommended approval** to change the Zoning Code to allow EV Charging Stations as a Permitted Use.

**New Business**

**Item 3            13901 New Halls Ferry (Chili's)**

Rep. By: Shawn Votaw  
13901 New Halls Ferry  
Florissant, MO 63033

PZ071921-3    Ward 9

Request **ratification** of Conditional Approval of a Minor Change to Ord. 6861 (Chili's, as amended by Ord. No. 6897 that would allow signage and awning changes in an existing 'B-5' Planned Commercial District.

**Item 4            13995 New Halls Ferry (Ross)**

Rep. By: Brian Nast  
12 Sunnen Dr, Suite 100  
St Louis, MO 63043

PZ071921-4    Ward 9

Request **ratification** of Conditional Approval of a Minor Change to Ord. No. 8527 (Ross) to allow for changes to exterior materials in an existing 'B-5' Planned Commercial 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 5**                    **2420-Rear and 2400 N Hwy 67**                    Rep. By: Joe Dale  
(Mission Hills Dev Corps DBA Mission Hills Imports)                    743 St Mary's Rd  
Villa Ridge, MO 63089

PZ071921-5    Ward 9

Request **recommended approval** to amend a Special Use, Ord. No. 7065 (as amended by Ord. No. 8207) to allow an expansion of an Auto Detailing and Vehicle Storage establishment in a 'B-3' Zoning District.

**Item 6**                    **1790 N Highway 67/645 N New Florissant Rd**                    Rep. By: Penuel R Clement  
(Clement Olympic Motors)                    1645 N Highway 67  
Florissant, MO 63033

PZ071921-6    Ward 6

Request **recommended approval** to amend a Special Use, located at **1645 N New Florissant Rd (Clement Olympic Motors)** in a 'B-3' Extensive Business District to allow for changes in the Development Plan

**Item 7**                    **1171 St Michael St (Hope Fellowship Church)**                    Rep. By: David McCurrach  
1105 Barrath Place Ct  
Florissant, MO 63031

PZ071921-7    Ward 6

Request **approval** of a Site Development Plan, located at **1171 St Michael St** in an 'R-4' Single Family Dwelling District to allow for the development of a new church.

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL **July 16, 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, July 19, 2021**

**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."*