



CITY OF FLORISSANT

PLANNING & ZONING COMMISSION

Tuesday, September 5, 2023, 7:00 PM

Petitioners must attend the meeting in person in the Council Chamber at City Hall, 955 Rue St Francois, Florissant, MO 63031 to make a presentation to the Commission, following the staff report.

I. Roll Call

II. Approval of Minutes

III. Announcements/Comments

IV. LHDC Business

V. Old Business

Item 1 PZ082123-4	Special Use Permit - 1169 N Highway 67 (Taste, LLC) Tequila D Clark 2460 Center Ave Jennings, MO 63136 Request recommended approval of a Special Use Permit to allow for a Sit-Down and Carry-out Restuarant in an existing 'B-3' Extensive Business District. Nothing received by 8/30/23, staff recommends continuance.	Ward 6
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VI. New Business

Item 2 PZ090523-2	Preliminary Plat Approval - 3200 Lot B, N Highway 67 (All-Tru Credit Union) Ward 9 Clay Vance Vance Engineering 10537 Lackland St Louis, MO 63114 Request approval of a Preliminary Plat in an existing 'B-3' Extensive Business District.	Ward 9
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<p>Item 3 PZ090523-3</p>	<p>Recommend Approval Final Plat - 3200 Lot B, N Highway 67 (All-Tru Credit Union) Ward 9</p> <p>Clay Vance Vance Engineering 10537 Lackland St Louis, MO 63114</p> <p>Request recommended approval of a Final Plat, in an existing 'B-3' Extensive Business District.</p>	
<p>Item 4 PZ090523-4</p>	<p>2409 N Highway 67 (American Freight) Ward 9</p> <p>Brian Hendren Springfield Sign 4825 E Kearney St Springfield, MO 65803</p> <p>Request approval of a sign over 40 s.f in an existing 'B-5' Planned Commercial District.</p>	
<p>Item 5 PZ090523-5</p>	<p>1491 Dunn (Taco Bell) Ward 7</p> <p>Jeanne Armando MRV Architects, Inc. 5105 Tollview Dr., Suite 201 Rolling Meadows, IL 60008</p> <p>Request ratification of a minor change to allow for exterior changes in an existing 'B-5' Planned Commercial District.</p>	
<p>Item 6 PZ090523-6</p>	<p>2 Menke (Jorville LLC) Ward 6</p> <p>John A Marshall 901 N Highway 67 Florissant, MO 63031</p> <p>Request recommended approval of a Special Use Permit to allow for the operation of a Vehicle/RV Storage Facility in an existing 'B-3' Extensive Business District.</p>	

<p>Item 7 PZ090523-7</p>	<p>2188-2190 N Waterford (Latte Lounge LLC) Expansion Ward 6</p> <p>Nyshaun Haney 2190 N Waterford Florissant, MO 63031</p> <p>Request recommended approval of a Special Use Permit to allow for the expansion of a restaurant in an existing 'B-3' Extensive Business District.</p>	
<p>Item 8 PZ090523-8</p>	<p>Recommend Approval of a 'B-5' - 3200 Lot B, N Highway 67 (All-Tru Credit Union) Ward 9</p> <p>Clay Vance Vance Engineering 10537 Lackland St Louis, MO 63114</p> <p>Request recommended approval of a 'B-5' Planned Commercial District rezoning, in an existing 'B-3' Extensive Business District.</p>	

VII Adjournment

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON **September 1st**, 2023 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY BOON ON TUESDAY, SEPTEMBER 5, 2023