



**CITY OF FLORISSANT**  
**PLANNING & ZONING COMMISSION**  
**Monday, October 7, 2024, 7:00 PM**

**I. Roll Call**

**II. Approval of Minutes**

Approval of 9/16/2024

**III. Announcements/Comments**

**IV. LHDC Business**

**V. Old Business**

**PZ-07152024-6** A request to amend Article IV – Limitations of Exterior Materials known as the city’s Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And, to move Article IV – Limitations of Exterior Materials in Selected Districts from Section 505.060 to Article III General Provisions, Chapter 405, creating Section 405.080 – Limitations of Exterior Materials in Selected Districts.

City of Florissant  
955 Rue St Francois  
Florissant, MO 63031

**VI. New Business**

**Agenda Item**

**PZ-10072024-01** This is a request from Russell Clark (STLK FLO LLC d/b/a St Louis Kolache) for recommended approval to the City Council for a Special Use Permit (SUP) to allow for a carry out bakery/café at 2310 N. Hwy 67 (Ward 9) in Jeffrey Plaza Shopping Center, an existing ‘B-5’ Planned Commercial District.

**Ward 9**

Russell Clark, Representative

STLK FLO LLC dba St Louis Kolache  
2310 North Highway 67  
Florissant, MO 63033

**PZ-10072024-02** This is a request for recommended approval for a Special Use Permit to allow Marcos Jaramillo d/b/a Quick Lawns LLC to operate a contractor's office with commercial parking in a shared office space at 1145 North Lafayette Street (Ward 6), in an existing 'B-3' Extensive Business District.

**Ward 6**

Marcos Jaramillo  
Quick Lawns LLC  
1145 N. Lafayette Street  
Florissant, MO 63031

**PZ-10072024-03** This is a request for recommended approval for a Special Use Permit to allow for Larry -L-Flenoid: Doe d/b/a RLRC U-Haul to operate an equipment and vehicle rental business with commercial parking at 431 Dunn Road (Ward 5), a strip shopping center (Yac's Plaza) in a 'B-3' Extensive Business District.

**Ward 5**

Larry -L-Flenoid II: Doe  
DBA RLRC U-HAUL  
431 Dunn Road  
Florissant, MO 63031

**PZ-10072024-04** This is a request from Reed Traphagan, Representative (Undeafated Tribe Florissant LLC) d/b/a Crunch Fitness (Ward 3) to amend Ordinance No. 9001 by recommending approval to paint masonry walls at 8182 North Lindbergh in a "B-5" Planned Commercial District to be consistent with their corporate brand identity.

**Ward 3**

Reed Traphagan, Representative  
Undeafated Tribe Florissant LLC d/b/a Crunch Fitness  
8182 No Lindbergh  
Florissant MO 63031

**PZ-10072024-05** This is a request from Reed Traphagan (Undeafated Tribe Florissant LLC) d/b/a Crunch Fitness to for recommended approval for Special Use Permit to install wall sign over 100sf at 8182 North Lindbergh (Ward 3) in a "B-5" Planned Commercial District to be consistent with their corporate brand identity.

**Ward 3**

Reed Traphagan, Representative  
(Undeafated Tribe Florissant LLC) d/b/a Crunch Fitness  
8182 No Lindbergh  
Florissant, MO 63031

## VII Adjournment

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

*THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT [WWW.FLORISSANTMO.COM](http://WWW.FLORISSANTMO.COM) ON **OCTOBER 4, 2024, BY 12:00 PM.***

*ANYONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, **Monday, October 7, 2024,***