



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Tuesday, February 18, 2025, 7:00 PM

I. Roll Call

II. Approval of Minutes

PZ Minutes 1/21/2025

III. Announcements/Comments

IV. LHDC Business - 1060 Rue St Catherine Certificate of Appropriateness 2025-081
for fence in Tower Park

V. Old Business

PZ01212025-02 Request recommended approval to amend Ordinance 6504 to remove a portion of the landscaping requirements at 2090 North Highway 67 (Galaxy Nail Bar), in the existing 'B-5' Planned Commercial District (**Ward 9**).

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2090 No Highway 67
Florissant MO 63031

VI. New Business

Agenda Item

PZ02182025-01 A request from Missouri American Water (MOAW) in partnership with the City of Florissant seeking approval to install an 8-ft black vinyl coated chain link fence around the water tower in Tower Park, 1060 Rue St Catherine, in the "HB" Historic District (**Ward 6**).

Missouri American Water
727 Craig Road
Creve Coeur, MO 63141

PZ02182025-02 A request to increase the height of an existing chain link fence at 645 Starlet Drive, in the “R-4” Single-Family Dwelling District (**Ward 4**).

Crystal Burke
645 Starlet Dr
Florissant, MO 63031

PZ02182025-03 A request from Best Wash Holdings LLC (Best Wash Laundromat) to install fiber cement panels on a new parapet wall at the front elevation, and the use of composite material for the trash enclosure at 2386 No. Highway 67, in the “B-3” Extensive Business District (**Ward 9**).

Best Wash Holdings, LLC
Best Wash Laundromat
Eric Goldizen
1248 Lee St
Granite City, IL 62040

PZ-02182025-04 This is a request for a Special Use Permit to sell hot foods to carry out at 2726 No Hwy 67 (Casa Garcia Mexican Grocery Store) in Surrey Plaza, a “B-3” Extensive Commercial District. (**Ward 9**).

Guadalupe "Lupita" Garcia
Casa Mexican Grocery Store
2726 No Hwy 67
Florissant, MO 63033

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 FLORISSANTMO.COM ON FEBRUARY 14, 2025, BY 12:00 PM.

ANYONE WISHING TO ATTEND THE MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON TUESDAY, FEBRUARY 18, 2025