



**CITY OF FLORISSANT
PLANNING & ZONING COMMISSION**

AGENDA

Monday, August 7, 2017

Petitioners must appear in person to make their presentation to the Commission. The meeting will be held at 7:00 P.M. at 955 Rue St. Francois in the Council Chamber at Florissant City Hall.

Roll Call

Approval of Minutes 7/17/2017

Announcements / Comments

LHDC Business

Old Business

Item 1	15275 New Halls Ferry	Rep. By: Eric S. Kirchner, PE
PZ071717-1	Dollar General	Senior Project Manager
		Cochran Engineering
		Wentzville, MO 63385
	Ward 4	

Request recommended approval to amend a 'B-5' to allow for a retail establishment (Dollar General) at 15275 New Halls Ferry in an existing 'B-5' Zoning District.

New Business

Item 2	1232 Graham Road	Rep. By: Jim Sprick
PZ080717-2	Long John Silver's/ A&W	200 Center on the Lake
		Lake St. Louis, MO 63367
		Jim Sill- Owner
	Ward 5	

Request recommended approval to amend a 'B-5' to allow for exterior alterations including a blade sign (adding A&W) in a 'B-5' Zoning District.

Item 3	22 Floweridge Lane	Rep. By: Darin Tucker- Owner
PZ080717-3		22 Floweridge Lane
Ward 3		Florissant, MO 63031

Request recommended approval to rezone from an 'R-4' Single Family Zoning District to 'R-6' Multiple Family Dwelling District.

CITY OF FLORISSANT- BUILDING DEPARTMENT

"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 4 936 Charbonier
PZ080717-4 Ward 3

Rep. By: Timothy Woodard
Cochran Engineering
530a East Independent Dr.
Union, MO 63084

Request approval of a Preliminary Subdivision Plat, located at 936 Charbonier in an 'R-4' Zoning District.

Item 5 936 Charbonier
PZ080717-5 Ward 3

Rep. By: Timothy Woodard
Cochran Engineering
530a East Independent Dr.
Union, MO 63084

Request Recommended Approval of a Final Subdivision Plat, located at 936 Charbonier in an 'R-4' Zoning District.

Item 6 428 Howdershell
PZ080717-6 Ward 3

Rep. By: Brian Ivy
Idea Architects
130 East Jefferson Suite 200
Kirkwood, MO 63122

Request review and approval of a Façade Improvement Plans for compliance with minimum standards, located at 428 Charbonier in an 'B-3 Zoning District.

Item 7 2040 N Highway 67
PZ080717-4 Ward 9

Rep. By: Garrett Newhouse
Ziglin Sign
540 Vossbrink
Washington, MO 63090

Request Recommended Approval of a Special Use Permit to allow for a digital sign, located at 2040 N Highway 67 in an 'B-3' Zoning District.

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL **AUGUST 4, 2017**. 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 AUGUST 7, 2017**.