

**CITY OF FLORISSANT  
LANDMARK AND HISTORIC DISTRICT COMMISSION  
AGENDA  
MONDAY OCTOBER 6, 2025 AT 6:00 P.M.  
CITY HALL, SECOND FLOOR CONFERENCE ROOM**

**Introductions**

**Roll Call**

Kent Miller (Chair)	___
Doug Keil	___
Theresa Matoushek	___
Gary Meyer	___
Steve Siebe	___
Gary Thieme	___
Ray Underwood	___
<u>City Staff</u>	
Dianne Lehmann	___

**Approval of Minutes**

**JULY 28, 2025**

**Old Business**

**Item 1      Review ordinance No# 9101 adding certain permitted uses in the Historic Business District.**

### **New Business**

**Item 1      Gaynelle Evans  
820 rue St Charles St  
Florissant MO 63031  
Ward 6**

**A request for a COA to install 52 feet of a 6' tall cedar privacy fence in the backyard, leaving one side of yard as a chain link fence that may or may not belong to Ms Evans.**

### **Miscellaneous Business**

**Item 1      None**

### **Announcements / Comments**

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON  
WEDNESDAY OCTOBER 1, 2025  
ANYONE WHO WISHES TO ATTEND THIS MEETING WHO HAS  
SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE  
BY CALLING 314-839-7630 OR TTY 314-839-7648  
BY NOON ON MONDAY OCTOBER 6, 2025**

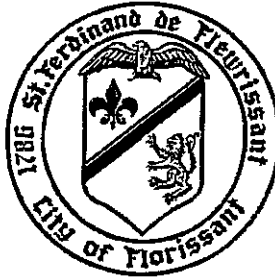
**Fencing regulations.** The fencing requirements for all uses shall be set out in

Section 405.220 for residential zones and multi-dwelling zones, ***except that wood picket, ornamental iron or face brick fences may be located within a required front yard or side of interior lots with the approval of the Landmark and Historic District***

**Commission.** Mesh-type fences may be permitted on corner lots with the approval of the Landmark and Historic District

Commission. No chain link or basket weave fences will be permitted except that a chain link fence will be allowed upon the approval of Landmark and Historic District Commission along creek rights-of-way, school playgrounds, park facilities, soccer, baseball and softball fields. All fences for Landmarks and Historic District Contributing Resources shall require the approval of the Landmark and Historic District Commission through a Certificate of Appropriateness.

# FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

*"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."*

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Please Print neatly or Type the Following Information:

Property Address: 820 Rue St. Charles St.

Property Owners Name: Gaynelle Evans Phone/email: 240-595-0947 gaynelle.evans@gmail.com

Property Owners Address: same

Business Owners Name: \_\_\_\_\_ Phone/email: \_\_\_\_\_

Business Owners Address: \_\_\_\_\_

DBA (Doing Business As) \_\_\_\_\_

Authorized Agents Name: Clay Brandenburg Co. Name: Easter Fence Deck & Reno.  
(Authorized Agent to Appear Before The Commission)

Agents Address: 6071 Lemay Ferry Rd. STL 63129 Phone/email: 314-892-8500

Request To install 52' of 6' tall cedar privacy fence in the backyard - replacing fence that was damaged.

This will enclose the back yard, however, one side of yard has a chain link fence that may or may not belong to Ms. Evans.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Jim Sander - Easter Fence  
Applicant's Signature

9/12/2025

Date

## OFFICE USE ONLY

Received by: \_\_\_\_\_ Receipt # \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Date: \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: \_\_\_\_\_

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application

Page 1 of 1 - Revised 7/15/15

Flo. portal 7/31

# Proposal / Service Contract

www.easterfence.com  
Ph (314) 892-8500  
Fax (314) 892-8713

2194-EVAN



CK# 4010  
8/16/15  
7/17/25

Since 1957



6071 Lemay Ferry Rd.  
St. Louis, MO 63129

PROPOSAL SUBMITTED TO Gaynelle Evans		PHONE 240-595-0947	CONTACT NAME
STREET 820 Rue St. Charles St.		JOB NAME 6' cedar privacy	
CITY, STATE AND ZIP CODE Florissant, MO 63031		JOB LOCATION	
ESTIMATOR Clay Brandenburg	DATE OF PLANS 06/26/2025	EMAIL gaynelle.evans@gmail.com	JOB PHONE

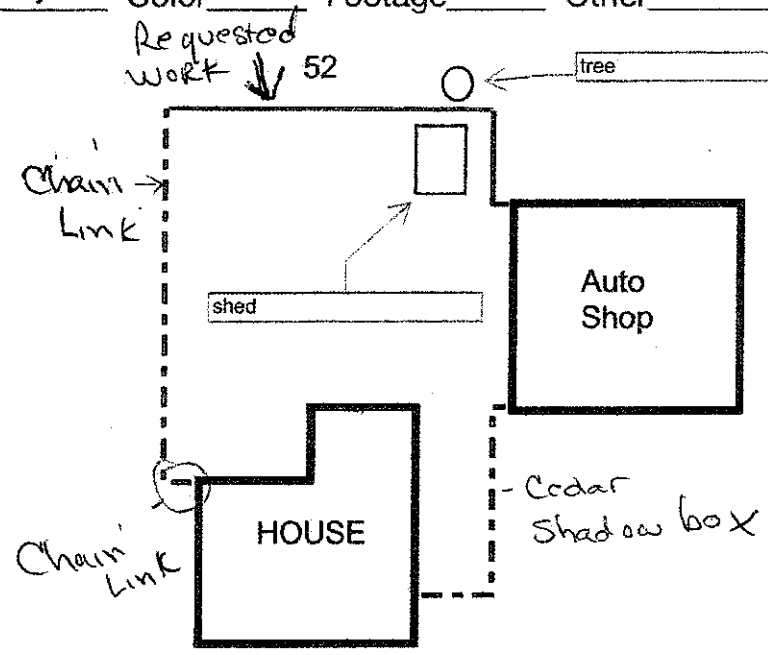
This Proposal/Service Contract is made and entered into by and between Easter Fence, Inc. and Customer for the performance of the services as set forth below. All measurements and product dimension specifications are nominal. In consideration of the terms and agreements expressly set forth herein, Easter Fence, Inc. and Customer hereby agree as follows: Easter Fence, Inc. shall provide the following services (the "Work"):

Type Cedar Height 6' Style Privacy Color cedar Footage 52' Other -

- Options:
- Permit Easter to obtain\*
  - Tear Out 52 ft.
  - Pickets 1 x 6 dog ear
  - Posts 4 x 4 flat top
  - Post Caps N/A
  - Approx. Bottom Height ~1"
  - Top Contour

## Notes to Installers:

\* Customer to provide copy of boundary survey for permit



- Option: Upgrade to 8' tall cedar shadowbox fence style.

Financed Price: \$3,750 Cash/Check: \$3,500

initial \_\_\_\_\_ Financed Price \$ 3,450 or initial HE Cash/Check \$ 3,225

Payment to be made as follows (a 3% surcharge will be added for credit card payments):  
\$ 1,615 Deposit. The Balance Due In Full Upon Completion.

NOTE: This Proposal may be withdrawn by us if not accepted within 30 days.

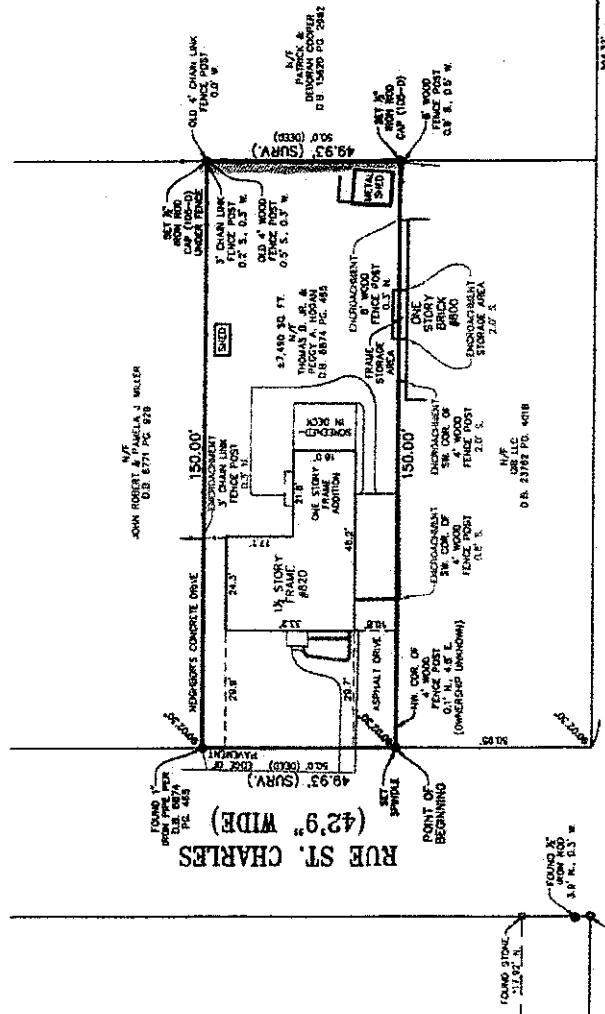
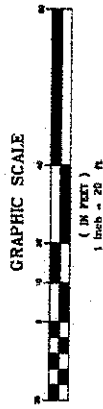
SEE THE ATTACHED TERMS AND CONDITIONS OF CONTRACT WHICH ARE EXPRESSLY INCORPORATED HEREIN BY REFERENCE. BY SIGNING THIS CONTRACT, CUSTOMER ACKNOWLEDGES RECEIPT AND ACCEPTANCE OF THE TERMS AND CONDITIONS OF CONTRACT.

IN WITNESS WHEREOF, the parties hereto have executed this Service Contract effective the date and year below.

EASTER FENCE, INC.

By: \_\_\_\_\_  
Accepted Authorized Signature Date

Gaynelle Evans  
Customer Date



RUE ST. DENIS (42'9" WIDE)

[illegible][illegible]

### JOB SPECIFICATIONS

COMPONENTS	SIZE	GRADE
PICKETS	1x6	
FENCE POSTS	4x4	
GATE POSTS	4x4	
BACK RAILS	2x4	
NO. OF RAILS	3	3
NO. OF ANGLE GATES	0%	WIDTH
NO. OF DOUBLE GATES	0%	WIDTH
TOP DESIGN		
STYLE		
WOOD SPECIES		
NOTES:		

STANDARD DETAIL		MERCHANTS METALS <small>The First Choice for Years</small>
COMPILED BY		DWG. NO. SD-216
DATE		SHEET OF

1 INTRODUCED BY COUNCILMAN HARRIS  
2 AUGUST 25, 2025

3  
4 SUBSTITUTE BILL NO. 10103

ORDINANCE NO.

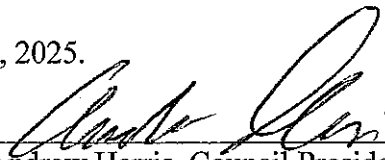
9101

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO SECTION**  
7 **405.161 "HB" HISTORIC BUSINESS DISTRICT TO ADD CERTAIN**  
8 **PERMITTED USES.**  
9

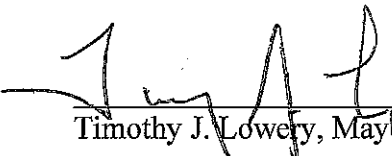
10 Section 1: Section 405.161 "HB" Historic Business District is hereby amended by  
11 Adding Private Postage Services as a permitted use.  
12

13 Section 2: This ordinance shall become in force and effect immediately upon its passage  
14 and approval.  
15

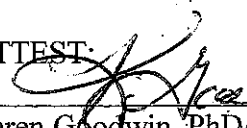
16 Adopted this 25 day of August, 2025.

17  
18   
19 \_\_\_\_\_  
20 Andrew Harris, Council President

21 Approved this 25 day of August, 2025.

22  
23   
24 \_\_\_\_\_  
25 Timothy J. Lowery, Mayor

26 ATTEST:

27   
28 Karen Goodwin, PhD/MMC/MRCC  
29 City Clerk  
30  
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