



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, July 21, 2025, 7:00 PM

I. Roll Call

II. Approval of Minutes

PZ Minutes 6/16/2025

III. Announcements/Comments

IV. LHDC Business

V. Old Business

PZ-05192025-03 Ward 6

City of Florissant Request Recommended Approval to amend Chapter 405 creating a new section in Article VI Supplementary District Regulations, section 405.255 Lighting Regulations.

VI. New Business

Agenda Item

PZ-07212025-01 Ward 6

This is a request from **South Side Property LLC** to install a variety of exterior wall material for the construction of a new convenience store and filling station at 1280 N Hwy 67.

South Side Property LLC
Mike Jabbar
1280 No Highway 67
Florissant MO 63031

PZ-07212025-02 Ward 9

Ord. No. 9072
Ord. No. 8388

This is a request from **Chick-fil-A** to amend the site plan by relocating the trash enclosure, revising the parking lot and amending the landscaping plan.

Todd Richards, PE
1391 Corporate Drive, Suite 203
McHenry, IL 60050

PZ-07212025-03

Ward 6

This is a request from **Angela Slater**, a Florissant business owner to amend the zoning uses in the Historic District "HB" to allow for private business suites and private mailboxes.

Angela Slater
701 Rue Saint Francois
Florissant, MO 63031

PZ-07212025-04

Ward 1

This is a request from **Kirkwood Fence and Sandra McNally** to install a combination of fence materials (6-ft vinyl and 4.6 feet aluminum) around the property.

Sandra McAnally
915 DeWayne Dr
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 ON JULY 18, BY 12:00 PM.

ANYONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON Monday, July 21, 2025,