



**CITY OF FLORISSANT**  
**PLANNING & ZONING COMMISSION**  
**Monday, September 15, 2025, 7:00 PM**

**I. Roll Call**

**II. Approval of Minutes**

Approval for 8/18/2025 and 8/26/2025

**III. Announcements/Comments**

**IV. LHDC Business**

**V. Old Business**

PZ-07212025- Ward 6  
01.

Request ***Recommended Approval*** to amend the **Limitations of Exterior Wall Material** code at **1280 North Highway 67, a "B-5" Planned Commercial District**

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

**VI. New Business**

Agenda Item

PZ-09152025- Ward 9  
01.  
9072

Request ***Recommended Approval*** to amend the site plan at 3159 No Highway 67, a B-3" Extensive Commercial District (Ward 9)

Todd Richards  
HR Green Development, LLC  
1391 Corporate Drive

Suite 203  
McHenry IL 60050

PZ-09152025- Ward 9  
02.  
7965

Request ***Recommended Approval*** to amend Ordinance Number 7965, to allow for a restaurant at 3390 N. Hwy 67 inside the retail store (Wal-Mart) in a 'B-5' Planned Commercial District (Ward 9)

Rick Rohling, BFA Inc  
Wal-Mart Real Estate Business Trust  
2608 SE J Street  
Bentonville AR 72716

PZ-09152025- Ward 9  
03.  
9010

Request ***Recommended Approval*** to amend Ordinance Number 9010, to allow for a restaurant at 2312 N. Hwy 67 in Jeffrey Plaza Shopping Center (Charley's Cheesesteak and Wings) in a 'B-5' Planned Commercial District (Ward 9)

Eyad (Eddie) Salamah (Yasmine Food Inc)  
d/b/a Charley's Cheesesteak and Wings  
3725 Winward Way  
Swansea IL 62226

PZ-09152025- Ward 7  
04.

Request for ***Special Use*** to allow for a Tavern (Cocktail Lounge/Bar) at 1833 Dunn Rd (Pink Martini) in a "B-3" Extensive Business District (Ward 7)

Mary Melton  
Pink Martini  
Martini Bar/Lounge & Bartending Studio  
20 Longhenrich Drive  
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 [WWW.FLORISSANTMO.COM](http://WWW.FLORISSANTMO.COM) ON SEPTEMBER 12, 2025 BY 12:00 PM.***

***ANYONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON Monday, September 15, 2025,***