

CITY OF FLORISSANT

PLANNING & ZONING COMMISSION

AGENDA

Monday December 7, 2020, 7 p.m.

Due to COVID-19 pandemic and to reduce direct human contact, the Planning & Zoning meeting will conducted remotely with the P&Z Commission and publicly available through a Zoom platform via below and a link on the City Website www.florissantmo.com. Petitioners must attend the Zoom meeting and make a presentation to the Commission following the staff report.

Join Zoom Meeting

https://us02web.zoom.us/j/84910196028?pwd=dWlzZDlNdGdDL2RCM2p2ZS9UNjl4dz09

Meeting ID: 849 1019 6028

Passcode: 071285 One tap mobile

- +13017158592,,84910196028#,,,,,,0#,,071285# US (Washington D.C)
- +13126266799,,84910196028#,,,,,0#,,071285# US (Chicago)

Dial by your location

- +1 301 715 8592 US (Washington D.C)
- +1 312 626 6799 US (Chicago)
- +1 929 205 6099 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 849 1019 6028 Passcode: 071285

Find your local number: https://us02web.zoom.us/u/kcB6AFmkNk

Roll Call

Approval of Minutes November 2, 2020
Announcements / Comments
LHDC Business
Old Business

Item 1 3500 Patterson (Huck's)

PZ120720-1 Ward 4

Rep. By: Leonard Weber, Hucks Bill Tabberson, Architect 1937 W Royale Muncie, IN 63304

Request Recommended Approval to amend a 'B-5' at 3500 Patterson, to allow for an Addition, Exterior changes and signage, in a 'B-5' Extensive Business District.

CITY OF FLORISSANT-BUILDING DIVISION

Item 2 1700 N Highway 67 (Florissant Police Station) Rep. By: Staff

PZ120720-2 Ward 6

Request Approval of a fence at 1700 N Highway 67, in an 'R-4' Single Family Dwelling District.

Item 3 3170 N Highway 67 (Club Carwash) Rep. By: Justin Barnes,

Club Carwash Eric Kirchner

PZ120720-3 Ward 9 Cochan Engineering

8 East Main St

Wentzville, MO 63385

Request Ratification of Conditional Approval for a minor change in the Development Plan, eliminating easements, in a 'B-5' Planned Commercial District.

Item 4 3 Flower Valley Shopping Center (AutoZone) Rep. By: Matthew Murphy,

TreanorHL (Architects)

1040 Vermont

PZ120720-4 Ward 9 Lawrence, KS 66044

Request Approval of change in the Development Plan for construction of a new building, a Permitted Use (AutoZone) Located at 3 Flower Valley Shopping Center, in a 'B-3' Extensive Business District.

Item 52895 N Highway 67 (Chase Bank)Rep.: Bruce LaSursPZ120720-9Ward 9Core States Group

Request **recommended approval** of a 'B-5' Planned Commercial District, to allow for redevelopment of a new bank located at **2895 N. Highway 67** (**Chase Bank**) in a 'B-5' Zoning District.

Item 6 Planning & Zoning Meetings for 2021

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL December 4, 2020. 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, December 7, 2020