



**CITY OF FLORISSANT  
PLANNING & ZONING COMMISSION**

**AGENDA**

**Monday January 4, 2021, 7 p.m.**

**Due to COVID-19 pandemic and to reduce direct human contact, the Planning & Zoning meeting will be 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](http://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/86178110990?pwd=Q3p2SjM1a1ZFZkdNM0xnYlRScDJrZz09>

Meeting ID: 861 7811 0990

Passcode: 364961

One tap mobile

+13126266799,,86178110990#,,,,\*364961# US (Chicago)

+19292056099,,86178110990#,,,,\*364961# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington D.C.)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 861 7811 0990

Passcode: 364961

Find your local number: <https://us02web.zoom.us/j/86178110990?pwd=Q3p2SjM1a1ZFZkdNM0xnYlRScDJrZz09>

**Roll Call**

**Approval of Minutes December 7, 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. Applicant requests continuance to the meeting of 1/18/21.**

***CITY OF FLORISSANT- BUILDING DIVISION***

*"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."*

## **New Business**

### **Item 2                    3170 N Highway 67 (Club Carwash) Re-subdivision Plat Approval**

PZ010421-2            Ward 9

Rep. By:  
Eric Kirchner  
Cochan Engineering  
8 East Main St  
Wentzville, MO 63385

Request **approval** of a Preliminary Plat, in a 'B-5' Planned Commercial District.

### **Item 3                    3170 N Highway 67 (Club Carwash) Re-subdivision**

PZ010421-3            Ward 9

Rep. By:  
Eric Kirchner  
Cochan Engineering  
8 East Main St  
Wentzville, MO 63385

Request **recommended approval** of a Final Plat, in a 'B-5' Planned Commercial District.

### **Item 4                    428-490 Howdershell**

PZ010421-4            Ward 3

Rep. By: Becca Johnson  
Landmark Sign Company,  
Mo Mangal  
Kabul V Center  
119 Church St  
Ferguson, MO 63135

Request **recommended approval** to amend a Special Use Permit, Ord. No. 7945, to allow for alterations of a ground sign at 490 Howdershell, in a 'B-3' Extensive Business District.

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL **December 31, 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, January 4, 2021**

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