



**CITY OF FLORISSANT  
PLANNING & ZONING COMMISSION**

**AGENDA**

**Monday March 1, 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/84283187084?pwd=TnVXY0JCQWFVWElodFMvaEp5TFgvZz09>

Meeting ID: 842 8318 7084

Passcode: 763659

One tap mobile

+13126266799,,84283187084#,,,,\*763659# US (Chicago)

+19292056099,,84283187084#,,,,\*763659# 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 DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 842 8318 7084

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Find your local number: <https://us02web.zoom.us/j/84283187084?pwd=TnVXY0JCQWFVWElodFMvaEp5TFgvZz09>

**Roll Call**

**Approval of Minutes February 1, 2021**

**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

**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."*

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. **No documents received, staff requests continuance to the next meeting.**

**New Business**

**Item 2                    14065 New Halls Ferry**

Rep. By: Mary Nguyen  
40169 Blaine  
St Louis, MO 63110  
Steve Anton,  
Anton Architecture, Inc

PZ030121-2            Ward 9

Request **recommended approval** to amend a 'B-5, located at **14065 New Halls Ferry (formerly Chinese Gourmet)**- to divide the property into two separate Uses as Restaurants and to add any Uses that are Permitted in the 'B-3' Extensive Business District, without a Special Use Permit.

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL **February 26, 2021**. 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, March 1, 2021**

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