



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, December 4, 2023, 7:00 PM

I. Roll Call

II. Approval of Minutes

P&Z Minutes October 2, 2023

P&Z Minutes November 6, 2023

III. Announcements/Comments

IV. LHDC Business

V. Old Business

VI. New Business

PZ -120423-1

Signage approval - 8215 N Lindbergh

Shadi Jaraba
8215 N Lindbergh Blvd
Florissant, MO 63031

Request approval of signs over 40 s.f. but less than or equal to 100 s.f. in a 'B-3'
Extensive Business District.

PZ -120423-2

Site Plan Approval - 2855 N Highway 67 (Premier Institute of Oral and Facial
Surgery)

A Professional Investment Group
16721 Clayton Rd

Wildwood, MO 63011

Request recommending approval of the site plan, landscaping, and sign plan in a 'B-3' Extensive Commercial District to allow for a new dental office/clinic.

PZ -120423-3

Amend B-5 - 660 Charbonier Rd - Travers Automotive and RV Group

Glenn Travers
660 Charbonier Rd
Florissant, MO 63031

Request amendment of a B-5 to add a sign over 40 s.f. but less than or equal to 100 s.f. in a 'B-5' Planned Commercial District

PZ -120423-4

Amend B-5 - 3390 N Highway 67 - Wal-Mart

BRR Architecture Inc
8131 Metcalf Ave Suite 300
Overland Park, KS 66204

Request to amend the B-5 to allow painting exterior rear of the building Concrete Masonry Unit (CMU), and parapet caps; apply film on front trespass panels, and install new signs at 3390 N Highway 67 (Wal-Mart) in a 'B-5' Zoning District.

PZ -120423-5

Amending a Zoning Category

Amending the zoning categories to add limitations for stores that primarily sell tobacco products, alternative nicotine products, or vapor products.

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 BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON DECEMBER 1, 2023 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, December 4, 2023.