



**CITY OF FLORISSANT**  
**PLANNING & ZONING COMMISSION**  
**Monday, July 15, 2024, 7:00 PM**

**I. Roll Call**

**II. Approval of Minutes**

Approval of Minutes 6/17/2024

**III. Announcements/Comments**

**IV. LHDC Business**

**V. Old Business**

**VI. New Business**

**Agenda Item**

PZ07152024-01 Request ratification of a minor change to an existing “B-5” development under Ordinance No.8855, to install a 30-ft LED pylon sign, and two LED wall signs at 240 Howdershell (**Aldi Stores, Inc.**)

Ward 3

George Grindstaff  
Aldi Stores Inc  
240 Howdershell  
Florissant, MO 63031

PZ07152024-02 Request recommended approval of a Special Use Permit to allow for a Fitness Center greater than 2000 s.f. at 8182 N. Lindbergh, located in a ‘B-5’ Zoning District, (**Crunch Fitness**)

Ward 3

Reed Traphagan, Representative  
Undeclared Tribe Florissant LLC -DBA Crunch Fitness  
8182 North Lindbergh  
Florissant, MO 63031

PZ07152024-03 Request ratification of a minor change to amend an existing “B-3” under Special Use Permit 7497 to upgrade building wall signs, change out the cabinet of the existing pylon sign, and add LED lights at 1717 North Highway 67, Ward 6 **(Valvoline Instant Oil Change).**

Chris Smith/Dale Signs, Representative  
13652 Manchester Road  
St Louis, MO 63131

PZ07152024-04 Request ratification of a minor change to amend an existing “B-5” under Special Use Permit 8974 to allow for wall signs at 14065 New Halls Ferry Rd, Ward 9 **(Lota Wata Chk’n Shack)**

Ken Archer, Owner  
14065 New Halls Ferry Rd  
Florissant, MO 63033

PZ07152024-05 Request recommended approval to amend zoning districts, “R-4,” “B-1,” “B-2,” “B-3,” “B-4,” “B-5” by inserting new uses and new definitions in Section 405.035.

City of Florissant  
955 Rue St Francois  
Florissant MO 63031

PZ07152024-06 Request recommended approval to amend the city’s Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And, to move Article IV – Limitations of Exterior Materials in Selected Districts from Section 505.060 to Article III General Provisions, Chapter 405, creating Section 405.080 – Limitations of Exterior Materials in Selected Districts.

City of Florissant  
955 Rue St Francois  
Florissant, MO 63031

## 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 FLORISSANTMO.COM ON JULY 12, 2024 BY 12:00 PM.***

***ANYONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, Monday, July 15, 2024,***