



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, December 2, 2024, 7:00 PM

I. Roll Call

II. Approval of Minutes

Approval of Minutes 11/4/2024

III. Announcements/Comments

IV. LHDC Business

V. Old Business

PZ07152024-06 A request to amend Article IV – Limitations of Exterior Materials known as the city’s Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And 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

PZ-11042024-01 This is a request from Linda and Zoe LLC for a Special Use Permit, Site Plan approval, and re-painting exterior brick to operate (Gogo Boba Café), with a drive-through at 1285 No Hwy 67, in a "B-3" Extensive Business District. (Ward 6)

Mark Kilgore, P.E., THD Design Group, Owner's Representative
148 Chesterfield Industrial Blvd, Suite E
Chesterfield, MO 63005

VI. New Business

Agenda Item

PZ-12022024-01 This is a request from Greg Bauer for approval of the installation of a 7-ft metal gauge chain link fence around the perimeter of the school property at 1360 Grandview Drive, operating as (Gateway Christian Academy), in the “R-4” Single Family Dwelling District. (Ward 7)

Gateway Christian Academy
Greg Bauer
G.S. & S Construction
2914 S Brentwood Blvd.
Brentwood MO 63144

PZ-12022024-02 This is a request from Matt Hrdlicka and/or Kara Hrdlicka for approval to amend the site plan at (2855 North Highway 67), in a “B-3 Extensive Business District to allow for a freestanding illuminated monument sign inside the 40-ft front yard setback. (Ward 9)

Matt Hrdlicka
Kara Hrdlicka
Excel Signs and Design
9621 Sterling Place
St Louis MO 63123

PZ-12022024-03 This is a request from Edward Olsen for approval of the installation of an already installed wooden fence, 8 ft. in height and 200 ft in length along the rear property line, at 605 North Highway 67, (Florissant Animal Clinic), in the ‘B-3’ Extensive Business District. (Ward 2)

Edward Olsen, Representative
Florissant Animal Hospital
605 North Highway 67
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 WWW.FLORISSANTMO.COM ON WEDNESDAY, NOVEMBER 27, 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, DECEMBER 2, 2024.