



**CITY OF FLORISSANT  
PLANNING & ZONING COMMISSION  
Tuesday, January 21, 2025, 7:00 PM**

**I. Roll Call**

**II. Approval of Minutes**

PZ Minutes 12/2/2024

**III. Announcements/Comments**

**IV. LHDC Business**

**V. Old Business**

**PZ-12022024-  
01.** Ward 7

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-  
03.** Ward 2

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

## **VI. New Business**

### **Agenda Item**

**PZ-01062025-01.** Ward 1

Request Recommended Approval to rezone a parcel of land from Non-Urban (“N-U”) to a Planned Development – Residential (“PD-R”) commonly known as 2700 Mullanphy Ln, Florissant, MO 63031 creating a minor subdivision to allow for the construction of 136 residential homes. (Ward 1)

Elite Love Development, LLC  
17415 North Outer 40  
Chesterfield, MO 63005

**PZ-01062025-02.** Ward 6

Request for a recommended approval of a Special Use Permit (SUP) to Moath Jodan LLC for a carry-out restaurant at 739A N. Hwy 67 in Florissant Center doing business as (Jordan Fish and Chicken Grill) in a ‘B-3’ Extensive Commercial District (Ward 6)

Moath Jordan LLC  
DBA Jordan Fish and Chicken Grill  
739A North Highway 67  
Florissant, MO 63031

**PZ-01062025-03.** Ward 6

ORD NO. 8919 Request ratification of a minor change in the development plan to amend the existing landscaping, located at 2 Menke Place (RV Storage Lot), in the existing ‘B-3’ Extensive Business District (Ward 6)

John Marshall  
903 N Hwy 67  
Florissant MO 63031

**PZ-01062025-04.** Ward 9

Request for approval of the installation of a privacy fence along the rear and side property lines, at 2855 No. Highway 67, (Premier Institute of Oral and Facial Surgery) , in the “B-3” Extensive Business District. (Ward 9)

John Cadona  
Premier Institute of Oral Facial Surgery  
2855 No Hwy 67  
Florissant MO 63033

**PZ-01062025-05.**

Request from Edgar Younge III to amend existing Special Use by adding Sunday hours at 12781 New Halls Ferry Rd (Toast It Up LLC), in the existing 'B-3' Extensive Business District (Ward 8).

Edgar Younge III  
Toast it Up LLC DBA Toast Time Lounge LLC  
12781 New Halls Ferry Rd  
Florissant Mo 63033

**PZ-01062025-06.**

This is a request for a Special Use Permit to allow for a Boxing Gym & Fitness Center greater than 2000 s.f. at 750 No Hwy 67, in Florissant Meadows Shopping Center, in a 'B-3' Extensive Business District (Ward 6)

Kelly Ray  
STL Boxing Academy  
750 N Hwy 67  
Florissant MO 63033

**PZ-01212025-01.**

Request approval for a wall sign over 40 s.f. from (Fast Signs) for Family Home Furnishings at 2409 North Highway 67, "B-5" Planned Commercial District (Ward 9)

Fast Signs  
12325 Olive Blvd  
Creve Coeur, MO 63141

**PZ-01212025-02.**

Request recommended approval to amend Ordinance 6504 to remove a portion of the landscaping requirements at 2090 North Highway 67 (Galaxy Nail Bar), in the existing 'B-5' Planned Commercial District (Ward 9).

Hien Ta  
2090 No Highway 67  
Florissant MO 63031

**PZ-01212025-** Ward 6  
3.

A request for approval from Tequila Clark (Bundles of Love) to fully cover commercial windows and doors with perforated vinyl window signs 1133-1155 North Highway 67, “B-3” Extensive Business District (Ward 6)

Tequila Clark  
Bundles of Love Home Health Care  
1155 No Hwy 67  
Florissant MO 63031

**PZ-01212025-** Ward 3  
4.

This is a request for a ratification of a minor change from Reed Traphagan (Crunch Fitness) to fully cover commercial windows and doors with perforated vinyl window signs 8182 N. Lindbergh Blvd, “B-5” Extensive Business District (Ward 3)

Reed Traphagan (Crunch Fitness)  
Senior Director Of Construction  
1637 E. 2nd St  
Austin, TX 78702

## **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 [WWW.FLORISSANTMO.COM](http://WWW.FLORISSANTMO.COM) ON JANUARY 17, 2025 BY 12:00 PM.***

***ANYONE WISHING TO ATTEND THE PLAN COMMISSION MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, Tuesday, January 21, 2025***