



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, March 3, 2025, 7:00 PM

I. Roll Call

II. Approval of Minutes

PZ Minutes 1/21/2025

III. Announcements/Comments

IV. LHDC Business – 1060 Rue St Catherine Certificate of Appropriateness 2025-081
for fence in Tower Park

V. Old Business

PZ01212025-02 This is a request for a 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**).

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2090 No Highway 67
Florissant MO 63031

VI. New Business

Agenda Item

PZ02182025-01 Missouri American Water (MOAW) in partnership with the City of Florissant is requesting approval to install an 8-ft black vinyl coated chain link fence around the water tower in Tower Park, 1060 Rue St Catherine, in the "HB" Historic District (**Ward 6**).

Missouri American Water
727 Craig Road
Creve Coeur, MO 63141

PZ20182025-02 This is a request to increase the height of an existing chain link fence at 645 Starlet Drive, in the “R-4” Single-Family Dwelling District **(Ward 4)**.

Crystal Burke
645 Starlet Dr
Florissant, MO 63031

PZ02182025-03 This is a request from Best Wash Holdings LLC (Best Wash Laundromat) to install fiber cement panels on a new parapet wall at the front elevation, and the use of composite material for the trash enclosure at 2386 No. Highway 67, in the “B-3” Extensive Business District **(Ward 9)**

Best Wash Holdings, LLC
Best Wash Laundromat
Eric Goldizen
1248 Lee St
Granite City, IL 62040

PZ20182025-04 This is a request for a Special Use Permit to sell hot foods for carry out at 2726 No. Hwy 67 (Casa Garcia Mexican Grocery Store) in Surrey Plaza, a “B-3” Extensive Commercial District. **(Ward 9)**

Guadalupe "Lupita" Garcia
Casa Mexican Grocery Store
2726 No Hwy 67
Florissant, MO 63033

PZ03032025-01 This is a request to approve the landscaping plan at 2300 No. Hwy 67 in a "B-5" Planned Commercial District. **(Ward 9)**

Liliana C. Martinez
Florissant Investment LLC
407 Lincoln Road
Suite 8M
Miami Beach FL 33139

PZ03032025-02 This is a request for a Special Use to erect a cell tower at 1735 Charbonier Rd in an "R-4" Single Family Dwelling District **(Ward 2)**

Jackson Gnaedinger, Agent
PI Tower Development LLC
In Care of Collective Solutions LLC
340 Marshall Road
Valley Park, MO 63088

PZ30302025-03 This is a request for recommended approval to rezone a parcel of land from a B-1" Local Shopping District to a "B-5" Planned Commercial District for (Behle on the Rocks Flo-Mo LLC) commonly known as 900 North Lafayette Street, Florissant, MO 63031.

Mark Goldstein
900 N Lafayette
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 FEBRUARY 28, 2025 BY 12:00 PM.

ANYONE WISHING TO ATTEND THE PLAN COMMISSION MEETING WITH SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, Monday, March 3, 2025,