



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, May 22th, 2017
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes and Executive Session of May 9th, 2017

IV. HEARING FROM CITIZENS

(Speaker cards are available at the entrance to the Council Chambers)

V. SPECIAL PRESENTATION

- VFW National Association award
- Appreciation Plaque

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

17-05-014 Application Staff Rpt Plans	Request to authorize a Special Permit to Shackelford Associates, LLC to allow for a shopping center ground sign for the property located at 1106-1148 Shackelford Road. (Planning and Zoning recommended approval on 5/1/17)	Randy Lipton
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VIII. OLD BUSINESS

A. SECOND READINGS

9277	Ordinance amending Chapter 125.056 “Wage Increase & Schedule” by amending subsection A “Job Classification And Grade Level” by changing the grade level for the court clerk from “8” to “9”. (Postponed to this day on April 24 th , 2017)	2 nd Reading Lee
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9279 Application	Ordinance to authorize a Special Use Permit for True Dreams Banquet & Rental Space to allow for a banquet hall for the property located at 47 Florissant Oaks Shopping Center.	2 nd Reading Jones
9280 Memo	Ordinance authorizing a supplemental appropriation of \$3,571 to Account no. 4010 "Salaries" and \$273 to account no. 4013 "Employee Benefits" for a part-time City Hall cashier for an interim period of 8 weeks.	2 nd Reading Pagano
9282 Application	Ordinance to authorize a transfer of Special Use Permit no. 8255 from Kolfe, LLC to Parsons Convenience Stores Inc. for the operation of a convenience store, filling station and existing sign located at 12785 New Halls Ferry Road.	2 nd Reading Parson

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9283	Ordinance to authorize a Special Permit to Shackelford Associates, LLC to allow for a shopping center ground sign for the property located at 1106-1148 Shackelford Road.	Jones
9284	Ordinance amending section 220.040 "Containers-Specifications" by deleting the section in its entirety and replacing it with a new section and amending section 405.245 "Screen And Berming" by adding "R-5" And "R-6" zoning districts for the purpose of modifying regulations regarding commercial dumpsters.	Siam

X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MAY 19, 2017 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, MAY 22, 2017.

CITY OF FLORISSANT



COUNCIL MINUTES

May 9, 2017

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Tuesday, May 9, 2017 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Henke, Pagano, Parson, Siam, Jones, Eagan, Caputa and Schildroth. Councilman Lee was excused. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Council President Pagano observed the passing of Grace Zykan, longtime resident and civic leader of Florissant.

Councilman Jones moved to approve the Meeting Minutes and Executive Minutes of April 24, 2017 and the Workshop Minutes of April 17, 2017, seconded by Siam. Motion carried.

The Chair stated the next item on the agenda was a Proclamation, presented by Mayor Schneider, proclaiming "National Police Week" from May 14 through 20. The City Clerk read the Proclamation in its entirety.

The next item on the Agenda was a Commendation honoring Officer Josh Smith for his excellent police work when apprehending a suspect, presented by Chief Lowery. The City Clerk read the Commendation in its entirety.

The next item on the Agenda was a Certificate of Appreciation awarded to Sara Carlson and Vested Interest in K9's Inc. for their donation of equipment to the K-9 unit in order to keep the police dogs safe.

The next item on the Agenda was Certificates of Merit, presented by Chief Lowery, commending Officers Freddie Lee, Kimberly Berry, Mark Lorthridge and Keyun Jackson for mentoring at risk youth in the local elementary schools.

33 Sarah Carlson presented a \$1000 check to the Florissant Police Explorers as a result of the
34 recent fundraiser.

35 The next item on the Agenda was “Eddies Hero’s,” an award given to Remi Fitzgerald, Caitlin
36 Fitzgerald, Amber Pettibone, Ryan Pettibone and Ashley Pettibone, area youth who volunteered their
37 time to the St. Ferdinand BBQ and Basketball Tournament.

38 The next item on the Agenda was Hearing from Citizens.

39 Thomas Baird, 1099A Grandview Gardens Ct., expressed his concerns regarding repairs on St.
40 Ferdinand.

41 Tim Hess, 2310 North Waterford, thanked Councilman Siam for his help over the last few
42 months in several issues. Also, he stated that he has problems with MSD and sewer backup problems.
43 This has been a continuous problem and creates a very dangerous, unhealthy situation.

44 Ingrid Nobel, 2660 N. Waterford, stated that she has sewer backup which floods her basement.
45 She asked the Council how this continuous problem with MSD will be solved. She stated that it is an
46 extremely unhealthy and unsanitary situation.

47 Tom Tricamo, 3025 Parker Road, expressed his concern regarding the sewer back-up in most of
48 the homes in Paddock Hills. He resented the \$2900 offered to the flooded residents by MSD as
49 “inadequate hush money.” That MSD will continue to let this unhealthy situation to continue is
50 abhorrent. The residents hold their Council representatives accountable to fix this problem and to force
51 MSD to make the necessary repairs.

52 Amy Tricamo, 3025 Parker Rd., stated that chronic MSD sewer back-ups will eventually
53 devastate their neighborhood. The Councilmembers’ help is desperately needed in this nightmare of a
54 situation.

55 Robert Smith, 2823 Chapel View Dr., asked again, for a list of the street repairs for *this year*, as
56 a result of Prop S.

57 Councilwoman Pagano moved to suspend the rules to hear from Mr. Lou Jearls, Director of the
58 Public Works, seconded by Jones. Motion carried.

59 Mr. Jearls stated that MSD problems being experienced by the Paddock Hills Coalition are
60 being documented. The City truly wants MSD to develop a long range, permanent solution to this
61 sewer flooding situation. He asked that the residents call MSD *immediately* when these specific
62 problems occur so that it can be properly documented. He also encouraged all residents to call the City

63 Engineer, Tom Goldkamp and inform him of their specific problem. Mr. Jearls and Mayor Schneider
64 are committed to working with MSD to resolve the sewer backup problems.

65 In answer to a resident's question as to what was the City's plan, Mr. Jearls stated that the
66 administration will meet with MSD, draw a map of the problem sites, and discuss specifically what will
67 be done in these areas. Several residents expressed their concerns about this issue and the City's
68 efforts to correct it. Mr. Hess, resident, asked if the city knows which main continuously gets
69 overloaded. He added that it should be easy to find out. The Mayor stated that they will schedule a
70 meeting at which all the residents' concerns will be addressed.

71 The next item on the Agenda was Communications of which there were none.

72 The City Clerk reported that Public Hearing #17-05-013 to be held this night on a request to
73 authorize a Special Use Permit for True Dreams Banquet & Rental Space to allow for a banquet hall for
74 the property located at 47 Florissant Oaks Shopping Center had been advertised in substantially the
75 same form as appears in the foregoing publication and by posting the property. The Chair declared the
76 Public Hearing to be open and invited those who wished to be heard to come forward.

77 Kevin and Lisa Jefferson, petitioners, appeared before the Council and explained that they had
78 been in this type of business for over 33 years and have always worked for other people. They would
79 like to work for themselves. They will be catering for example, for weddings, receptions, birthdays,
80 business meetings and graduations. It will not be a night club. If there are no bookings, the
81 establishment will be closed. There will be a licensed officer on duty when the business is open. They
82 will police the area after each event for trash. The normal business hours will be from 9:00 - 1:30.
83 There will be no cooking on the premises and all food will be catered. Mr. Jefferson stated that anyone
84 renting his facility has to use his sound equipment and Mr. Jefferson controls the volume level. The
85 maximum sound has been preset and cannot be changed.

86 The Chair asked if there were any citizens who would like to speak on said public hearing.

87 Mr. Lum, Building Commissioner, added that the rear door is required to be closed. Also, panic
88 hardware with an alarm device will be required and installed on the rear door.

89 Being no other citizens who wished to speak, Councilman Jones moved to close P.H. #17-05-
90 013, seconded by Caputa. Motion carried.

91 Councilman Siam moved that Bill No. 9274 An Ordinance to authorize a Special Use Permit to
92 First Collinsville Bank to allow for a monument sign for the property located at 14040 New Halls Ferry
93 Road be read for a second time, seconded by Henke. Motion carried and Bill No. 9274 was read for a

94 second time. Kevin Stein, First Collinsville Bank, stated that the Council recommended putting the
95 sign in the northwest corner of the lot. Their engineer was able to comply with that request. The sign
96 was modified slightly and the bank would lose one parking space.

97 Mr. Hessel stated that since this change modified the original sign and the site plan, the Bill
98 would have to be amended. Councilman Siam moved to amend Bill No. 9274 to reflect the changes
99 made to the sign design and revisions to the site plan, seconded by Henke. Motion carried.

100 Councilman Siam moved that Bill No. 9274 be read for a third time, as amended, seconded by
101 Schildroth. Motion carried and amended Bill No. 9274 was read for a third and final time and placed
102 upon its passage.

103 Before the final vote all interested persons were given an opportunity to be heard. On roll call
104 the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee absent, Jones yes, Eagan yes,
105 Caputa yes and Schildroth yes. Whereupon the Chair declared amended Bill No. 9274 to have passed
106 and said Bill became Ordinance No. 8315.

107 Councilman Caputa moved that Bill No. 9276 An Ordinance to authorize amendment to B-5
108 Ordinance No. 7998 to allow for an ice machine kiosk in the parking lot for the property located at
109 3524 Patterson Road be read for a second time, seconded by Jones. Motion carried and Bill No. 9276
110 was read for a second time. Councilman Caputa moved that Bill No. 9276 be read for a third time,
111 seconded by Eagan. Motion carried and Bill No. 9276 was read for a third and final time and placed
112 upon its passage. Before the final vote all interested persons were given an opportunity to be heard.
113 On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee absent, Jones yes,
114 Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9276 to have
115 passed and said Bill became Ordinance No. 8316.

116 Councilwoman Pagano moved that Bill No. 9278 An Ordinance authorizing a transfer of \$4,000
117 from Acct. No. 0339 "Ice/Snow Removal" to Acct. No. 0334 "Street Markings" to replace the 134
118 banners on N. Lindbergh and N. Hwy 67 with new banners be read for a second time, seconded by
119 Schildroth. Motion carried and Bill No. 9278 was read for a second time. Councilman Schildroth
120 moved that Bill No. 9278 be read for a third time, seconded by Parson. Motion carried and Bill No.
121 9278 was read for a third and final time and placed upon its passage. Before the final vote all interested
122 persons were given an opportunity to be heard. On roll call the Council voted: Henke yes, Pagano yes,
123 Parson yes, Siam yes, Lee absent, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon
124 the Chair declared Bill No. 9278 to have passed and said Bill became Ordinance No. 8317.

125 The next item on the agenda was Board Appointments.

126 Councilman Eagan moved to accept the Mayor's appointment of Ben Hammond, 1620
127 Florissant Park, to the Environmental Quality Commission as a member from Ward 4 for a term
128 expiring on 5/9/2020, seconded by Caputa. Motion carried.

129 Councilman Caputa moved to appoint Matthew Gramlich, 445 Limedale, to the Citizens
130 Participation Committee as a member from Ward 4 for a term expiring on 5/9/2018, seconded by
131 Eagan. Motion carried.

132 Councilman Eagan moved to approve the request to keep three ducks for Joseph Anderson
133 located at 10 Linkous Dr., seconded by Jones. Motion carried.

134 Councilman Jones moved to approve the request for full liquor by the drink license for True
135 Dreams Banquet and Rental Space, LLC located at 47 Florissant Oaks Shopping Center, seconded by
136 Caputa. Motion carried. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes,
137 Lee absent, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared the
138 liquor license approved.

139 Councilman Parson moved to approve the application for a Transfer of Special Use Permit No.
140 8255 from Kolfe, LLC to Parsons Convenience Stores, Inc. for the operation of a convenience store,
141 filling station and existing sign located at 12785 New Halls Ferry Road, seconded by Schildroth.
142 Motion carried.

143 Councilman Parson moved to approve the request for a beer and wine package liquor license for
144 Parsons Convenience Stores, Inc. located at 12785 New Halls Ferry Rd., seconded by Caputa. Motion
145 carried. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee absent,
146 Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared the liquor license
147 approved.

148 Councilman Siam moved to approve the request for full liquor by the drink license for Field
149 Box in North County, LLC located at 2774-2778 North Hwy. 67, seconded by Henke. Motion carried.
150 On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee absent, Jones yes,
151 Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared the liquor license approved.

152 Councilman Jones introduced Bill No. 9279 An Ordinance to authorize a Special Use Permit
153 for True Dreams Banquet & Rental Space to allow for a banquet hall for the property located at 47
154 Florissant Oaks Shopping Center and said Bill was read for the first time by title only.

155 Councilwoman Pagano introduced Bill No. 9280 An Ordinance authorizing a supplemental
156 appropriation of \$3,571 to Acct. No. 4010 “Salaries” and \$273 to Acct. No. 4013 “Employee
157 Benefits” for a part-time City Hall cashier for an interim period of 8 weeks and said Bill was read for
158 the first time by title only.

159 Council as a Whole introduced Bill No. 9281 An Ordinance to repeal selected sections of
160 Ordinance Numbers 8059, 8212, and 7760 and all ordinances in conflict therewith pertaining to wage
161 range and job classification for full time uniformed employees and to amend Code Section 125.065
162 “Wage Increase and Schedule” pertaining to uniformed employees and enacting in lieu thereof a new
163 ordinance relating to the same subject and containing an effective date clause and said Bill was read for
164 the first time. Councilman Schildroth moved that Bill No. 9281 be read for a second time, seconded
165 by Eagan. Motion carried and Bill No. 9281 was read for a second time. Councilman Schildroth
166 moved that Bill No. 9281 be read for a third time, seconded by Caputa. On roll call the Council voted:
167 Henke yes, Pagano yes, Parson yes, Siam yes, Lee absent, Jones yes, Eagan yes, Caputa yes and
168 Schildroth yes. Having received the unanimous vote of all members present Bill No. 9281 was read
169 for a third and final time and placed upon its passage.

170 Before the final vote all interested persons were given an opportunity to be heard. Being no
171 persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam
172 yes, Lee absent, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared
173 Bill No. 9281 to have passed and said Bill became Ordinance No. 8318.

174 Councilperson Pagano introduced Bill No. 9282 An Ordinance authorizing a Transfer of
175 Special Permit No. 8255 from Kolfe, LLC to Parsons Convenience Stores, Inc. for the operation of a
176 convenience store, filling station and existing sign located at 12785 New Halls Ferry Road and said
177 Bill was read for the first time by title only.

178 The next item on the Agenda was Council Announcements.

179 Councilwoman Pagano stated that this year’s Valley of Flowers Festival was a huge success.
180 She thanked the Valley of Flowers Committee and Chairperson Laurie Lowery for all their efforts.
181 There will be a city wide BBQ on June 14 at the Eagan Center. The rain out location will be the JJE ice
182 rink.

183 Councilman Henke also stated that the Valley of Flowers festival was exceptional. He thanked
184 the residents who “spruced – up” their home and properties. He thanked the volunteers, city
185 employees and police department for their hard work. He invited everyone to the annual Sacred Heart

186 school picnic. This weekend the letter carriers will be hosting their annual food drive and he
187 encouraged residents to donate.

188 Councilman Schildroth also thanked the Valley of Flowers Committee and congratulated the
189 newly crowned Queen and her court. He stated that the MSD Project on Graham Road has started and
190 one lane will be closed for approximately 6 weeks.

191 Councilman Jones encouraged all residents to volunteer/donate to T.E.A.M. He reminded
192 residents to drive slowly on Howdershell Road because of the continued construction. He will work
193 actively to find a solution to the MSD sewer problem in area basements.

194 Councilman Caputa encouraged residents to secure their firearms and not leave them in their
195 vehicles. He asked neighbors in Ward 4 to join the very successful Neighborhood Watch Program. He
196 thanked the city and police department for a wonderful Valley of Flowers Festival.

197 Councilman Eagan announced that “National Police Week” is from May 14 through 20. He
198 reminded everyone to remember the officers who have been lost in the line of service to the residents of
199 Florissant.

200 The next item on the Agenda was Mayor Announcements. The “Mother-Son, Daddy-Daughter
201 Dance” will be held at the Nature Lodge on Friday, June 2. The annual summer playground camp will
202 be held June 5 to July 14. All Florissant inspectors will be utilized to assess the water damage for
203 those residents affected by the recent flooding.

204 The next City Council Meeting is scheduled for Monday, May 22, 2017 at 7:30 pm.
205 Councilman Schildroth moved to adjourn the meeting, seconded by Caputa. Motion carried. The
206 meeting was adjourned at 8:59 p.m.

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Karen Goodwin, MMC/MRCC

City Clerk

The following Bills were signed by the Mayor:

Bill No. 9274 Ord. 8315

Bill No. 9276 Ord. 8316

Bill No. 9278 Ord. 8317

Bill No. 9281 Ord. 8318

**CITY OF FLORISSANT
CITY COUNCIL**

OPEN EXECUTIVE SESSION

May 9th, 2017



The City Council of the City of Florissant met in open Executive Session on Tuesday, May 9, 2017 at 7:00 pm. in the Council Conference Room at the Florissant City Hall, 955 rue St. Francois, with Council President Jackie Pagano presiding. On Roll Call the following Council members were present: Caputa, Schildroth, Henke, Pagano, Schmidt, Siam, Lee-absent, Jones and Eagan. Also present was Mayor Schneider, City Clerk Karen Goodwin and City Attorney John Hessel.

Councilman Eagan moved to call for a closed meeting to confer with the City Attorney regarding litigation pursuant to Section 610.021(1) of the Revised Statutes of Missouri, seconded by Caputa. On Roll Call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee-absent. Motion carried.

The Council conferred with the City Attorney regarding litigation.

Councilman Schildroth moved to open the closed executive session, seconded by Pagano. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee-absent. Motion carried.

There being no further business to discuss, Councilwoman Pagano motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:25 pm.

Karen Goodwin
City Clerk

CITY OF FLORISSANT

Public Hearing



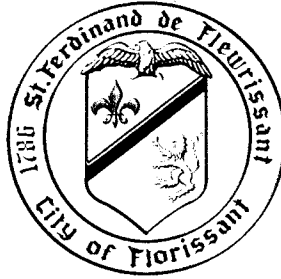
Posted
5-10-17
[Handwritten signature]

In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, May 22, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Permit to Shackelford Associates, LLC to allow for a shopping center ground sign for the property located at 1106-1148 Shackelford Road (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Property Address: 1106-1148 Please Print neatly or Type the Following Information: 1100-1148 Shackelford Road, Florissant MO

Property Owners Name: Shackelford Associates, LLC Phone/email: 344-863-8000 xt.312/andyL@Liptongroup.com

Property Owners Address: 7211 Delmar Blvd., St. Louis MO 63130

Business Owners Name: same as property owner Phone/email: same as above

Business Owners Address: same as above

DBA (Doing Business As) n/a

Authorized Agents Name: Randy Lipton Co. Name: Shackelford Associates, LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: same as above Phone/email: same as above

Request Installation of a monument sign

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature: [Signature] Date: 3-15-17

Received by: ct Receipt # 600998 OFFICE USE ONLY Amount Paid: 125.00 Date: 4/4/17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 4/11/17

SIGNATURE OF STAFF WHO REVIEWED APPLICATION: [Signature]

Planning & Zoning Application
Page 1 of 1 – Revised 7/15/15

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 5/1/2017

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Randy Lipton

RandyL@Liptongroup.com/314-863-8000

PRINT NAME

SIGNATURE

email and phone

FOR

Shackelford Associates, LLC

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

- 8) I (we) hereby certify that, as applicant (circle one of the following):
1. I (we) have a legal interest in the herein above described property.
 2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE _____

ADDRESS 7211 Delmar Blvd., St. Louis MO 63130

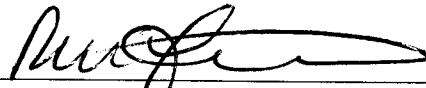
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-863-8000 xt.312, RandyL@Liptongroup.com

BUSINESS

I (we) the petitioner (s) do hereby appoint Randy Lipton as
Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.



Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c).
Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:
Individual _____ Partnership LLC Corporation _____

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners See attached

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated Shackelford Associates, LLC

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) State of Incorporation & a photocopy of incorporation papers _____

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____

(8) Name in which business is operated _____

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

SHACKELFORD ASSOCIATES, LLC

Members:

Randy Lipton
7211 Delmar Blvd.
St. Louis, MO 63130
314-863-8000 xt.312

Doug Lipton
4250 W. Dry Creek Road
Healdsburg, CA 95448
707-433-2094

Gregg Lipton
1 Mill Ridge Road
Cumberland, Maine 04021
207-829-5010

Peter McMillan
7632 Walinca Terrance
St. Louis, MO 63105
314-862-7346

Donn H. Lipton GST Residuary Trust
7211 Delmar Blvd.
St. Louis, MO 63130
314-863-8000 xt.312

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name _____
Address _____
Property Owner _____
Location of property _____
Dimensions of property _____
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property _____
Type of Sign _____ Height _____
Type of Construction _____ Number Of Stories _____
Square Footage of Building _____ Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

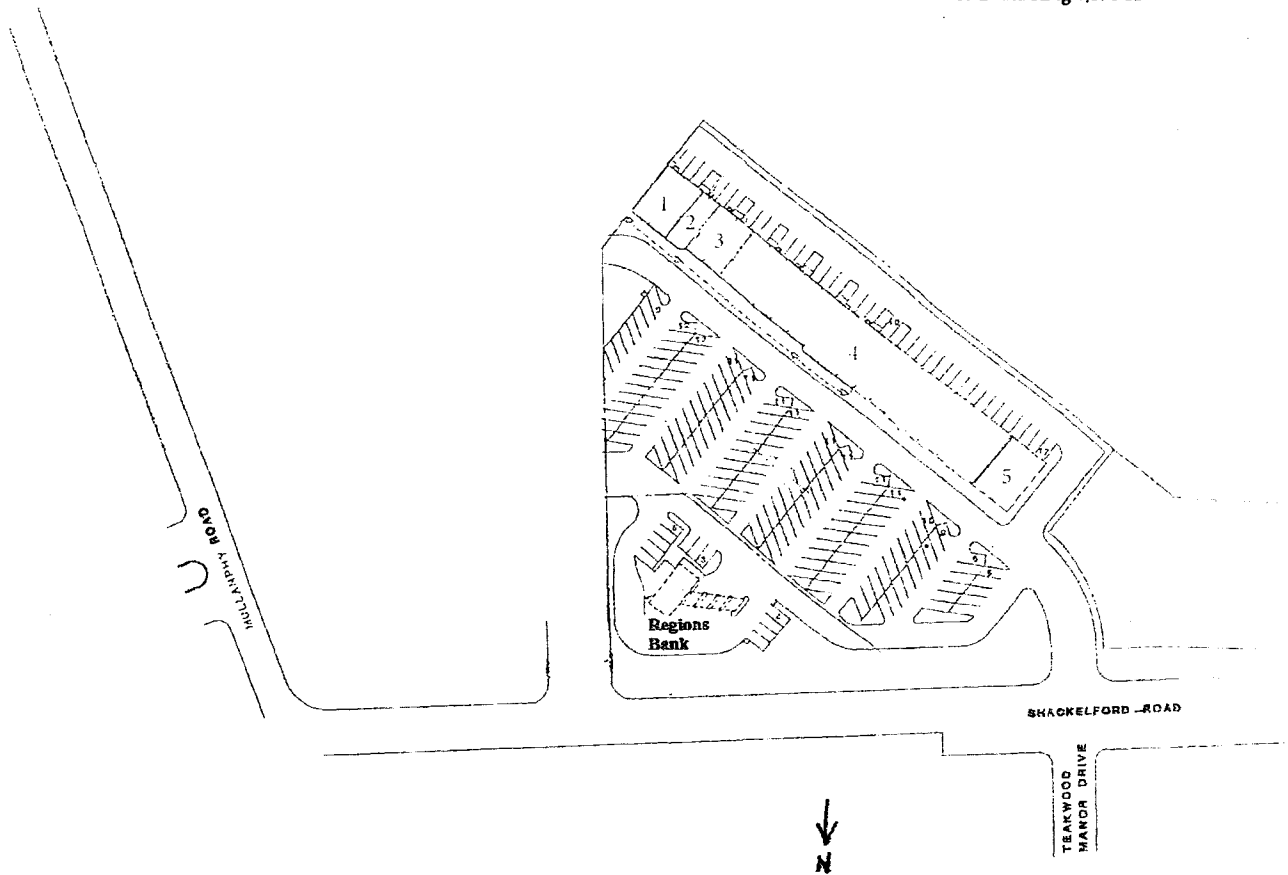
PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

LANDMARK PLAZA SHOPPING CENTER
SHACKELFORD ROAD AT MULLANPHY ROAD FLORISSANT, MISSOURI

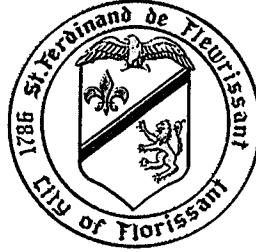
- Tenants**
- 1. Subway 2,200 SF
 - 2. Great Clips 1,090 SF
 - 3. Sally Beauty 2,020 SF
 - 4. SSM HealthCare 14,920 SF
 - 5. China King 1,870 SF

EXHIBIT A



1

MEMORANDUM



2

3

4

5

6

7

CITY OF FLORISSANT

8 *"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant;*
9 *while at the same time maintaining property values and improving the quality of life in the City of Florissant."*

10 To: Planning and Zoning Commissioners Date: April 25, 2017

11 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr. PE-PWLF
12 Director of Public Works
13 Applicant
14 File

15 Subject: **1106-1148 Shackleford:** Request recommended approval of a **Special**
16 **Permit** for a Shopping Center Ground Sign and location in a 'B-3' Zoning
17 District.
18

19 **STAFF REPORT**

20 **CASE NUMBER PZ-041717-1**

21

22 **I. PROJECT DESCRIPTION:**

23

24 This is a request for Recommended Approval of **Special Permit** for a Shopping Center
25 Ground Sign and location at **1106-1148 Shackleford** in a 'B-3' Zoning District.
26

27

28 **II. EXISTING SITE CONDITIONS:**

29

30 The existing property at **1106-1148 Shackleford** is a property in the 'B-3' zoning district
31 and has been occupied by SSM and other tenants, having relocated several tenants in
32 order to accommodate the expanded offices of SSM.
33

34 The subject property is approximately 3.07 Acres and is shown on County Record as
35 having the parcel locator number of 07K530953 with the address of 1106 Shackleford,
36 There are several Special Use Permits within the property for various restaurants. This
37 proposal will be associated with all addresses in the City database, **1106-1148**
38 **Shackleford**. Drawings attached show the proposed location of the proposed sign and
39 setbacks.
40

41 **III. SURROUNDING PROPERTIES:**

42
43 The properties to the East are 1110 Shackleford owned by the applicant, 1150 and 1160
44 Shackleford owned by TCC Shackleford LLC and located in the 'B-3' Extensive
45 Business District and the property to the South is 1092 Shackleford, Zoned 'B-3' owned
46 by TCC Shackleford LLC and the property to the West is 1090 Shackleford
47 (McDonald's) located in a 'B-5' Planned Commercial District.
48

49 **IV. STAFF ANALYSIS:**

50
51 Drawings include Signage proposed Sign dated rev. 3/15/17 and Site Plan, dated rev.
52 June 13, 1997 partial survey.
53

54 There is a drawing labeled 'Design Option: A', dated 3/15/17 by Warren Sign that shows
55 the tenant sign areas with dimensions. A human figure that appears on the sign appears
56 to be out of scale. This woman figure is shown as 5'-4" tall, which is below average, but
57 she is also shown only 12" wide max. at the shoulders and hips which would be highly
58 uncommon. Figures not shown to scale could give the impression of the sign being a bit
59 larger than it would be in real life.
60

61 The proposed sign falls within the requirements of a ground sign, but the establishment of
62 a Shopping Center Sign and its location in front of the setback is not permitted in the 'B-
63 3' District without Council approval per the zoning code under section 520.050:
64

65 *SECTION 520.050: GROUND SIGNS*

66 *A. Material. All ground signs for which a permit is required under this Article shall have a surface*
67 *or facing of incombustible material, but combustible structural trim may be used thereon.*

68 *B. Letters, Figures, Etc. All letters, figures, characters or representations in cut-out, irregular form,*
69 *maintained in conjunction with, attached to or superimposed upon any sign, which shall be safely and*
70 *securely built or attached to the sign structure, shall comply with all the requirements of this Article.*

71 *C. Height. It shall be unlawful to erect any ground sign whose total height is greater than twenty-*
72 *five (25) feet above the level of the street upon which the sign faces or above the adjoining ground level if*
73 *such ground level is above the street level; however, such sign or signs may be erected and maintained to a*
74 *total height of forty (40) feet upon approval by a majority of the Planning and Zoning Commission, subject*
75 *to conditions and restrictions deemed appropriate by the Planning and Zoning Commission and as*
76 *otherwise required by this Article.*

77 *D. Location. No ground sign shall be nearer than two (2) feet to any other sign, building or*
78 *structure. No ground sign shall be nearer the street than the building line established by law. Ground*
79 *signs are prohibited in shopping centers and all existing ground signs in a shopping center shall be*
80 *removed by July 31, 1973; however, a special permit authorizing the location of a ground sign may be*
81 *issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is*
82 *not simply for the convenience of the applicant, that such proposed sign would be consistent with good*
83 *planning practices, can be maintained in a manner which is visually compatible with the use of the*
84 *property in the surrounding area and other sign structures within the surrounding area and is not located*
85 *in the historic district.*

86 *E. Support. All ground signs shall be securely built, constructed and erected upon posts and*
87 *standards designed by standard engineering practice and shall not be supported and braced by timbers or*
88 *metal rods.*

89 *F. Treating Of Posts. All posts of wood shall be treated to protect them from moisture by creosoting*
90 *or other approved methods when they rest upon or enter into the ground.*

Philip Lum

Subject:

FW: Monument Signs

I think it was Mr. Baranowski stated that most banks in the city did not have ground or pole signs. Here is a list of banks in the city database:

1000 N. Highway 67 (Mercantile Bank) has a monument sign, ord 4523 now US Bank.
2100 N. Highway 67 now US Bank has a pole sign permit 2002
2900 N. Highway 67 Commerce Bank, now vacant for Raisin Canes. Never had a sign permit except for a wall sign.
495 Howdershell Rd Bank of America- Ground sign in 2000
8190 N. Lindbergh Blvd, Commerce Bank B-5 ord. no. 7201
8417 N. Lindbergh, Special Use #5093 Ground Sign (First Community Bank)
1100 Shackelford Rd, Regions Bank, Special Use 2005 for a pole sign. Ord no. 7138
430 Rue St Ferdinand, Citizens Bank, canopy signs
880 Rue St Francois, Bank of America, 4 post sign 1999
400 W. Washington St, Commercial Bank, SUP Ord. No. 5974, with 85 s.f. sign permit 2012
1281 Graham Rd, First Bank Savings Bank, Pole sign 80 s.f. 2003.

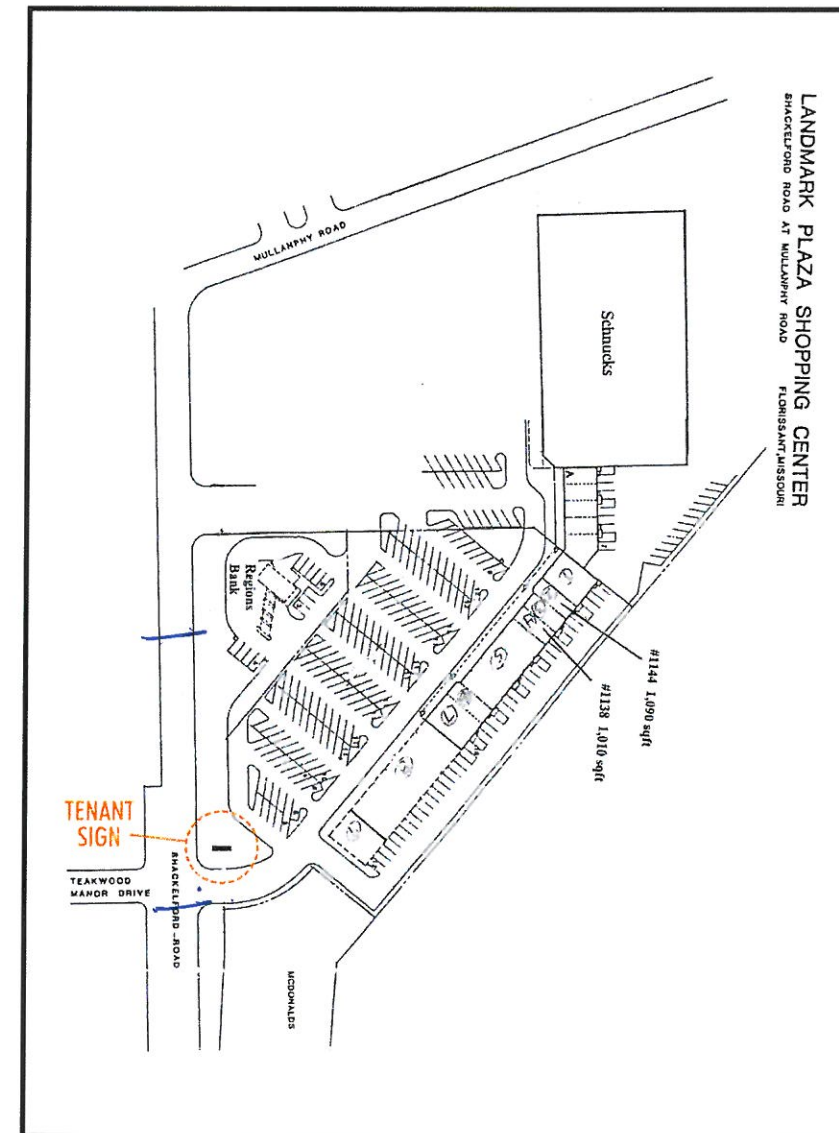
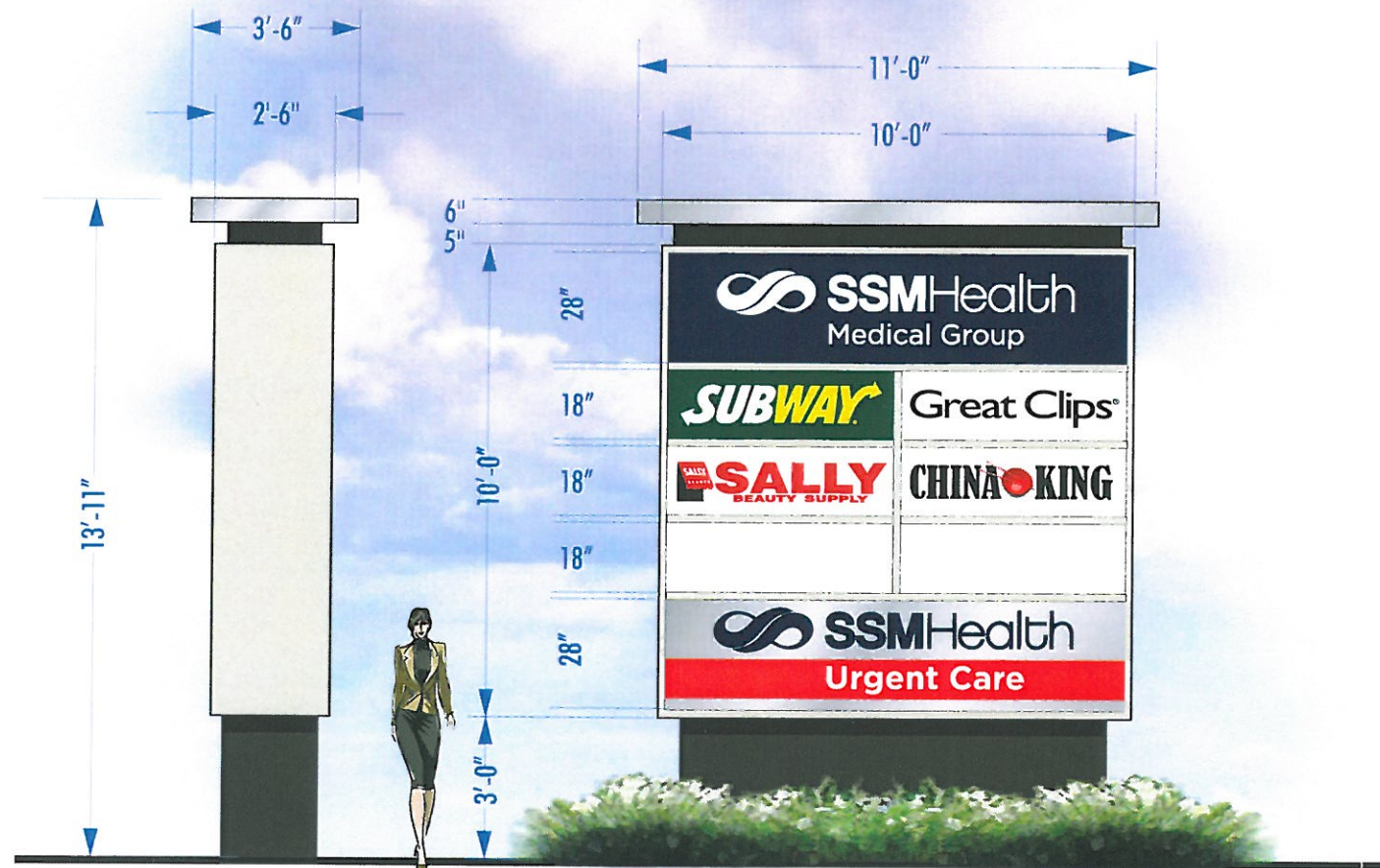
Thanks,

Philip E. Lum, AIA
Building Commissioner
955 Rue St. Francois
Florissant, MO 63031
314-839-7642
plum@florissantmo.com

RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN

SIGN. *Paul D. [Signature]* DATE: 5/1/2017

DESIGN OPTION: A



WARREN SIGN
 2955 Arnold Tenbrook Rd.
 St. Louis, MO 63010
 P: 636-282-1300 F: 636-282-3388

CLIENT: LANDMARK PLAZA
 PROJECT: TENANT PYLON SIGN
 LOCATION: 1112 SHACKELFORD FLORISSANT, MO
 DATE: 8/17/16
 SAVED AS: LANDMARK PLAZA 8 TENANT PYLON
 DRAWING NO.: JK 080716
 REVISED: 3/15/17
 DESIGNED BY: Keith Hempen



DOUBLE SIDED PYLON SIGN: 1/4" = 1'-0" (100sf TENANT DIRECTORY)

FABRICATE AND INSTALL ONE DOUBLE SIDED PYLON SIGN WITH WHITE LED INTERNAL ILLUMINATION. ALUMINUM CABINET CONSTRUCTION WITH ACRYLIC POLYURETHANE PAINT FINISHES PER CUSTOMER COLOR CHOICES. FACES SHALL BE WHITE ACRYLIC DECORATED WITH TRANSLUCENT VINYL FILM GRAPHICS PER EACH TENANT STYLE AND COLOR CHOICE. SIGN SUPPORTED BY A STEEL UPRIGHT DIRECT BURIED IN A CONCRETE FOOTING PER SEALED ENGINEER'S DRAWING. 120V PRIMARY ELECTRICAL SERVICE SHALL BE BROUGHT TO SIGN BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGN SHALL HAVE A UL LISTED DISCONNECT SWITCH AND BEAR UL LABEL PER SIGN ORDINANCE REQUIREMENTS. COORDINATE PLACEMENT WITH SITE PLAN.

This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign. It may not be reproduced in whole or in part without written permission.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

warrensing.com

1 INTRODUCED BY COUNCILMAN LEE
2 APRIL 24, 2017

3
4 BILL NO. 9277

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING CHAPTER 125.056 “WAGE INCREASE &
7 SCHEDULE” BY AMENDING SUBSECTION A “JOB CLASSIFICATION
8 AND GRADE LEVEL” BY CHANGING THE GRADE LEVEL FOR THE
9 COURT CLERK FROM “8” TO “9”.**

10
11
12 WHEREAS, the City Council feels that an increase in grade level for the positon
13 of Court Clerk will make the positon more competitive.

14
15 WHEREAS, the Judge has recommended an increase of one level to a level 9 to
16 improve recruitment for the positon.

17
18 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.
19 LOUIS COUNTY, MISSOURI, AS FOLLOWS:
20

21 Section 1: Chapter 125.056 “Wage Increase & Schedule” Subsection A “Job
22 Classification and Grade Level” is hereby amended by changing the grade level for the
23 position of Court Clerk from “8” to “9”.

24 Section 2: This ordinance shall become in force and effect immediately upon its
25 passage and approval.

26
27 Adopted this _____ day of _____, 2017.

28
29
30 _____
31 Jackie Pagano
32 President of the Council
33 City of Florissant

34
35 Approved this _____ day of _____, 2017.

36
37
38 _____
39 Thomas P. Schneider
40 Mayor, City of Florissant

41
42 ATTEST:

43
44 _____
45 Karen Goodwin, MMC/MRCC
46 City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Tuesday, May 9, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to True Dreams Banquet & Rental Space, LLC d/b/a True Dreams Banquet & Rental Space to allow for a banquet hall for the property located at 47 Florissant Oaks Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

1 INTRODUCED BY COUNCILMAN JONES
2 MAY 9, 2017

3
4

5 BILL NO. 9279

ORDINANCE NO.

6
7
8
9
10
11

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT FOR TRUE DREAMS BANQUET & RENTAL SPACE TO ALLOW FOR A BANQUET HALL FOR THE PROPERTY LOCATED AT 47 FLORISSANT OAKS SHOPPING CENTER.

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
14 operation of an event/ banquet center; and

15 WHEREAS, an application has been filed by True Dreams Banquet and Rental Space,
16 LLC to allow for the location and operation of an event/banquet center on the property known
17 as 47 Florissant Oaks Shopping Center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of April 17, 2017, has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of public hearing no. 17-05-013 on said application to be held on
21 the 9th of May, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published,
22 held and concluded; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 consideration, has concluded that the granting of the Special Use Permit as hereinafter provided
25 would be in the best interest of the City of Florissant.

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

28
29

Section I: A Special Use Permit is hereby granted to allow for a
30 banquet center in an existing B-3 Zoning District located at 47 Florissant Oaks Shopping
31 Center with the following stipulations:

- 32 1) The tenant space is required to meet the building codes for a change in use
33 classification.
- 34 2) Doors shall receive panic hardware and the rear door fitted with alarm or other
35 device to prevent it from remaining open or being propped open during use.
- 36 3) The establishment is to have no cooking equipment.

- 37 4) The total number of occupants is limited to 150.
- 38 5) All trash in parking lot is to be picked up after each event.

39
40 Project Completion.

41 Construction shall start within 60 days of the issuance of building permits, and the
42 structure shall be completed in accordance with the plans within 180 days of start of
43 construction.

44
45 Section 2: The said Special Use Permit herein authorized shall remain in full force and
46 effect and subject to all of the ordinances of the City of Florissant.

47 Section 3: When the named permittee discontinues the operation of said business, the
48 Special Use Permit herein granted shall no longer be in force and effect.

49 Section 4: This ordinance shall become in force and effect immediately upon its passage
50 and approval.

51
52
53 Adopted this _____ day of _____, 2017.

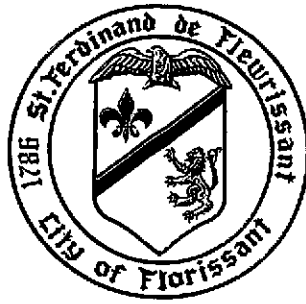
54
55
56 _____
57 Jackie Pagano
58 President of the Council
59 City of Florissant

60
61 Approved this _____ day of _____, 2017.

62
63
64 _____
65 Thomas P. Schneider
66 Mayor, City of Florissant

67
68
69 ATTEST:
70
71 _____
72 Karen Goodwin, MMC/MRCC
73 City Clerk
74

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

[Handwritten Signature]
DATE: 4/17/17

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: #47 Florissant Oaks Slc
Property Owners Name: Florissant Oaks Slc - Dorothy Coleman Phone #: 838 9977
Property Owners Address: 3709 Buff Springs Dr. St. Charles MO 63303
Business Owners Name: Kevin & Lisa Jefferson Phone #: 314-532-3978
Business Owners Address: 2240 Cottontail Dr Florissant MO 63033
DBA (Doing Business As) True Dreams Banquet and Rental space LLC
Authorized Agents Name: Kevin Jefferson CO. Name: 314532 3978
(Authorized Agent to Appear Before The Commission)
Agents Address: SAME AS ABOVE Phone #:

Request a special use permit to allow for
A Banquet & Rental space -
State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Kevin Jefferson
Applicant's Signature

4-10-17
Date

Received by: ed Receipt # 00085757 Amount Paid \$125.00 Date: 4/17/17

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION



City Of Florissant - Public Works
314-839-7648

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE:

4/17/19

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zone & date filed

SPECIAL PERMIT FOR Special permit for operation of Banquet Center
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.)

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # Statement of what the amendment is for.

LOCATION #47 Florissant Oaks Shopping Ctr, Florissant, MO
Address of property. 63031

1) Comes Now _____
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) lease property
State legal interest in the property. (i.e., owner of property, lease.
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for vacant and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

4) The petitioner(s) further state(s) that (he) (she) (they) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:
Individual _____ Partnership Corporation _____

(a) If an individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners LISA & Kevin Jefferson
2240 Cottontail Dr. Florissant, MO 63033
- (2) Telephone numbers 314-532-3978
- (3) Business address #47 Florissant Oaks Shopping Ctr, Florissant, MO
63031
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Florissant Oaks S/C LLC

Address 3709 Bluffsprings St. Charles MO 63303

Property Owner Dorothy Coleman

Location of property #47 Florissant Oaks Shopping Ctr, Florissant, MO 63031

Dimensions of property _____

Property is presently zoned B-3 Requests Rezoning To _____

Proposed Use of Property Banquet & Rental space

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building 2400 sq. Ft. Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

47 Florissant Oaks Shopping Center

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.



OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

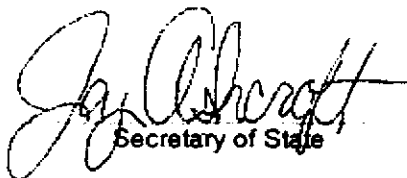
WHEREAS,

True Dreams Banquet and Rental Space, LLC
LC001534375

filed its Articles of Organization with this office on the 10th day of April, 2017, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 10th day of April, 2017, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 10th day of April, 2017.


Secretary of State







LINDSAY LN

FLORISSANT OAKS SHOPPING CTR

211

Handicap
Parking Spots

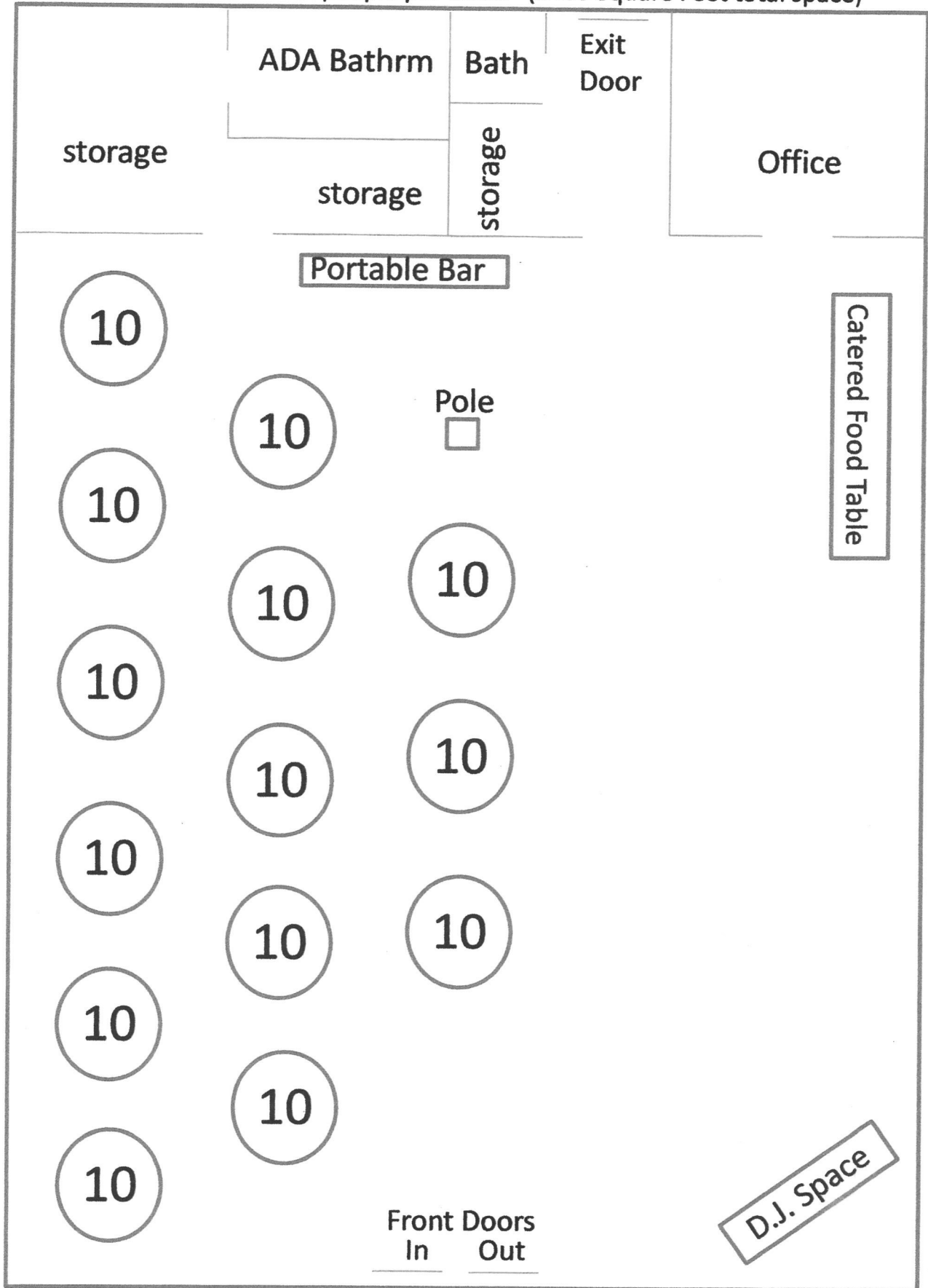
Mc Donald's

PATTERSON RD

SALLY DR

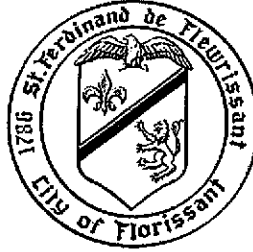
One of "True Dreams Banquet and Rental Space" design layout.

★ 10 = Number of people per table. (2400 Square Feet total space)



1

MEMORANDUM RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN



SIGN.

[Handwritten Signature]

DATE: 4/12/17

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CITY OF FLORISSANT- BUILDING DEPARTMENT

"The mission of the Building Department is to enforce building codes, zoning codes and property maintenance codes in order to protect life safety and enhance the quality of life for the residents of the City of Florissant."

To: Planning and Zoning Commissioners Date: April 12, 2017

From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
PWLF Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request Recommended Approval for a Special Use at 47 Florissant Oaks
to allow for a Banquet Center in an existing 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-041717-2

I. PROJECT DESCRIPTION:

This is a Request for Recommended Approval for a Special Use at 47 Florissant Oaks,
to allow for a Banquet Center in an existing 'B-3' Zoning District.

II. SITE CONDITIONS:

The existing property at 47 Florissant Oaks is an existing Shopping Center built in 1970
according to County records.

The existing property is currently occupied by several tenants. The site meets the
definition of a Shopping Center having two or more establishments under separate
management.

The subject property has an L-shaped building which is a strip center with some
restaurant (assembly) tenants. The total area of the building is approximately 37,860
square feet and constructed of masonry. The walls of the buildings have aluminum and
glass storefront, brick and flat roofs. There are 2 Special Uses for restaurants, Stix and
Ice at 35 Florissant Oaks and Fresh Italy (currently vacant) at 119 Florissant Oaks.

41
42 The number of existing parking is derived from aerial photos and appears to be (214). Per
43 the parking ordinance for this use a retail center containing less than 100,000 s.f. requires
44 4 spaces/1000 s.f. Required parking is, therefore= 151 if occupied by retail. Restaurant
45 and banquet hall uses usually affect this number and is dependent on seating. This
46 banquet center would likely increase the parking required by 30 spaces. If all tenancies
47 are fully occupied and in use, the required parking could be therefore calculated as about
48 180. Currently there are a few vacancies, therefore, the number of parking is not
49 inadequate. There are 2 rows of parking behind the building. The row to the west
50 contains 35 spaces and the one to the north contains 50 spaces, leaving about 129 in the
51 main parking area.

52
53 **III. SURROUNDING PROPERTIES:**

54
55 The properties to the North are in an 'R-4 Single' Family Dwelling District and include
56 1025 Patterson, 20, 30, 50, 60, 70 80 Ruth and to the West corner of the site, 675
57 Lindsay Lane, also in an 'R-4 Single' Family Dwelling District. 15 Florissant Oaks,
58 adjacent to the site is in a 'B-5' Planned Commercial District.

59
60 **IV. STAFF ANALYSIS:**

61
62 Special Uses for this zoning district include: Assembly Halls not associated with a
63 church or School, Private Clubs and Lodges, Restaurants, Taverns, Nightclubs and
64 Lounges. Therefore, staff determined that a Special Use Permit is in order, technically as
65 a for profit "assembly hall" since the proposal is to include only outside caterers,
66 including a bar and is not limited to banquet use but could include other assembly uses.

67
68 The application is accompanied by a sketch floor plan showing 14 tables of 10 in the
69 gathering space with overall size of 2400 s.f.

70
71 The applicant indicates a hall for hire type business only with no cooking equipment.

72
73 No exterior changes to the site are anticipated. No outside equipment is anticipated.

74
75 No new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

76
77 Occupant Load: The architectural plan shows one room with 14 tables. This would
78 result in 140 plus staff. Therefore the total number of occupants proposed is limited to
79 150, otherwise additional toilet fixtures will be required.

87 **VI. STAFF RECOMMENDATIONS:**

88

89 The applicant will need design professionals to submit building plans for a “change in use
90 classification” per the 2009 International Building Code and 2009 International Existing
91 Building Code. Based upon a maximum occupant load of 150, this would require at
92 minimum: 2 hour separation walls from mercantile uses, panic hardware, 2 ADA
93 restrooms (one women and one men), drinking fountain and service sink.

94

95 The residences behind this use would only be affected by use of the rear parking or rear
96 door, staff suggests that the rear door be kept closed at all times, perhaps since a panic
97 bar is required, an audible alarmed panic bar is one suggested solution.

98

99 Hours of operation should be discussed to identify which businesses remain in use during
100 the operation of this proposed business.

101

102 If the Commission recommends approval, staff recommends the attached suggested
103 motion:

104

105 **Suggested Motion for 47 Florissant Oaks**

106

107 I move to recommend approval of a Special Use to allow for a Banquet Center in
108 an existing ‘B-3’ Zoning District at **47 Florissant Oaks**, with the following
109 stipulations:

110

- 111 1. The tenant space is required to meet the building codes for a change in use
112 classification.
- 113 2. Doors shall receive panic hardware and the rear door fitted with alarm or other
114 device to prevent it from remaining open or being propped open during use.
- 115 3. This establishment is to have no cooking equipment.
- 116 4. The total number of occupants is limited to 150.

117

118

119 **PROJECT COMPLETION.**

120

121 Construction shall start within 60 days of the issuance of building permits, and
122 the structure shall be completed in accordance with the plans within 180 days
of start of construction.

123

(end of Suggested Motion and Memo)

124

125

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: April 19, 2017

Mayor's Approval: 

Agenda Date Requested: May 8, 2017

Description of request: A supplemental appropriation to provide temporary, part-time staffing assistance in the finance department. Request \$3,571 to account #4010 Salaries and \$273 to account #4013 Employee Benefits for a total of \$3,844. See attached memo for further information.

Department: Finance

Recommending Board or Commission: N/A

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: Yes / No

No

3 readings? : Yes / No

No

Back up materials attached:

Back up materials needed:

Minutes

Minutes

Maps

Maps

Memo

X

Memo

Draft Ord.

Draft Ord.

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.


For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

City of Florissant, Missouri

Memorandum

To: Mayor Thomas P. Schneider 
From: Randy McDaniel, Director of Finance
Subject: Supplemental Appropriation – City Hall Cashier
Date: April 19, 2017

MM
041917

Respectfully request a supplemental appropriation in the amount of \$3,571 to account #4010 Salaries and \$273 to account #4013 Employee Benefits to provide staffing assistance in the City Hall cashiers office for an eight week time period.

The staffing levels in the Finance Department are, and have been for many years, extremely lean. The City is very fortunate to have conscientious employees who have the ability to maintain departmental operations despite illnesses, vacations and other extended absences.

The City Hall Cashier is scheduled to have surgery in July, 2017 and will be out for up to eight weeks. This time period is very busy with normal activities plus the addition of summer activities. It is also a time when many staff members take vacation leave.

To help provide adequate staffing during this period, I respectfully request the addition of a part-time City Hall Cashier I position for an eight week period at 40 hours per week. The cost for this position will not exceed \$3,571 in wages and \$273 in benefits for a total of \$3,844.

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 MAY 9TH, 2017

3
4 BILL NO. 9280

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION**
7 **OF \$3,571 TO ACCOUNT NO. 4010 "SALARIES" AND \$273 TO**
8 **ACCOUNT NO. 4013 "EMPLOYEE BENEFITS" FOR A PART-TIME**
9 **CITY HALL CASHIER FOR AN INTERIM PERIOD OF 8 WEEKS.**

10
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
12 COUNTY, MISSOURI, AS FOLLOWS:

13
14 Section 1: There is hereby appropriated and set apart from the General Revenue Fund of
15 the City of Florissant, \$3,571 to Account no. 4010 "Salaries"; and

16
17 Section 2: There is hereby appropriated and set apart from the General Revenue Fund,
18 \$273 to account no. 4013 "Employee Benefits" for a part-time City Hall cashier for an interim
19 period of 8 weeks.

20
21 Section 3: This ordinance shall become in force and effect immediately upon its
22 passage and approval.

23
24
25 Adopted this _____ day of _____, 2017.

26
27
28
29 _____
30 Jackie Pagano
31 President of the Council
32 City of Florissant

33
34 Approved this _____ day of _____, 2017.

35
36
37 _____
38 Thomas P. Schneider
39 Mayor, City of Florissant

40
41
42 ATTEST:
43
44 _____
45 Karen Goodwin, MMC/MRCC
46 City Clerk

1 INTRODUCED BY COUNCILMAN PARSON
2 MAY 9, 2017

3
4 BILL NO. 9282

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8255 FROM KOLFE, LLC TO PARSONS CONVENIENCE**
8 **STORES INC. FOR THE OPERATION OF A CONVENIENCE STORE,**
9 **FILLING STATION AND EXISTING SIGN LOCATED AT 12785 NEW**
10 **HALLS FERRY ROAD.**

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
14 operation of a convenience store and filling station; and

15 WHEREAS, pursuant to Ordinance No. 8024 Parson's Oil Co, LLC was granted a
16 Special Use Permit for the location and operation of a convenience store and fulling station on
17 the property known as 12785 New Halls Ferry Road, and

18 WHEREAS, pursuant to Ordinance No. 7451 a ground sign was authorized on the
19 property at 12785 New Halls Ferry Road; and

20 WHEREAS, Ordinance no. 8255 authorized a transfer of the Special use permit to Kolfe,
21 LLC d/b/a EXXON; and

22 WHERAS, an application has been filed by Parson's Convenience Stores Inc. to transfer
23 Ordinance no. 8255 to its name; and

24 WHEREAS, the City Council of the City of Florissant determined at its meeting on May
25 9, 2017 that the business operated under Ordinance No. 8255 as amended and transferred would
26 be operated in a substantially identical fashion as set out herein; and

27 WHEREAS, Parson's Convenience Stores Inc. has accepted the terms and conditions
28 set out in Ordinance No. 8255 as amended and transferred.

29
30 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

32
33
34 Section 1: Special Use Permit authorized by Ordinance No. 8255 is hereby transferred
35 from Kolfe, LLC d/b/a EXXON to Parson's Convenience Stores Inc. for the location and
36 operation of a convenience store and filling station located at 12785 New Halls Ferry Road.

37 .

38 Section 3: The terms and conditions of said Special Permit shall remain in full force and
39 effect.

40 Section 4: The Special Use Permit herein authorized shall terminate if the said business
41 ceases operation for a period of more than ninety (90) days or when the named permittee ceases
42 to be the owner and operator of said business.

43 Section 5: This ordinance shall become in force and effect immediately upon its passage
44 and approval.

45
46

47 Adopted this ____ day of _____, 2017.

48
49
50
51
52
53

Jackie Pagano
Council President

54 Approved this ____ day of _____, 2017.

55
56
57
58
59
60

Thomas P. Schneider
Mayor

61 ATTEST:

62
63
64
65

Karen Goodwin, MMC/MRCC
City Clerk



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8255 which authorized a Special Permit:

TO: Parsons Convenience

FOR: operation of Convenience Stores Pilling Station & existing sign

and agree to the terms and conditions listed in said ordinance and to any additional term and conditions that the City Council shall deem appropriate.

Tom Parsons Parsons Convenience Stores

PRINT - NAME OF APPLICANT

Tom Parsons Parsons Convenience Stores

SIGNATURE OF APPLICANT

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant, MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Drive
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

HEALTH DEPARTMENT
#1 St. Ferdinand Drive
Florissant, MO 63031
314 / 839-7654
Fax: 314 / 839-7656

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

1 INTRODUCED BY COUNCILMAN SCHMIDT
2 AUGUST 8, 2016

3
4 BILL NO. 9214

ORDINANCE NO.

8 2 5 5

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NOS. 8024 & 7451 FROM PARSON'S CONVENIENCE STORE**
8 **AND GAS STATION D/B/A N. HALLS FERRY PIT STOP TO KOLFE**
9 **LLC D/B/A EXXON FOR THE OPERATION OF A CONVENIENCE**
10 **STORE, FILLING STATION AND FOR THE EXISTING SIGN**
11 **LOCATED AT 12785 NEW HALLS FERRY ROAD.**

12
13 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
15 operation of a convenience store and filling station; and

16 WHEREAS, pursuant to Ordinance No. 8024 Parson's Oil Co, LLC was granted a
17 Special Use Permit for the location and operation of a convenience store and fulling station on
18 the property known as 12785 New Halls Ferry Road, and

19 WHEREAS, pursuant to Ordinance No. 7451 a ground sign was authorized on the
20 property at 12785 New Halls Ferry Road; and

21 WHEREAS, an application has been filed by Kolfe, LLC d/b/a EXXON to transfer the
22 Special Use Permit authorized by Ordinance Nos. 8024 & 7451 to its name; and

23 WHEREAS, the City Council of the City of Florissant determined at its meeting on
24 August 8, 2016 that the business operated under Ordinance Nos. 8024 & 7451 would be operated
25 in a substantially identical fashion as set out herein; and

26 WHEREAS, Kolfe, LLC has accepted the terms and conditions set out in Ordinance No.
27 8024 & 7451.

28
29 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
30 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

31
32
33 Section 1: Special Use Permit authorized by Ordinance No. 8024 is hereby transferred
34 from Parson's Oil Co, LLC to Kolfe, LLC d/b/a EXXON for the location and operation of a
35 convenience store and filling station located at 12785 New Halls Ferry Road.

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8255

FROM KOLFE LLC

TO Parsons Convenience Stores Inc

FOR Operation of Convenience Store, filling station & existing sign

ADDRESS 12785 New Halls Ferry Road

Ward 8 Zoning _____ Date Filed 5/4/17 Accepted By [Signature]

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Parsons Convenience Stores Inc and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 12785 New Halls Ferry rd in the City of Florissant, Missouri. Legal interest: () Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE X [Signature]
Individual's Name

FOR: X [Signature]
Company, Corporation, Partnership

5/4/17
at City Council
Person &
Mayor

4. I (we) hereby certify that (indicate **one only**):

- I (we) have a legal interest in the above described property.
 I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE Tom Parsons

ADDRESS 8600 Dwiggins Road, West Alton, MO 63386

Telephone No. 6185807269 Email address TomParsons@ParsonsOilCompany.com

I (we) the petitioner(s) do hereby appoint N/A as my (our) duly authorized agent to represent me (us) in regard to this petition.

Tom Parsons
PETITIONER SIGNATURE

Note: Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of owner to Transfer Special Permit Petition.

Yonah's
SIGNATURE OF OWNER
Kofe LLC

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual Partnership Corporation LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Tom Parsons, 8600 Dwiggins Road
West ALTON MO 63386

Telephone numbers & email addresses 6185807269 Tom.PARSONS@PARSONSOILCOMPANY
.COM

Business name/address/phone Parsons Convenience Stores INC
12785 New Falls Ferry, Florissant MO

Photocopy of Corporation/LLC Articles and Certificate 3143959770

Date of incorporation/LLC march 3 2009

Copy of fictitious name registration, if applicable N/A *See attached*

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

INTRODUCED BY COUNCILMAN JONES
MAY 22, 2017

BILL NO. 9283

ORDINANCE NO.

ORDINANCE TO AUTHORIZE A SPECIAL PERMIT TO SHACKELFORD ASSOCIATES, LLC TO ALLOW FOR A SHOPPING CENTER GROUND SIGN FOR THE PROPERTY LOCATED AT 1106-1148 SHACKELFORD ROAD.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and maintenance of monument signs in the City of Florissant; and

WHEREAS, an application has been filed by Shackelford Associates LLC; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant at their meeting on May 1st, 2017 has recommended that a Special Permit be granted with conditions; and

WHEREAS, due notice of public hearing no. 17-05-014 on said application to be held on the 22nd or May, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the issuance of a Special Permit for a Monument sign would be in the best interest of the City of Florissant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section I: A Special Permit is hereby granted to allow for a shopping center ground sign in a B-3, Extensive Business District for the property located at 1106-1148 Shackelford Rd., subject to the conditions set forth below with these conditions being part of the record:

- 1) Sign shall be located 19'6" behind the property line and as otherwise shown on attached partial site plan by Stolwyk & Ferrenbach, dated June 13, 1997, as amended by the sign drawings attached thereto.
 - 2) Sign shall be indicated on drawing labeled 'Design Option: A', dated 3/15/17 by Warren Sign.
1. GENERAL DEVELOPMENT CONDITIONS.
 - a. Unless, and except to the extent otherwise specified, development shall be effected only in accordance with all ordinances of the City of Florissant.
 2. PROJECT COMPLETION.
 - a. Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 180 days of start of construction.

Section 2: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2017.

Jackie Pagano
President of the Council

Approved this _____ day of _____, 2017.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCTION BY COUNCILMAN SIAM
2 MAY 22, 2017

3
4 BILL NO. 9284

ORDINANCE NO.

5 AN ORDINANCE AMENDING SECTION 220.040 “CONTAINERS-
6 SPECIFICATIONS” BY DELETING THE SECTION IN ITS ENTIRETY
7 AND REPLACING IT WITH A NEW SECTION AND AMENDING
8 SECTION 405.245 ‘SCREEN AND BERMING’ BY ADDING “R-5” AND
9 “R-6” ZONING DISTRICTS FOR THE PURPOSE OF MODIFYING
10 REGULATIONS REGARDING COMMERCIAL DUMPSTERS.

11 WHEREAS, commercial dumpster enclosures are necessary for businesses and multi-
12 family buildings to keep their property free from litter and debris; and

13 WHEREAS, the City Council believes that improved regulations concerning dumpster
14 locations is in the best interest of the city.

15
16 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
17 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

18
19 Section 1: Section 220.040 “Containers – Specifications” is hereby deleted and replaced
20 with the following:

21
22 **Section 220.040 Containers — Specifications.**

23
24 All containers for the disposal of garbage or rubbish, with the exception of recycling containers
25 used for the purpose of disposing of newspaper, aluminum, glass or plastic for the purpose of
26 recycling, shall be containers made of heavy plastic polyethylene or heavy gauge metal or
27 watertight construction equipped with **fly-proof type** lids; and the lids shall be kept on at all
28 times, except when garbage or rubbish is being deposited in such containers. Each such container
29 shall have the capacity of not less than five (5) gallons nor more than **ninety-five (95)** gallons
30 and within these limits shall be of sufficient capacity to hold all the garbage and rubbish
31 accumulated on the premises between collections; and the contents thereof shall be kept in such
32 condition that it can, at all times, be readily and fully removed by a garbage or rubbish collector.
33 Uncovered recycling containers shall be approved by the Director of Public Works or any of
34 his/her assistants or designated subordinates to insure that health and safety standards of the City
35 of Florissant are maintained. Containers having a capacity of more than **ninety-five (95)** gallons
36 may be used provided they are in compliance with all of the other requirements of this Chapter
37 and shall have first been approved by the Director of Public Works or any of his/her assistants or
38 subordinates and such approval shall be placed on such container; and provided further that any
39 container that has a capacity of more than **ninety-five (95)** gallons must likewise be approved by
40 the applicable trash hauler of his/her capacity to handle such increased container. When rubbish
41 or garbage emanating from any multiple dwelling, business house, store, restaurant, school,
42 hotel, **motel**, hospital or other **institution, business and/or establishment** of any kind shall

43 accumulate to an amount of one (1) cubic yard or more between collection dates, a sanitary
44 container as prescribed and approved by the Director of Public Works or any of his/her assistants
45 or subordinates shall be used. **All one (1) cubic yard or larger containers shall be placed on a**
46 **six (6) inch thick reinforced PCC (Portland cement concrete) pad the full width of and**
47 **extending out twenty (20) feet in front of the container enclosure or screening.** All
48 containers not in accordance with the requirements set forth in this Section shall be removed,
49 torn down and eliminated.

50
51 Section 2: Section 405.245 “Screen And Berming” is hereby amended by adding “R-6
52 and R-5” to subsection B-1.

53
54 Section 3: This ordinance shall become in force and effect immediately upon its passage
55 and approval.

56
57 Adopted this _____ day of _____, 2017.

58
59
60 _____
61 Jackie Pagano
62 President of the Council
63 City of Florissant
64

65 Approved this _____ day of _____, 2017.

66
67
68 _____
69 Thomas P. Schneider
70 Mayor, City of Florissant
71

72 ATTEST:
73
74 _____
75 Karen Goodwin, MMC/MRCC
76 City Clerk
77