



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, August 28th, 2017

7:30 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes of August 14, 2017

IV. HEARING FROM CITIZENS

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

V. COMMUNICATIONS

None

VI. PUBLIC HEARINGS

17-08-018 (Ward 5) Application Staff Rpt Plans	Request to issue an amendment to B-5 Ordinance No. 7582 to allow for exterior alterations including a blade sign for the property located at 1232 Graham Road. (Planning and Zoning recommended approval on 8/7/2017)	Jim Sprick
17-08-019 (Ward 3) Application Staff Rpt Plans	Request to approve the final subdivision plat of St. Sophia, dividing one lot into 2 lots for the property located at 936 Charbonier Road. (Planning and Zoning recommended approval on 8/7/2017)	Tim Woodard
17-08-020 (Ward 9) Application Staff Rpt Plans	Request to authorize a Special Permit for a digital sign for the property located at 2040 N. Highway 67. (Planning and Zoning recommended approval on 8/7/2017)	Garrett Newhouse

VII. OLD BUSINESS

A. SECOND READINGS

9301	Ordinance amending Title III, Schedule III “Stop Intersections” subsection III B “Two Way Stops” by adding the intersection of Aqueduct and Hambletonian.	2 nd Reading Siam
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VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9303	Ordinance authorizing an amendment to B-5 Ordinance No. 7582 to allow for exterior alterations including a blade sign for the property located at 1232 Graham Road.	Schildroth
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9304	Ordinance to approve the final subdivision plat of St. Sophia, dividing one lot into 2 lots for the property located at 936 Charbonier Road.	Eagan
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9305	Ordinance to authorize a Special Permit for a digital sign for the property located at 2040 N. Highway 67.	Siam
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9306 Memo	Ordinance authorizing a transfer of \$200 from the account no. 5-06-21000 “Golf Course Uniforms and Allowances” to account no. 5-06-23000 “Golf Course Postage and Printing” for the purchase of additional scorecards.	Pagano
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9307 Memo	Ordinance appropriating the Community Development Block Grant (CDBG) funds for the 2017 fiscal year for the City of Florissant.	Pagano
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IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

<p>THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AUGUST 25TH, 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, AUGUST 28TH, 2017.</p>

CITY OF FLORISSANT



COUNCIL MINUTES

August 14, 2017

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, August 14, 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: Siam, Lee, Jones, Eagan, Caputa, Schildroth, Henke, Pagano and Parson. 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.

Councilman Caputa moved to amend the Council Minutes of July 24, lines 54-55, to change the address of Jean Knoltkamper from "545 Vesper" to "545 Versailles," seconded by Schildroth. Motion carried. Councilman Schildroth moved to approve the Executive Minutes and amended Meeting Minutes of July 24, seconded by Eagan. Motion carried.

The Chair stated the next item on the agenda was Hearing from Citizens.

Kevin O'Donnell, 512 Rancho, thanked the administration for setting up the electronic speed sign that he had requested. He stated that the "Adopt a Street Program" that was implemented by Block Captain, Robert Smith, was a wonderful program and should be implemented in all the wards. He added that he would like the police department to increase the use of Nixle in regards to traffic.

Paul Young, 525 Mullanphy, continued to express his concern regarding speeders on Mullanphy Lane.

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

The next item on the Agenda was Public Hearings of which there were none.

32 The next item on the agenda was Board Appointments.

33 Councilman Henke moved to reappoint Joseph Kane, 665 St. Catherine, to the Personnel
34 Commission as a member from Ward 6 for a term expiring on 4/24/2019, seconded by Parson. Motion
35 carried.

36 Councilman Siam moved to appoint Andrew Mims, 2065 Pyrenees, to the Landmark Historic
37 District Commission as a member from Ward 9 for a term expiring on 8/15/2020, seconded by Henke.
38 Motion carried.

39 Councilman Jones moved to appoint Paul Manganelli, 1600 Estes, to the Personnel Commission
40 as a member from Ward 2 for a term expiring on 8/15/2021, seconded by Eagan. Motion carried.

41 Councilman Schildroth moved to reappoint Paul Smith, 1110 St. Bernedette, to the Citizens
42 Participation Committee as a member from Ward 5 for a term expiring on 8/14/2018, seconded by
43 Pagano. Motion carried.

44 Councilman Jones moved to accept the Mayor's reappointment of Andrea Purnell, 1355 Estes,
45 to the Disability Awareness Commission as a member from Ward 2 for a term expiring on 9/8/2020,
46 seconded by Eagan. Motion carried.

47 Council as a Whole introduced Resolution No. 998 A Resolution of the City of Florissant
48 supporting a grant application for park improvements to Manion Park and said Resolution was read for
49 the first time. Councilman Schildroth moved that Resolution No. 998 be read for a second time,
50 seconded by Eagan. Motion carried and Resolution No. 998 was read for a second time.
51 Councilman Eagan moved that Resolution No. 998 be read for a third time, seconded by Jones. On roll
52 call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke
53 yes, Pagano yes and Parson yes. Having received the unanimous vote of all members present
54 Resolution No. 998 was read for a third and final time and placed upon its passage.

55 Before the final vote all interested persons were given an opportunity to be heard. On roll call
56 the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes
57 Pagano yes and Parson yes. Whereupon the Chair declared Resolution No. 998 to be adopted.

58 Councilman Henke introduced Bill No. 9298 An Ordinance amending Chapter 510
59 "Occupancy Permit Required," Section 510.130.C "Fees" by adding an update provision for foster
60 care families and said Bill was read for the first time. Councilman Henke moved that Bill No. 9298
61 be read for a second time, seconded by Parson. Councilman Henke stated that foster children should
62 be welcomed into the Florissant community. If foster parents have ample documentation for the

children, then parents should be allowed to update their occupancy for no charge. Motion carried and Bill No. 9298 was read for a second time. Councilman Henke moved that Bill No. 9298 be read for a third time, seconded by Siam. On roll call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Having received the unanimous vote of all members present Bill No. 9298 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard.

John Engelmeyer, 1281 Graham Rd., stated that the foster care program was a great program and foster children should be welcomed into the city of Florissant. No fee should be charged for an occupancy permit.

On roll call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9298 to have passed and said Bill became Ordinance No. 8337.

Councilwoman Pagano introduced Bill No. 9299 An Ordinance amending Ordinance No. 8183 establishing a length of service plan for seasonal part-time employees by adding the position of "Volunteer Coordinator" and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9299 be read for a second time, seconded by Jones. Motion carried and Bill No. 9299 was read for a second time. Councilman Schildroth moved that Bill No. 9299 be read for a third time, seconded by Henke. On roll call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Having received the unanimous vote of all members present Bill No. 9299 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. On roll call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9299 to have passed and said Bill became Ordinance No. 8338.

Councilwoman Pagano introduced Bill No. 9300 An Ordinance authorizing a transfer of \$36,000 from Acct. No. 0339 "Ice/Snow Removal" to Acct. No. 0330 "Vehicle and Equipment Repair" and a transfer of \$9,000 from Acct. No. 8050 "Professional Services" to Acct. No. 8030 "Equipment Repair" and said Bill was read for the first time. Councilmen Lee moved that Bill No. 9300 be read for a second time, seconded by Jones. Motion carried and Bill No. 9300 was read for a second time. Councilman Lee moved that Bill No. 9300 be read for a third time, seconded by

94 Parson. On roll call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes,
95 Schildroth yes, Henke yes, Pagano yes and Parson yes. Having received the unanimous vote of all
96 members present Bill No. 9300 was read for a third and final time and placed upon its passage. Before
97 the final vote all interested persons were given an opportunity to be heard.

98 On roll call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes,
99 Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9300
100 to have passed and said Bill became Ordinance No. 8339.

101 Councilman Siam introduced Bill No. 9301 An Ordinance amending Title III, Schedule III
102 “Stop Intersections,” Subsection III B “Two Way Stops” by adding the intersection of Aqueduct and
103 Hambletonian and said Bill was read for the first time by title only.

104 Councilwoman Pagano introduced Bill No. 9302 An Ordinance authorizing a transfer of
105 \$5,000 from Acct. No. 4059 “Election Expense” to Acct. No. 4033 “Copy Equipment/Supply” to
106 cover printing supplies through end of fiscal year and said Bill was read for the first time.

107 Councilwoman Pagano moved that Bill No. 9302 be read for a second time, seconded by Eagan.
108 Motion carried and Bill No. 9302 was read for a second time. Councilwoman Lee moved that Bill
109 No. 9302 be read for a third time, seconded by Caputa. On roll call the Council voted: Siam yes, Lee
110 yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Having
111 received the unanimous vote of all members present Bill No. 9302 was read for a third and final time
112 and placed upon its passage. Before the final vote all interested persons were given an opportunity to
113 be heard. On roll call the Council voted: Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes,
114 Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9302
115 to have passed and said Bill became Ordinance No. 8340.

116 Councilwoman Pagano moved to change the Monday, September 11, 2017 Council Meeting
117 date to Tuesday September 19th, 2017, seconded by Caputa. Motion carried.

118 The next item on the Agenda was Council Announcements.

119 Councilman Eagan announced that the Florissant Benevolent Police Association will be hosting
120 their annual golf tournament on September 29 at the Golf Club of Florissant. The Knights of Columbus
121 will be hosting a Food Truck Night on Friday, August 18 at the Knights of Columbus grounds from 5-8
122 pm.

123 Councilman Jones stated that the Shackelford Road project has moved to the other side of the
124 road and reminded everyone to slow down. He encouraged residents to volunteer/donate to T.E.A.M.

He also thanked local State Representative, Cora Walker for connecting him with the food search network which is a statewide organization.

Councilman Caputa encouraged residents to secure their firearms and not leave them in their vehicles. All residents should leave their porch lights on for added security. He informed the Council that he had received a letter from a resident who stated that the sewer later work that had been done at her residence was excellent and the workers were very professional. Councilman Caputa thanked the sewer lateral staff for their great job. On September 16, the Suicide Prevention Awareness organization will hold their 9th annual fundraiser at St. Ferdinand Park.

Councilman Parson stated that the Prince Hall Free Masons, Order of the Eastern Star, will be holding their annual parade on September 10th at 1:00 pm. The parade begins and ends at the Eagan Center. He encouraged residents to establish a “Florissant Five,” which involves asking residents to establish a relationship with at least 5 of their neighbors on their street. Getting to know your neighbors and establishing personal relationships helps to decrease crime in the neighborhoods. In light of the attack in Charlottesville and the death of Heather Heyer, we all need to work to establish less hate in our communities.

Councilman Schildroth asked all the residents to continue having patience with the MSD construction work being completed on Graham Road. St. Louis County continues to work on Washington. He congratulated B.J.’s Bar for being recognized in the 2017 Riverfront Times. On September 14, he and Councilwoman Pagano will be hosting a Ward Meeting at the Eagan Center at 7 pm.

Councilman Lee reminded everyone of the solar eclipse on Monday, August 21 and stressed the importance of using the approved glasses.

Councilwoman Pagano asked residents to volunteer for the vacant positions on the City’s many Boards and Commissions.

The next item on the Agenda was Mayor Announcements.

Mayor Schneider informed the Council that the organization that Councilman Parson referred to, the Prince Hall Free Masons, will also be hosting a Golf Tournament at the Florissant Golf Club on September 3 to benefit area youth, area hospitals and the needy.

He stated that newly renovated Florissant Valley Branch Library is now open and is spectacular. The entire lower floor has been converted from storage to a “themed” decorated youth area for children of all ages. The upper level has a terrific high tech area, many meeting rooms and a quiet room. The

Ferguson Florissant school district recently unveiled the S.T.E.A.M. Academy, which is a progressive learning program for students.

The Mayor participated in a grand opening ribbon cutting for “Smoothie King.” There will be a plaque dedication on the Walk of History for Ken Otto on August 30th at 330 St. Francois in conjunction with Wednesday Night Out. There will be a disc golf tournament at Dunegant Park on September 9. The Senior Town Hall Meeting is scheduled for September 14th.

The next City Council Meeting is scheduled for Monday, Aug. 28, 2017 at 7:30 pm.

Councilman Henke moved to adjourn the meeting, seconded by Schildroth. Motion carried. The meeting was adjourned at 8:07 p.m.

Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

Bill No. 9298	Ord. 8337
Bill No. 9299	Ord. 8338
Bill No. 9300	Ord. 8339
Bill No. 9302	Ord. 8340

CITY OF FLORISSANT



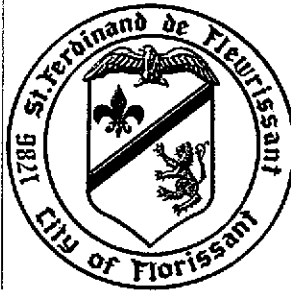
PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, August 28, 2017 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 7582 to allow for exterior alterations including a blade sign for the property located at 1232 Graham Road (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. 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.

Karen Goodwin, MMC City Clerk.

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE



PLANNING & ZONING ACTION:

Address of Property:

1230 GRAHAM RD

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

SIGN.

Paul J. Smith

DATE:

8/7/17

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

PETITION TO AMEND B-5 ORDINANCE #

PZ 071717-2

Enter ordinance number or number requesting to amend.

1) Comes Now

LONG JOHN Silver's / A+W

(Individual's name, corporation, partnership, etc.)

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, described on page 3 of this petition.

Legal interest in the Property LEASE for LONG JOHN Silver's restaurant
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned N/A
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for a LONG JOHN Silver's restaurant

State current use of property, (or, state: vacant).

REC. # 602844

7/24/17

125.00

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
Adding A+U Signage

List reason for the amendment request.

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

PRINT PETITIONER'S NAME

Jim Sprick

Print Name

PETITIONER(S) SIGNATURE (S)

A. B. -

FOR

LONG JOHN Silver's & A+U

(company, corporation, partnership)

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

6. I (we) hereby certify that (indicate one of the following):
- () I (we) have a legal interest in the herein above described property.
- (✓) 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.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE

A. B. -

ADDRESS

200 Centre on the Lake LAKE ST. LOUIS, MO 63367

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

314-570-5555

BUSINESS

I (we) the petitioner (s) do hereby appoint

JOE MCGOWEN

as

Print name of agent.

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

A. B. -
Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for 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: Jim Sprick 159 Ladue Oaks ST. Louis, MO 63141
Jim Sill 3113 Wheeling Dr. ST. Charles, MO 63301

(1) Names & addresses of all partners _____

(2) Telephone numbers 314-570-5555 314-660-8370

(3) Business address 200 Centre on the Lake LAKE ST. Louis, MO 63367

(4) Name under which business is operated Pinnacle Hospitality Group

(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) 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.

Name Pinnacle Hospitality Group DBA: Long John Silver's

Address 1230 GRAHAM RD.

Property Owner LJS GRAHAM RD LLC

Location of property 1230 GRAHAM RD

Dimensions of property _____

Property is presently zoned B-5 per ordinance # _____

Current & Proposed Use of Property Quick Service Restaurant Long John Silver's

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 NINE (9) FOLDED COPIES OF 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, signage and trash enclosure.

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 MARCH 9, 2009

3
4 BILL NO. 8497

ORDINANCE NO. 9582

5
6
7 **AN ORDINANCE REZONING FOR NUMAN PROPERTIES, LLC THE**
8 **PROPERTY LOCATED AT 1232 GRAHAM ROAD FROM B-3**
9 **EXTENSIVE COMMERCIAL DISTRICT TO B-5 PLANNED**
10 **COMMERCIAL DISTRICT FOR THE CONSTRUCTION OF A SIT-**
11 **DOWN, DRIVE-THROUGH AND CARRY-OUT RESTAURANT.**
12

13
14 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant
15 district classifications for the purpose of regulating their construction and use of land, buildings
16 and property within the said various districts, and said Ordinance provides the nature, kind and
17 character of buildings that may be erected in each of the said districts and the use to which the
18 land and buildings may be put; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
20 recommended to the City Council at their meeting of January 20, 2009 that Ordinance No. 1625
21 be amended to change the classification of the property at 1232 Graham Road from B-3
22 Extensive Commercial District to B-5 Planned Commercial District ; and

23 WHEREAS, due and lawful notice of a public hearing on said proposed zoning change
24 was duly published, held and concluded on Monday, March 9, 2009 at 8:00 P.M. by the Council
25 of the City of Florissant; and

26 WHEREAS, the Council, following said public hearing, and after due and careful
27 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as
28 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
29 of Florissant; and

30 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
32

33 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the
34 classification of the following described property from B-3 Extensive Commercial District to B-
35 5 Planned Commercial District:
36
37

DESCRIPTION
0.71 ACRES

A tract of land being part of Lot 101 of St. Ferdinand Common in St. Louis County, Missouri and being part of a larger tract conveyed to Charles Gould Jr. and wife by deed recorded in Book 6583, Page 1120 of the St. Louis County, Missouri Records and being more particularly described as follows:

COMMENCING at a point of intersection of the east line of Graham Road as widened with the south line of aforesaid Lot 101; thence North 00016~ East along the east line of Graham Road as widened, a distance of 136.31 feet more or less; thence South 89°31'00" East a distance of 15.27 feet to a point in the east line of Graham Road as widened by deed recorded in Book 6152, Page 327 of the St. Louis County Records, said point being the POINT OF BEGINNING of the tract herein described; thence continuing along the east line of Graham Road as widened, along a curve to the left having a radius of 1959.86 feet, an arc length of 5.32 feet, a chord of which bears North 03°48'24" West a chord distance of 5.32 feet to a point; thence along a curve to the right having a radius of 1859.86 feet, an arc length of 131.11 feet, a chord of which bears North 01°51'54" West a chord distance of 131.09 feet to a point; thence leaving the eastern line of Graham Road South 89°31'00" East a distance of 229.99 feet to a point; thence South 0016'00" West a distance of 136.28 feet to a point; thence North 89°31'00" West a distance of 224.74 feet to the POINT OF BEGINNING and containing 31,098 square feet and/or 0.71 acres more or less.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans dated 1-05-09 filed with the Planning & Zoning Commission of the City of Florissant, and having received a recommended approval by the Planning & Zoning Commission on 2-17-09 with certain conditions, and forwarded by said Planning & Zoning Commission to the Florissant City Council, and is attached hereto marked as Exhibit "A", adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The use permitted in this B-5 Planned Commercial District shall be limited to a sit down, carry out and drive-thru restaurant.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. The building shall be limited to a single story building with a total square footage of approximately 1,850 square feet. The building shall not exceed 25 feet in height. The building shall be constructed of brick, and glass as depicted on the architectural rendered elevations marked Preliminary Exterior Elevations, dated 12/29/08.

84
85 **3. PERFORMANCE STANDARDS**
86

87 Uses within this B-5 Planned Commercial District identified herein shall conform to
88 the most restrictive performance standards as set forth in Article VII of the Florissant
89 Zoning Code.
90

91 **4. PLAN SUBMITTAL REQUIREMENTS:**
92

93 Within ninety (90) days of the effective date of this ordinance, and prior to issuance
94 of any building or occupancy permit, the petitioner shall submit the Final
95 Development Plan to the Building Commissioner for review and approval thereby in
96 accordance with section 405.135 (K) (4) of the Florissant Zoning Code. Where due
97 cause is shown by the developer, this time interval may be extended by the Director
98 of Public Works.
99

100 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**
101

102 The above Final Site Development Plan shall include the following:
103

- 104 a. Location and size, including height of building, landscaping and general use of the
105 building.
106
107 b. Gross square footage of building.
108
109 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the
110 property in question.
111
112 d. Location and size of parking areas and internal drives.
113
114 e. Building and parking setbacks.
115
116 f. Curb cut locations.
117
118 g. Existing proposed contours at intervals of not more than two (2) feet.
119
120 h. Preliminary storm water and sanitary sewer facilities.
121

122 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**
123

124 The above Final Site Development Plan shall adhere to the following specific
125 design criteria:
126

- 127 a. Structure Setbacks.
128

- 129 (1) No building, excluding retaining walls and light standards shall be located
130 within forty (40) feet of the right-of-way of Graham Road.
131 (2) The setbacks shall be as approved by the Planning and Zoning Commission.
132

133 b. Parking, Loading and Internal Drives Setbacks.
134

- 135 (1) Parking, loading spaces, internal drives and roadways shall be located in
136 accordance with the preliminary site development plan marked
137 1 of 3 dated 2/10/09.
138 (2) All of the setbacks depicted on the preliminary site plan are approved but may
139 be modified with the approval of the Planning and Zoning Commission.
140

141 c. Minimum Parking/Loading Space Requirements.
142

- 143 (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning
144 Code, except as otherwise varied herein. There shall be a minimum of 37
145 parking spaces. Parking spaces shall comply with the Florissant parking
146 requirements.
147 (2) The drive-thru lanes shall be as shown on the preliminary site development
148 plan marked 1 of 3 dated 2/10/09.
149

150 d. Road Improvements, Access and Sidewalks.
151

- 152 (1) The property owner shall comply with all requirements for roadway
153 improvements as specified by the Director of Public Works.
154

155 e. Lighting Requirements.
156

157 Lighting of the property shall comply with the following standards and
158 requirements:
159

- 160 (1) All site lighting shall be as shown in accordance with the lighting plan marked
161 2 of 3 dated 2/10/09.
162 (2) The maximum height of any lights, including base, light fixture and light
163 standard, shall be 25 feet above grade.
164 (3) All lot lighting shall be directed downward and inward to reduce glare onto
165 the adjacent properties and roads.
166

167 f. Sign Requirements.
168

- 169 (1) All signage shall comply with the City of Florissant sign ordinance
170 (2) The existing Post Sign shall be removed.
171 (3) A new Post Sign shall be erected and shall be as shown on the drawing "Large
172 Pylon Sign" dated June 2008 but may be modified with the approval of the
173 Planning and Zoning Commission.
174

g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the landscaping plan marked L-1 dated 2-5-09 except as amended herein.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

- (1) Written approval of any required below storm water modifications shall be approved by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the preliminary site plan marked 1 of 3 dated 2/10/09. The building shall be constructed as shown on the architectural renderings marked 3 of 3 dated 2/10/09 and Preliminary Exterior Elevations dated 12/29/08.
- (3) All dumpsters and grease containers shall be contained within a trash enclosure constructed of masonry with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches. The trash enclosure shall be located as shown on the preliminary site plan marked 1 of 3 dated 2/10/09.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

(7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

7. PROJECT COMPLETION.

Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 300 days of start of construction.

8. RECORDING:

Within sixty (60) days of the approval of the final site development plan by the Building Commissioner, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

After approval of the Final Site Development Plan and prior to the issuance of any building permit, the following verifications shall be provided:

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District and the Department of Public Works.

b. Stormwater Sewers.

Written verification of stormwater plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, exceeds an estimated cost of one thousand dollars (\$1,000.00), as determined by the Director of Public Works, a bond, escrow or letter of credit shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

e. Street Improvement/Parking/Curbing Signs/Pavement Marking/Sidewalks/Traffic Signals, Bond or Escrows.

The petitioner shall furnish a two (2) year bond, escrow or letter of credit, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

266
267 f. Filing a Recorded Site Development Plan.
268

269 Two (2) copies of such recorded Final Site Development Plan, showing book,
270 page, and recording date, shall be filed with the director of public works.
271

272 g. Notification of the Department of Public Works.
273

274 Prior to the issuance of foundation or building permits, all approvals from the
275 Metropolitan St. Louis Sewer District, MODOT and other appropriate
276 organizations must be received by the Department of Public Works unless
277 otherwise approved by the Director of Public Works.
278

279 10. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**
280

281 a. Required roadway improvements shall be completed prior to the issuance of any
282 final occupancy permit.
283

284 b. Underground storm water detention shall be completed prior to the issuance of any
285 occupancy permit.
286

287 c. All fencing and/or landscaping intended as screening properties shall be completed
288 prior to the issuance of any occupancy permit, unless remitted by the Director of
289 Public Works due to weather related factors.
290

291 11. **GENERAL DEVELOPMENT CONDITIONS:**
292

293 a. Off site wash down facilities and temporary storm water and siltation control
294 shall be provided in accordance with the Florissant Land Disturbance Ordinance
295 and Permit.
296

297 b. Adequate surfaced temporary off-street parking for the construction employees
298 shall be provided.
299

300 c. Adjacent roads shall be kept clear and clean during construction.
301

302 d. Unless and except to the extent otherwise specifically provided herein,
303 development shall be effected only in accordance with the ordinances of the City
304 of Florissant.
305

306 e. The Department of Public Works shall enforce the conditions of this ordinance
307 in accordance with the approved Final Development Plan and all other ordinances
308 of the City of Florissant.
309

310 12. **PROJECT COMPLETION:**
311

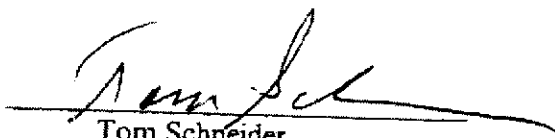
Construction shall start within sixty (60) of the issuance of building permits and the planned commercial development shall be completed within six (6) months of the start of construction.

Section 3: The application and preliminary plans are returned to the Building Commissioner for consideration of a Final Site Development Plan, pursuant to Chapter 405.155-M, of the Florissant Zoning Ordinance.


Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to a B-3 Extensive Commercial District, in accordance with Chapter 405.155-M, of the Florissant Zoning Ordinance.

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


Adopted this 9th day of March, 2009.


Tom Schneider
President of the Council
City of Florissant

Approved this 11th day of March, 2009.

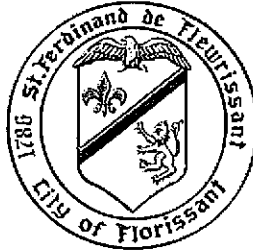

Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:


Karen Goodwin, CMC/MRCC
City Clerk

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MEMORANDUM



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CITY OF FLORISSANT- BUILDING DEPARTMENT

"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."

To: Planning and Zoning Commissioners Date: August 2, 2017

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

Subject: Request recommended approval to amend the provisions of a 'B-5', to allow for **Long John Silvers A&W** additions to the building at 1232 Graham Road located in a 'B-5' Zoning District.

STAFF REPORT

CASE NUMBER PZ-080717-2

I. PROJECT DESCRIPTION:

The request is for recommended approval to amend the provisions of a 'B-5', to allow for **Long John Silvers A&W** additions to the building at 1232 Graham Road located in a 'B-5' Zoning District.

II. EXISTING SITE CONDITIONS:

The property address is in process of changing signage to allow for **Long John Silvers A&W** additions, however, the blade sign was first rejected as a minor change as a 'Ground Sign' because it is connected to the structure of the building. Therefore, a formal amendment to the provisions of the 'B-5' is required.

III. SURROUNDING PROPERTIES:

The property is located in a 'B-5' District with the medical-parcel in a 'B-5' District to the North. The property adjacent and to the South is a bank at 1250 Graham Road in a 'B-3' District.

40
41
42 **IV. STAFF ANALYSIS:**

43 The application is accompanied by renderings 7/25/17 and signage design dated
44

45 **Proposed Signage:**

46 The blade sign proposed is to be replaced per the rendering and is 19'-6 1/2" in overall
47 height and 9'-3" in width.
48

49 Logo: new "A&W" signs and branding changes are shown on the sign renderings and
50 include orange sign blade of EIFS, orange copings, awnings and entry canopy. The
51 arrow sign and wall sign have already been replaced as face changes under permit.
52

53 Location: The post sign location shall not change but includes a new digital sign
54
55

56 **VI. STAFF RECOMMENDATIONS:**

- 57 1. There is an existing ordinance that requires an amendment for the proposed
58 changes.
59

60 **Suggested Motion:**

61 I move to **recommend approval** of the alterations presented, by amending the
62 Ordinance for the property, according to the proposal prepared by the petitioner as
63 described related documents and incorporating the sign drawings dated 7/25/17
64 for the proposed changes. Approval is subject to the regulations of the City of
65 Florissant building code, and the following additional requirements:
66

67 Amend Ordinance, as follows:
68

- 69 ~~1. There shall be one (1) digital sign face change, as shown on drawings that~~
70 ~~shall have the following restrictions:~~
71 ~~a. Digital sign shall display only static images for a minimum of 10~~
72 ~~second intervals, Digital sign shall display no glare, flashing, scrolling~~
73 ~~or animation.~~
74 ~~b. There shall be no affects between static images displayed.~~
75 ~~c. The sign shall be dimmable at night to prevent glare.~~
76 ~~d. Digital sign shall conform to the City's ordinance regarding digital~~
77 ~~sign code once adopted.~~

- 78 1. ~~X~~ There shall be one sign "blade sign" as depicted on the sign drawing dated
79 7/25/17.
80 2. ~~X~~ A&W signs, orange copings, awnings and entry canopy as depicted on the
81 sign drawing dated 7/25/17.
82

83 **1. GENERAL DEVELOPMENT CONDITIONS.**

84 Unless, and except to the extent, otherwise specifically provided, the alterations
85 shall be effected only in accordance with all ordinances of the City of Florissant.

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94

2. PROJECT COMPLETION.

Construction shall start within 30 days of the issuance of building permits for the project and shall be installed in accordance of the approved construction plan within 180 days of start of construction.

(end report)



Florissant, MO
Front Elevation

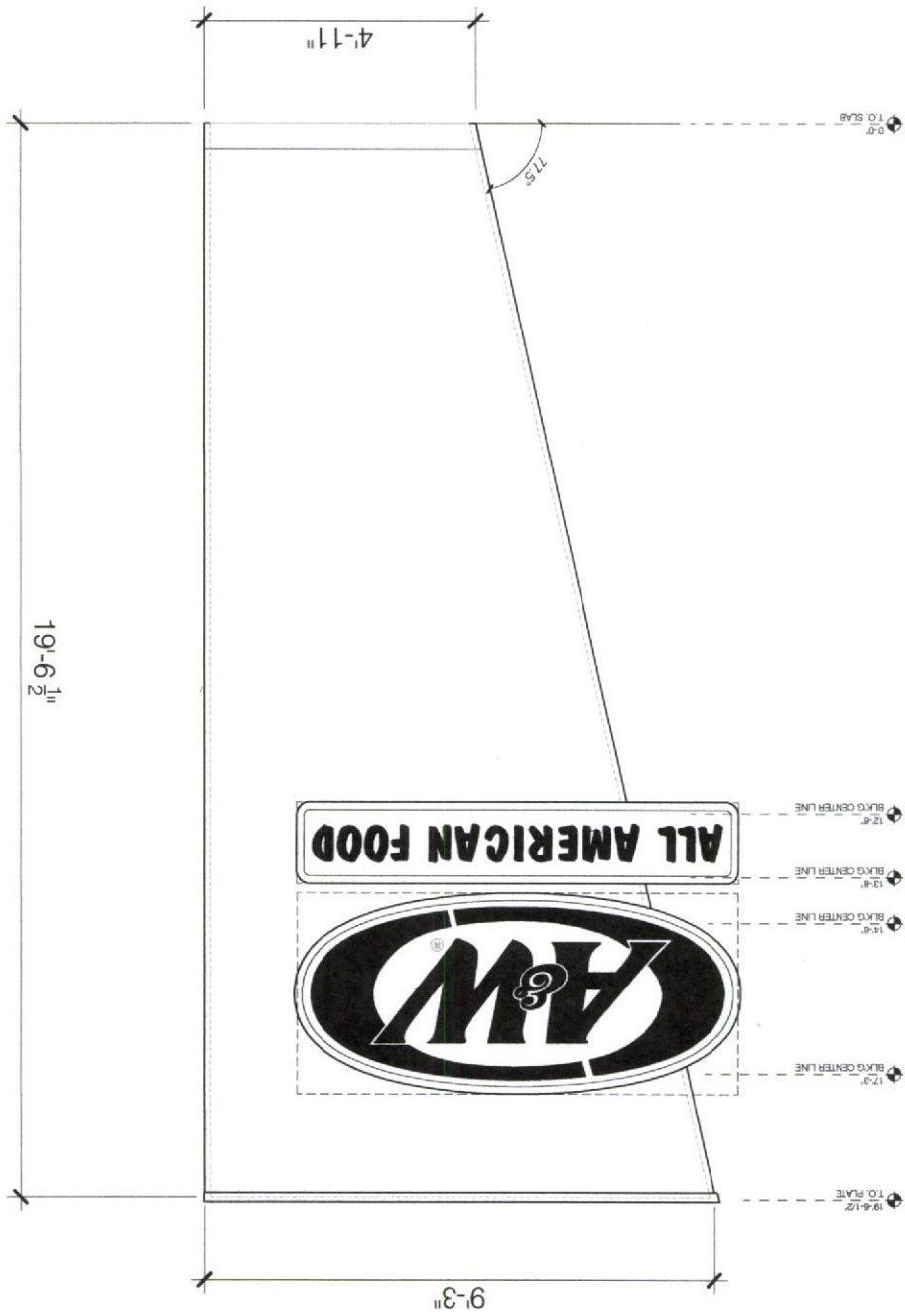
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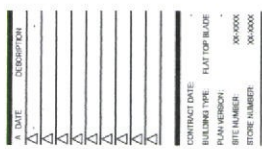
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: *[Signature]*

DATE: 8/7/17

BASIC BLADE SIGN ELEVATION N.T.S. **A**





WALL SECTIONS

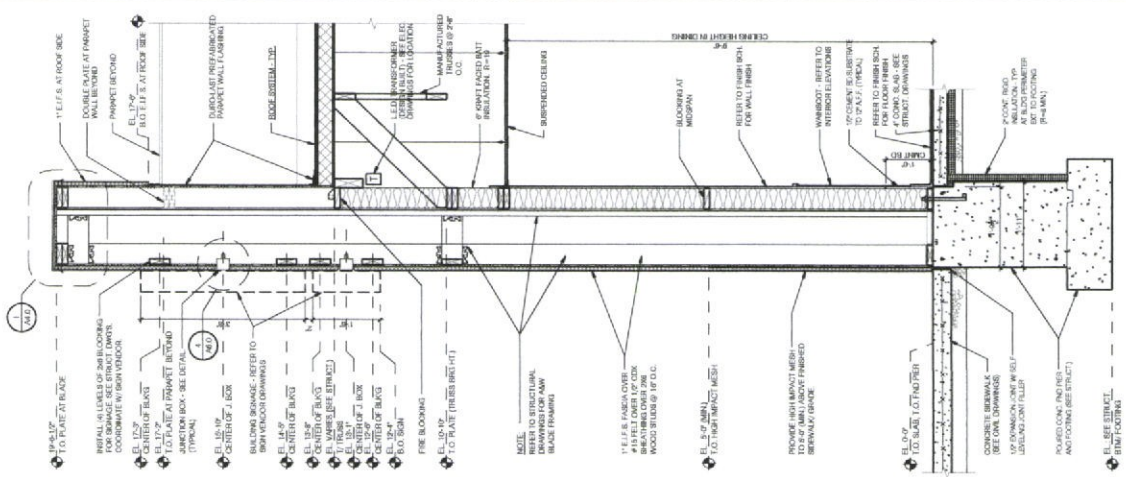
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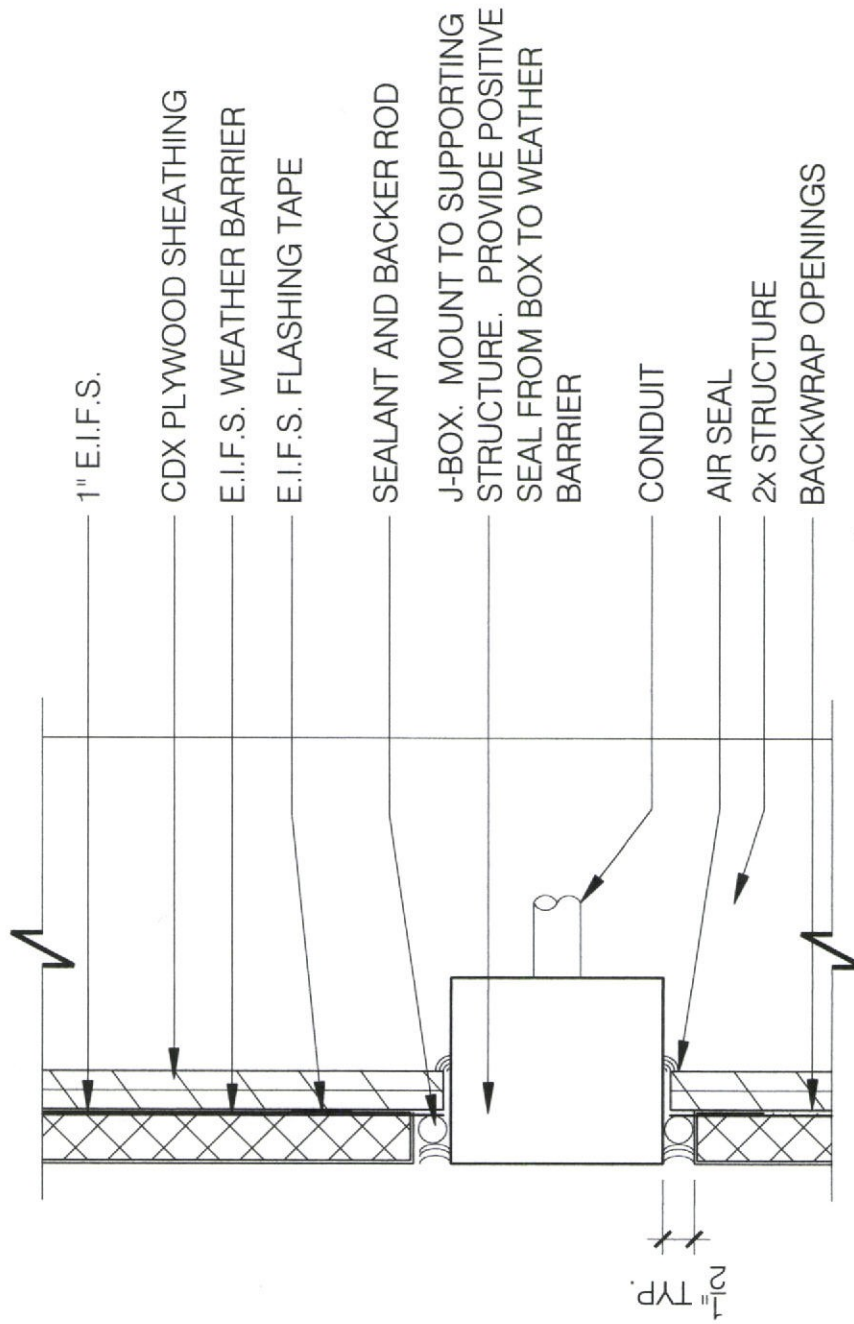
ARCHITECT'S JOB NO.:
PLOT DATE:

UNASSIGNED	$\Delta t^* = 1.0^*$	A
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UNASSIGNED	3/4" = 1'-0"	B
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SECTION @ A&W FRONT BLADE		C
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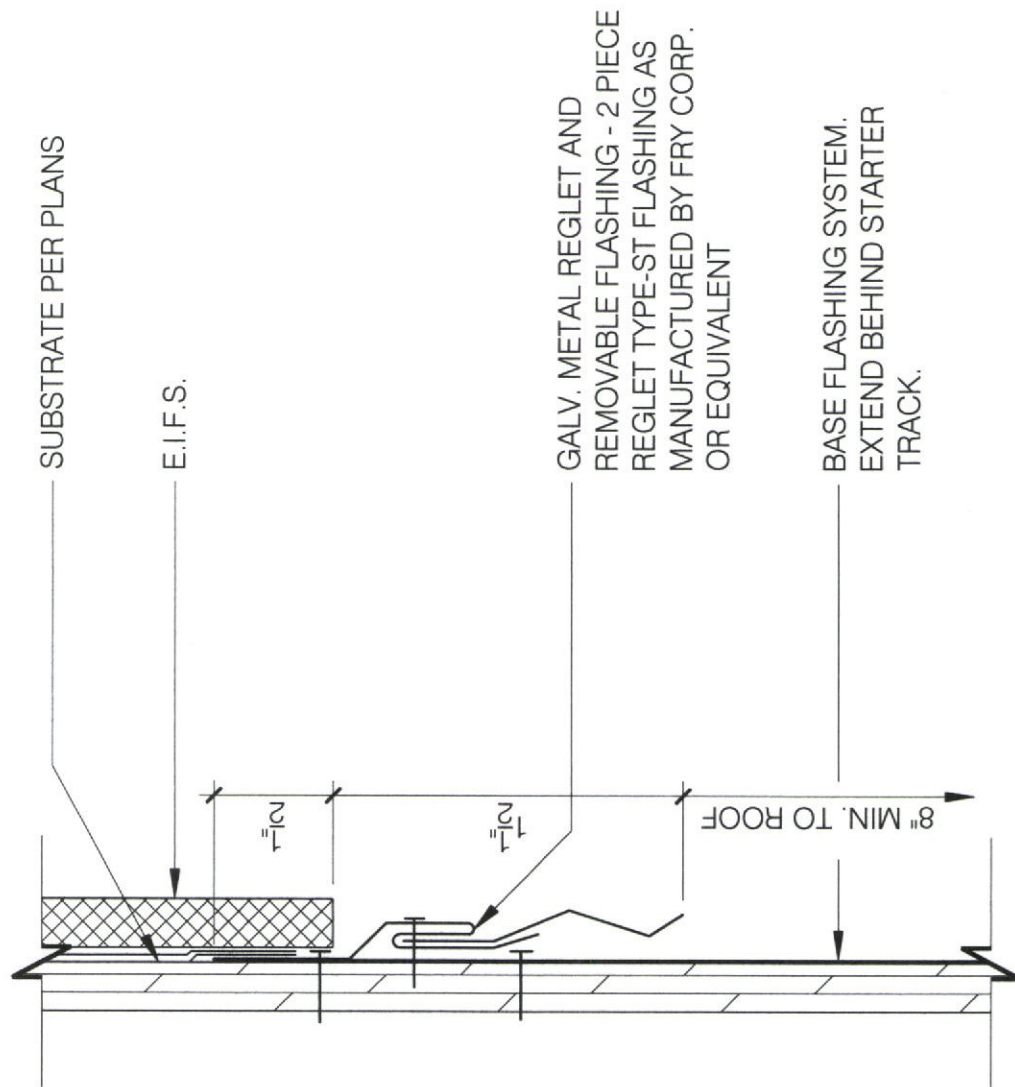


YAW540

4

3" = 1'-0"

J-BOX IN EIFS (A&W WEDGE)

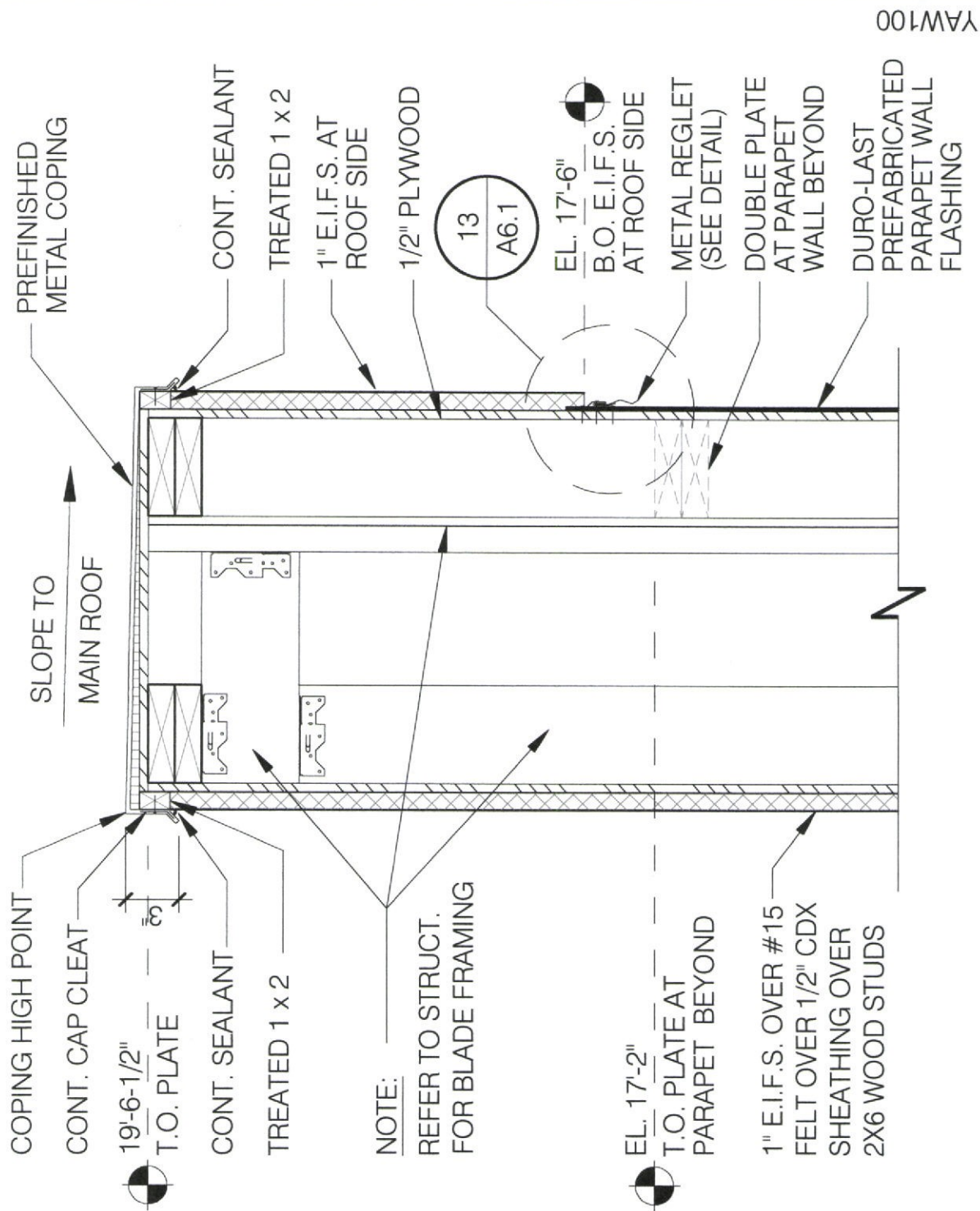


YAW025

13

N.T.S.

E.I.F.S. TO BASE FLASHING



YAW100

BLADE CAP DETAIL 1" = 1'-0"

CITY OF FLORISSANT



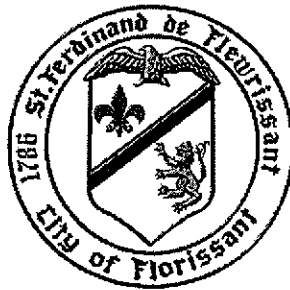
PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, August 28, 2017 at 7:30 p.m. on the following proposition:

To approve the final subdivision plat of St. Sophia dividing 1 lot into 2 lots for the property located at 936 Charbonier Road (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. 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, CMC, City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



SECRETARY

SIGN. Allen G. Minib DATE: 8-7-17

City Of Florissant – Public Works
314-839-7648

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: 936 Charbonier Road
Property Owners Name: St. Sophia Realty LLC Phone #: 314-398-1944
Property Owners Address: 20 E Main St, Winters CA, 95694
Business Owners Name: Tim Woodard Phone #: 314-398-1944
Business Owners Address: 20 E Main St. Winters CA, 95694
DBA (Doing Business As) St. Sophia Health and Rehab Center

Authorized Agents Name: Michael Woodard CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: 1501 charbonier Rd. Phone #: 314 398-1862

Request Divide +-12 acre parcel into two +-6 acre parcels-

Recommended Approval of Final Plat.
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

DocuSigned by:
Timothy Woodard

7/25/2017

Applicant's Signature

Date

Received by: JJ Receipt # 603029 Amount Paid: 175.00 Date: 8-1-17

STAFF REMARKS:

DATE APPLICATION REVIEWED: 8/1/17

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application
Page 1 of 1 – Revised 9/28/10

Packet Page 33 of 59

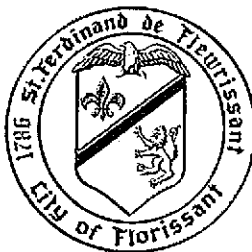
COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. Paul B DATE: 8/7/17

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MEMORANDUM



CITY OF FLORISSANT- BUILDING DEPARTMENT

"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."

To: Planning and Zoning Commissioners

Date: August 2, 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 of a **Final Plat for 936 Charbonier** in
an existing 'R-4' Zoning District.

STAFF REPORT
CASE NUMBER PZ-0080717-5

6.89
5.89
12.78

I. PROJECT DESCRIPTION:

The request before the commission is for Recommended Approval of a Final Plat located at **Preliminary Plat for 936 Charbonier**. The property is approximately 4.08 acres to be subdivided into 2 lots. Lot 2 is proposed to be 5.89 acres, with no new development proposed or anticipated.

II. EXISTING SITE CONDITIONS:

The property currently is vacant.

III. SURROUNDING PROPERTIES:

The property to the West is shown as Lot 1 where the existing St. Sophia complex exists. The properties to the south are in the 'R-4' Single Family Dwelling District and includes properties along Florland. The properties to the East are in the 'R-4' Single Family Dwelling District and includes properties along Blanchette.

IV. STAFF ANALYSIS:

1. The application is accompanied by professionally completed survey dated 6/27/17 and sealed by the surveyor on 7/27/17, Steve Laune of Cochran Engineering.

2. Prelim and Final Plat Review: Minor Subdivision Administrative Review was completed by Tom Goldkamp, EIT- City Engineer. This review covers comments for both Preliminary Plat review and Final Plat Review. Mr. Goldkamp has informed us that all comments were answered in satisfactory manner by the revision drawings and both items were to be placed on the agenda.

3. A recommendation from the Commission is required per 410.020 of the Zoning Code:

3. "Final plat.

- a. *After all public or common use improvement plans have been approved by the Director of Public Works, the petitioner shall submit two (2) copies of the final plat for review and approval. The Director of Public Works will review the final plat for conformity to the requirements of the subdivision and zoning ordinances and with current engineering practice and shall complete the applicable portion of the administrative review form. If the final plat does not comply with all requirements, one (1) copy will be returned, with deficiencies noted, for correction and resubmittal. Should more than one (1) resubmittal be required, an additional application fee will be charged.*
- b. *Upon approval of the final plat by the Director of Public Works, the petitioner shall submit the original of the final plat, fully signed and executed by all parties having a legal interest in the property, including mortgage holders, together with twenty-one (21) copies of the approved final plat. The date shown on the plat shall be the date of approval by the Director of Public Works. The original of the plat shall be on tracing cloth (linen), drafting film (mylar) or equivalent material suitable for recording and permanent recordkeeping.*
- c. *The petitioner shall also submit with the original of the approved final plat the following:*
 - 1) *A copy of the indentures, if any, containing deed restrictions and establishing trusts, unless these items are set out in full text on the final plat. If separate indentures are to be recorded, they shall be referenced by notes on the final plat. If no indentures pertain to the subdivision, this fact shall be noted on the final plat.*
 - 2) *A certificate from St. Louis County showing that all taxes due have been paid.*
 - 3) *A set of plans for each type of building to be constructed in the subdivision, including floor plans, elevations, color scheme, materials of construction, landscaping and siting of the buildings on the lots. Such plans must be sufficient to allow review of the structural and landscaping improvements proposed against the standards of good architecture, civic design, the character of the neighborhood, and the requirements of all other ordinances of the City of Florissant. When the petitioner intends to sell improved lots in all or part of the subdivision without buildings erected thereon, he/she may certify this intent in writing in lieu of this requirement.*
 - 4) *A letter from the local postmaster approving the names of the proposed streets and the proposed system of addresses along such streets.*
 - 5) *A letter from the St. Louis County Recorder's office approving the proposed name of the subdivision.*
 - 6) *A completed and executed land subdivision surety bond, escrow agreement or certificate of completion of all required improvements as required by Sections 410.050(8)(a) and 410.050(8)(b).*
 - 7) *A completed and executed water main agreement, if the subdivision is to be served by the City of Florissant Water Company, or proof that water lines and hydrants have been or will be installed and maintained by another public utility in conformance with Sections 410.050(8)(c)(10) or 410.050(8)(c)(11).*
- d. *No final plat shall be placed on the agenda for review by the Planning and Zoning Commission until all above items have been received by the Director of Public Works. Upon receipt of the required documentation, the final plat shall be placed upon the next available agenda for consideration by the Planning and Zoning Commission.*

- 93 e. *The Planning and Zoning Commission may recommend approval, approval with conditions or*
94 *disapproval of the proposed final plat. If the Commission recommends approval with conditions*
95 *and the conditions are acceptable to the petitioner, the petitioner shall make any necessary*
96 *changes in the final plat and shall resubmit the original and twenty-one (21) copies of the revised*
97 *plat to the Director of Public Works for verification that the conditions required have been*
98 *incorporated. The date of the revisions shall be shown on the plat. The Commission may require*
99 *that the revised final plat be resubmitted for their review, or they may elect to allow the plat to be*
100 *presented to the City Council directly after verification of the revisions by the Director of Public*
101 *Works.*
102 f. *The recommendation of the Commission shall be noted on the original plat over the signatures of*
103 *both the Chairman and the Secretary of the Commission. The original plat shall then be*
104 *forwarded to the City Council for their consideration.*
105 g. *Upon the issuance of a recommendation by the Planning and Zoning Commission, the City*
106 *Council shall set a public hearing on such final plat provided that the petitioner has deposited*
107 *funds with the City Clerk sufficient to cover the anticipated cost of advertising such public*
108 *hearing. If no recommendation has been made by the Planning and Zoning Commission within*
109 *sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the*
110 *petitioner may request the City Council to set a public hearing on such final plat by filing a*
111 *written request thereof with the City Clerk together with any required deposit to cover the*
112 *anticipated costs of advertising such public hearing. Upon receipt of such written request and the*
113 *deposit for advertising costs, the City Council shall set a public hearing and in the absence of a*
114 *recommendation from the Planning and Zoning Commission, the Planning and Zoning*
115 *Commission shall be deemed to have made a recommendation of approval.*
116 h. *At least fifteen (15) days' notice of such public hearing shall have been published in a legal*
117 *newspaper of general circulation within the City of Florissant giving the time, date, place and*
118 *purpose of such hearing, but no public hearing shall be commenced until the petitioner has*
119 *provided payment for the notice of publication of such public hearing. If such payment is not*
120 *provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall*
121 *be deemed abandoned and the request for public hearing withdrawn.*
122 i. *Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such*
123 *enactment on the face of the original plat and shall return the plat to the petitioner for recording.*
124 *Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be*
125 *filed with the City Clerk after recording. No building permits shall be issued for any subdivision*
126 *until said two (2) copies of the recorded plat have been filed with the City Clerk."*
127

128 **V. STAFF RECOMMENDATIONS:**

129 The Final Plat was reviewed and approved by the City Engineer as part of the process and
130 as a condition required for submission of a mylar for recording. Staff recommends the
131 Subdivision as submitted and any additional requirements the Commission would
132 entertain regarding this development.
133
134

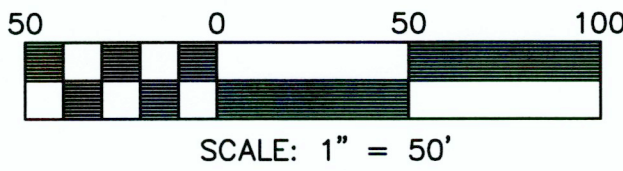
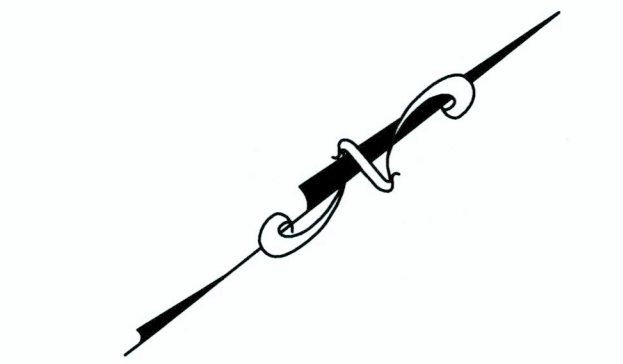
135 **Suggested Motion**

136 I move to recommend approval the final plat as presented, per the Drawing 1 of 1 dated
137 6/27/17 and recommend that the Final Plat be forwarded for consideration by the City
138 Council.
139

(end report)

ST. SOPHIA

A TRACT OF LAND IN U.S. SURVEYS 166, 167, 168, 169 AND 170 OF ST. FERDINAND COMMON FIELDS
TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE 5TH P.M.
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "ST. SOPHIA," AND WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS _____ DAY OF _____, 2017.

ST. SOPHIA REALTY LLC

TIMOTHY WOODARD, MEMBER

NOTARY PUBLIC CERTIFICATION:

STATE OF MISSOURI }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2017, BEFORE ME _____ OF _____ PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAID INSTRUMENT AS AN OFFICER OF AND ON BEHALF OF SAID CORPORATION.

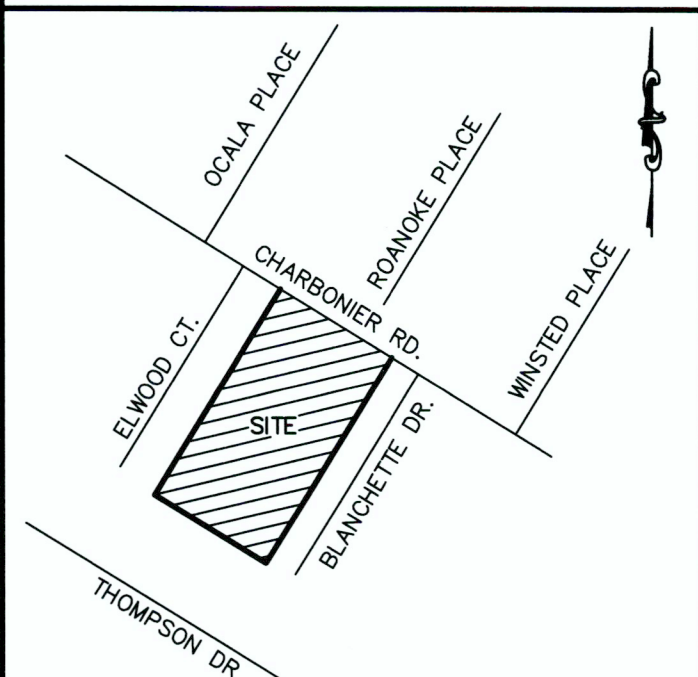
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169 AND 170 OF ST. FERDINAND COMMON FIELDS, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE 5TH P.M., CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD AT THE INTERSECTION OF THE NORTHWEST LINE OF BLANCHETTE PARK AS RECORDED IN PLAT BOOK 82 PAGE 23 AND THE SOUTHWEST RIGHT OF WAY LINE OF CHARBONIER ROAD AS WIDENED AND RECORDED IN DEED BOOK 6756 PAGE 2032; THENCE DEPARTING SAID SOUTHWEST RIGHT OF WAY LINE AND ALONG SAID NORTHWEST LINE OF BLANCHETTE PARK S37°45'05"W 866.04 FEET TO A FOUND IRON ROD ON THE NORTHEAST LINE OF FLORLAND PLANT NO. 5 AS RECORDED IN PLAT BOOK 107 PAGE 92; THENCE ALONG SAID NORTHEAST LINE OF FLORLAND PLANT NO. 5 N52°09'10"W 642.41 FEET TO THE SOUTHERNMOST CORNER OF ELWOOD COURT AS RECORDED IN PLAT BOOK 59 PAGE 87 FROM WHICH POINT A FOUND IRON PIPE BEARS S54°59'15"W 0.18 FEET; THENCE ALONG THE SOUTHEAST LIEN OF SAID ELWOOD COURT N37°45'00"E 867.66 FEET TO THE ABOVE MENTIONED SOUTHWEST RIGHT OF WAY LINE OF CHARBONIER ROAD AS WIDENED FROM WHICH POINT A FOUND IRON PIPE BEARS N37°45'00"E 3.00 FEET; THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE S52°00'32"E 642.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.78 ACRES MORE OR LESS.



VICINITY MAP

CITY CLERK'S CERTIFICATE:

I, _____, CITY CLERK FOR THE CITY OF FLORISSANT, MISSOURI, DO CERTIFY THAT THE ABOVE PLAT OF "ST. SOPHIA" WAS APPROVED BY THE PUBLIC WORKS DIRECTOR OF THE CITY OF FLORISSANT MISSOURI IN ACCORDANCE WITH ORDINANCE NUMBER _____

APPROVED ON THE _____ DAY OF _____, 2017.

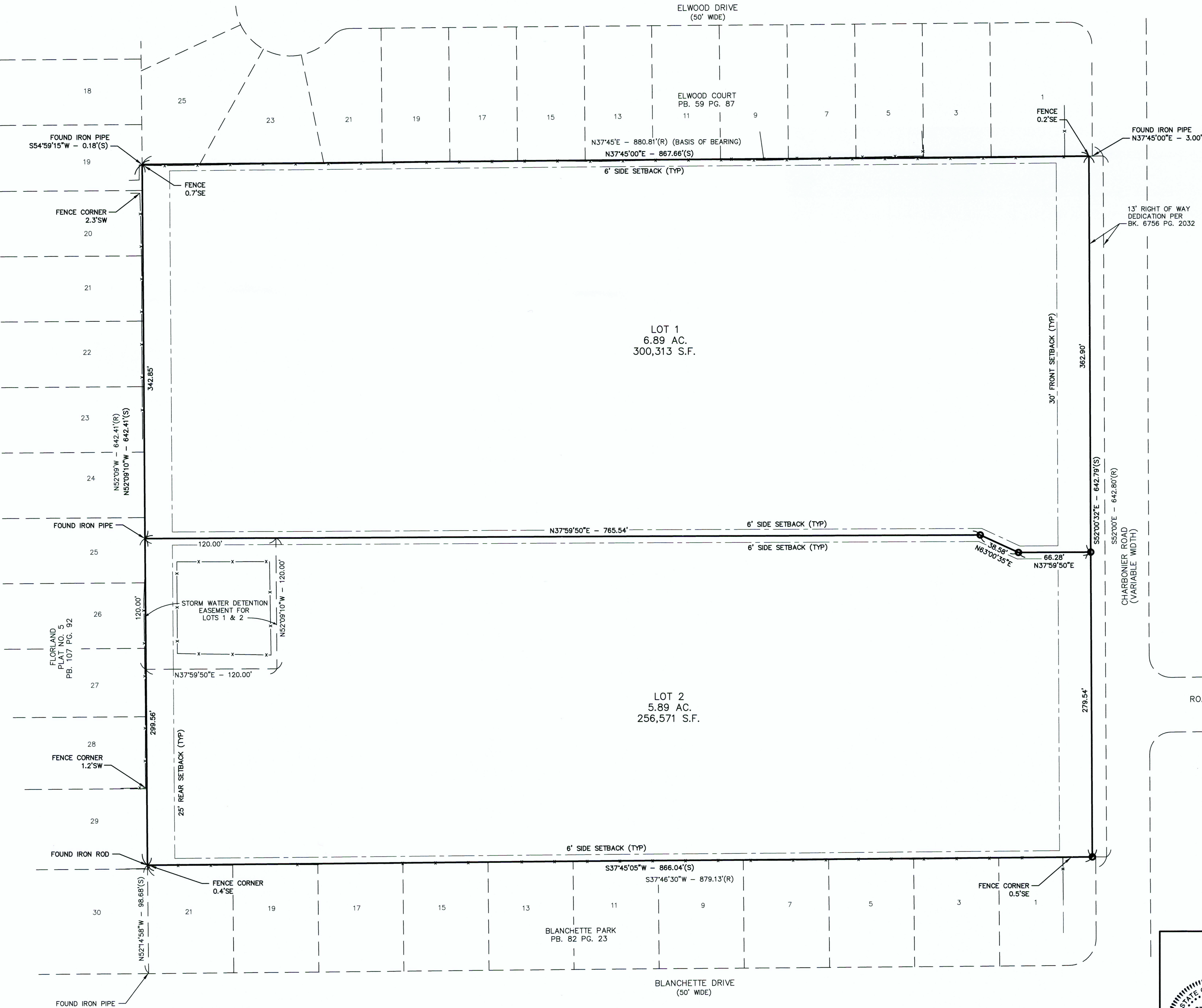
CITY OF FLORISSANT, MO. CITY CLERK

CITY OF FLORISSANT CERTIFICATE:

I, _____, DIRECTOR OF PUBLIC WORKS FOR THE CITY OF FLORISSANT, MISSOURI, DO HEREBY APPROVE THIS PLAT OF "ST. SOPHIA",

APPROVED ON THE _____ DAY OF _____, 2017.

DIRECTOR OF PUBLIC WORKS



NOTES:

- BEARING SYSTEM ADOPTED PER THE SOUTHEAST LINE OF ELWOOD COURT (N37°45'E)
- THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN ENGINEERING AND SURVEYING REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- THIS PROPERTY IS ZONED: "R-4" SINGLE FAMILY PER THE CITY OF FLORISSANT, MO ZONING MAP:
FRONT - 30 FEET
SIDE - 6 FEET
REAR - 20 FEET
- - DENOTES SET 5/8" DIAMETER 24" LONG IRON ROD WITH YELLOW PLASTIC CAP (COCHRAN LS-380).
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0061K FOR ST. LOUIS COUNTY, MISSOURI WITH AN EFFECTIVE DATE OF FEBRUARY 04, 2015.
- SOURCE OF DEED: BK. 21872, PG. 1628

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF TIM WOODARD, WE HAVE DURING THE MONTH OF JUNE 2017, EXECUTED A PROPERTY BOUNDARY SURVEY AND RESUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING PART OF LAND IN U.S. SURVEYS 166, 167, 168, 169 AND 170 OF ST. FERDINAND COMMON FIELDS CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.
DESA COCHRAN
LS-380

BY: STEVEN A. LAUNE, P.L.S. #2007000079
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR 7-24-17
FOR COCHRAN



STEVEN A. LAUNE
SURVEYOR
PLS #2007000079

FINAL PLAT
ST. SOPHIA
CITY OF FLORISSANT
ST. LOUIS COUNTY, MISSOURI



Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning
530A E. Independence Dr.
Union, Missouri 63094
636-564-0540 (tel.)
636-564-0812 (fax)
mail@cochraneng.com

DWN. BY	S.A.L.	DATE	6-27-17	PROJ. NO.	17-6971
AREA	JSS166,167,169,170	SCALE	1" = 50'	DWG. NO.	1 OF 1

MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380

CITY OF FLORISSANT

Public Hearing

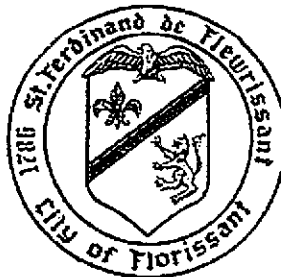


In accordance with Section 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 28, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Permit for a digital sign for the property located at 2040 N. Highway (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

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



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."

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

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

SIGN.

Paul J. H.

DATE: 8/2/17

SPECIAL PERMIT FOR

Installing EMC on existing Ide Sign
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #-

ordinance #

TO ALLOW FOR

Statement of what the amendment is for.

LOCATION

2040 N. HIGHWAY 67

Address of property.

P+H SERVICE INC DBA

1) Comes Now

PHIL HURLBUT, AUTO SPA ETC FLORISSANT

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)

OWNER OF PROPERTY + BUSINESS

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 FULL
SERVE CAR WASH 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.

#602852 7/24/2017

#100⁰⁰

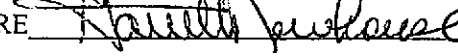
- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement 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)

PHIL HURLBUT  , PHIL@AUTOSPAETC.COM
 PRINT NAME SIGNATURE email and phone 314.397.9274
 FOR P+H SERVICE INC
 (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 540 Vossbrink, Washington, MO 63090
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 636-323-5057 / garrettn@ziglinsigns.com
 BUSINESS

I (we) the petitioner (s) do hereby appoint Garrett Newhouse 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 _____ 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 _____
- (2) Telephone numbers _____
- (3) Business address _____
- (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:

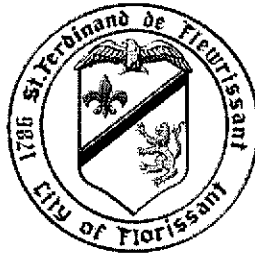
- (1) Names & addresses of all partners PHILIP H. HURLBUT
- (2) Telephone numbers 314-397-9279, 636 405 2880 x 206
- (3) Business address 8 ELLISVILLE TOWNE CENTRE DR, ELLISVILLE MO 63011
- (4) State of Incorporation & a photocopy of incorporation papers MISSOURI
- (5) Date of Incorporation 1-21-1994
- (6) Missouri Corporate Number 00391022
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. AUTO SPA ETC FLOISSANT 7-25-17
- (8) Name in which business is operated AUTO SPA ETC FLOISSANT
- (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.

EXHIBIT A

Part of Block 43 of St. Ferdinand Commons, and described as follows: Beginning at a point in the Southeast line of Lindbergh Boulevard, 101 feet Northeastwardly from the most Western corner of property (of which this parcel is a part) conveyed to William Schnettgoecke and wife, by deed recorded in Book 2153 Page 97; thence Northeastwardly along the Southeast line of Lindbergh Boulevard, 100 feet to an iron pipe, which pipe is 87 feet Southwestwardly from the Northwest corner of property conveyed to Lillian Schneider by deed recorded in Book 3462 Page 218 and re-recorded in Book 3598 Page 502; thence along a line parallel to a Southwest line of said last mentioned property, South 34 degrees 38 minutes East, 280 feet to an iron pipe; thence along the Northwest line of said Schneider property, South 55 degrees 22 minutes West, 100 feet to an iron pipe; thence Northwardly along a line parallel to the Southwest line of said Schneider property, 280 feet to the point of beginning. Excepting therefrom that part conveyed to State of Missouri by deed recorded in Book 6312 Page 80 and Book 6312 Page 882 of the Saint Louis County Records.

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MEMORANDUM



CITY OF FLORISSANT- BUILDING DEPARTMENT

*"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."*

To: Planning and Zoning Commissioners Date: August 2, 2017

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

Subject: Request recommended approval for a Special Use, to allow for a digital sign, at **2040 N. Highway 67** located in a 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-080717-7

I. PROJECT DESCRIPTION:

The request before the commission is for recommended approval of a Special Use to allow for a digital sign, at **2040 N. Highway 67** located in a 'B-3' Zoning District

II. EXISTING SITE CONDITIONS:

The property address is in process of changing names, however, a Special Use for this sign is required for a digital sign. The sign is located in a 'B-3' District and is approximately 0.6 acres with a car wash facility and replacement of existing signage for the name change.

III. SURROUNDING PROPERTIES:

The property to the East is 2060 N. Highway 67 in the 'B-3' District. The property to the West is 2000 N. Highway 67 in the 'B-3' District. The property to the rear abuts residential properties in the 'R-4' District along Bluefield.

40 **IV. STAFF ANALYSIS:**

41 The application is accompanied by signage design dated 5/15/17 by Ziglin Signs.

42
43 Existing Signage:

44 The post sign that exists is 29 feet tall.

45
46 Proposed Signage:

47 The proposed digital sign 97 1/2"x 37 3/4" = 24 s.f.

48
49 Location: The ground sign location shall not change.

50
51
52 **VI. STAFF RECOMMENDATIONS:**

- 53 1. Since the sign post exists, the location of the sign is not in question.

54
55 **Suggested Motion:**

56 I move to **recommend approval** of the sign presented, according to the proposal
57 prepared by the petitioner as described related documents and incorporating the
58 site map and sign drawing by Ziglin Signs dated 5/15/17. Approval is subject to
59 the regulations of the City of Florissant building code, and the following
60 additional requirements:

- 61
62
63 1. There shall be one (1) digital sign, as shown on drawing by Ziglin Signs that
64 shall have the following restrictions:
- 65 a. Digital sign shall display only static images for a minimum of 10
 - 66 second intervals, Digital sign shall display no glare, flashing, scrolling
 - 67 or animation.
 - 68 b. There shall be no affects between static images displayed.
 - 69 c. The sign shall be dimmable at night to prevent glare.
 - 70 d. Digital sign shall conform to the City's ordinance regarding digital
 - 71 sign code once adopted.
- 72 2. Existing foundation shall be engineered to withstand any increased lateral
- 73 loads imposed by the sign as approved by the Building Commissioner.
- 74

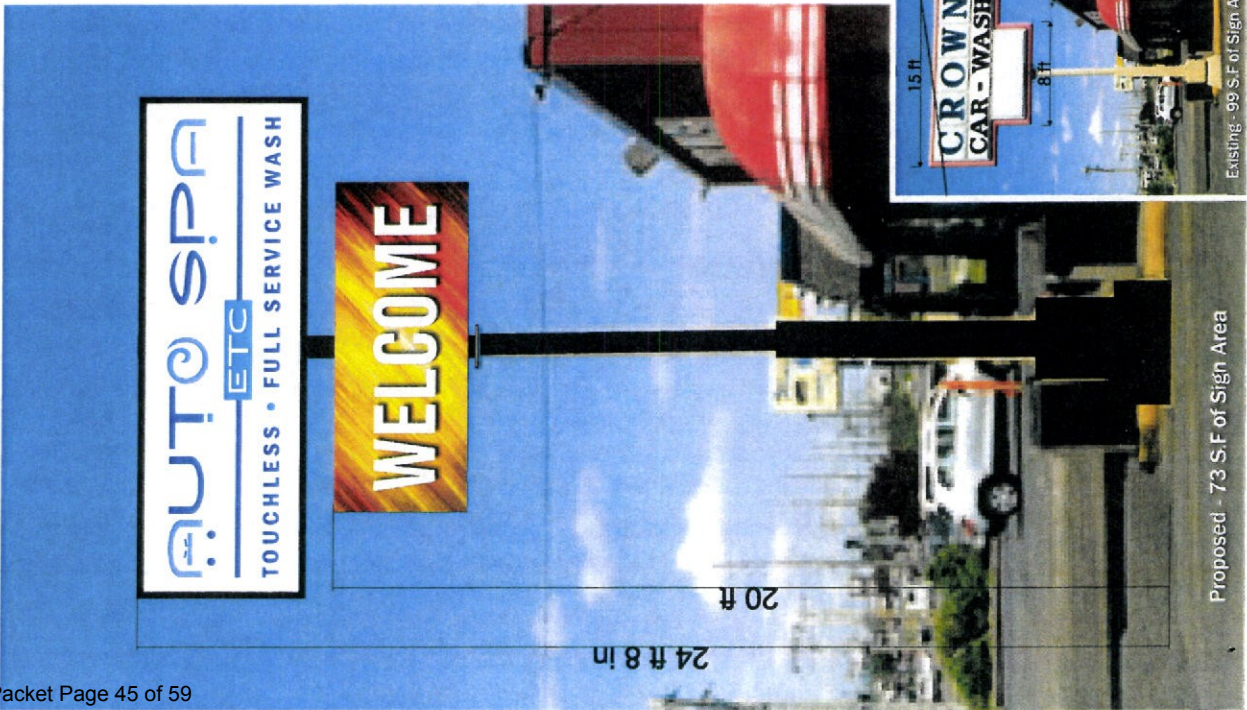
75 **1. GENERAL DEVELOPMENT CONDITIONS.**

76 Unless, and except to the extent, otherwise specifically provided, the sign shall be
77 effected only in accordance with all ordinances of the City of Florissant.

78
79 **2. PROJECT COMPLETION.**

80 Construction shall start within 30 days of the issuance of building permits for the
81 project and shall be installed in accordance of the approved construction plan
82 within 180 days of start of construction.

83
84
85 (end report)



SPECIFICATIONS

- Removal of existing signs above matchplate as shown in inset picture below.
- Manufacture and install new ID cabinet and Electronic Message Center mounted to 6" pole

ID Cabinet

- Recently approved by City of Florissant to replace the old cabinet shown in inset picture
- New cabinet has not been installed yet as shown in design to left

EMC

- To replace existing manual changing message cabinet
- Double-sided
- Each section will be welded to steel pole for mounting
- Full Color
- Pitch: 20mm VR
- Matrix: 120x48
- Each message will have a designated hold to reflect minimum required by City



RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

DATE: 8/7/17

Proposed - 73 S.F. of Sign Area

Existing - 99 S.F. of Sign Area



PHONE: 636.390.8455
FAX: 636.390.8456

540 Yossorink Dr.
Washington, MO 63090

www.ziglinsigns.com

Customer: Auto Spa Etc.
Job/Est. #: 21682
Contact: Phil Hurlbut
Salesperson: GN
Project: Florissant, MO
Drawn By: EA
File Number: 26663
Date: 05-15-2017

Signature Approval

Date of Approval

Revisions

Rev 1:
Rev 2:
Rev 3:
Rev 4:

Drawing #:



1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 AUGUST 28, 2017

3
4 BILL NO. 9303

ORDINANCE NO.

5
6
7 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**
8 **NO. 7582 TO ALLOW FOR EXTERIOR ALTERATIONS INCLUDING A**
9 **BLADE SIGN FOR THE PROPERTY LOCATED AT 1232 GRAHAM**
10 **ROAD.**

11
12 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
13 recommended to the City Council at their meeting of August 7, 2017 that Ordinance No. 7582
14 be amended to allow for exterior alterations including a blade sign; and

15 WHEREAS, due and lawful notice of a public hearing on said proposed change was duly
16 published, held and concluded on 28th day of August, 2017 by the Council of the City of
17 Florissant; and

18 WHEREAS, the Council, following said public hearing, and after due and careful
19 deliberation, has concluded that the amendment of Ordinance No. 7582, as hereinafter set forth,
20 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
23
24

25 Section 1: Ordinance No. 7582 heretofore is hereby amended to allow for exterior
26 alterations including a blade sign for the property locate at 1232 Graham Road and
27 incorporating the sign drawings dated 7/25/17 for the proposed changes. Approval is
28 subject to the regulations of the City of Florissant building code, and the following
29 additional requirements:
30

31 Amend Ordinance, as follows:
32

33 1. There shall be one (1) digital sign face change, as shown on drawings that shall have
34 the following restrictions:

- 35 a. Digital sign shall display only static images for a minimum of 10 second
36 intervals, Digital sign shall display no glare, flashing, scrolling or animation.
37 b. There shall be no affects between static images displayed.
38 c. The sign shall be dimmable at night to prevent glare.
39 d. Digital sign shall conform to the City's ordinance regarding digital sign code
40 once adopted.

41 2. There shall be one sign "blade sign" as depicted on the sign drawing dated 7/25/17.

1 INTRODUCED BY COUNCILMAN SIAM
2 AUGUST 14, 2017

3
4 BILL NO. 9301

ORDINANCE NO.

5
6 **ORDINANCE AMENDING TITLE III, SCHEDULE III “STOP**
7 **INTERSECTIONS” SUBSECTION III B “TWO WAY STOPS” BY**
8 **ADDING THE INTERSECTION OF AQUEDUCT AND**
9 **HAMBLETONIAN.**

10
11 WHEREAS, Council has asked the Traffic Commission to review the
12 need for a stop sign at this intersection at the request of several residents; and

13 WHEREAS, the Traffic Commission has recommended denial of the
14 placement of a stop sign at this intersection; and

15 WHEREAS, The Council feels that it is in the best interest of the City and
16 it’s residents to place a stop sign at this intersection.

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

20
21 Section 1: Title III of the Florissant City Code, Schedule III, Table III-B
22 “Two Way Stops” is hereby amended by adding the following:

23
24
25 **Aqueduct at Hambletonian**

26
27
28 Section 2: This ordinance shall become in force and effect immediately upon its
29 passage and approval.

30
31 Adopted this _____ day of _____, 2017.

32
33
34 _____
35 Jackie Pagano
36 President of the Council
37 City of Florissant

38 Approved this _____ day of _____, 2017.

39
40
41 _____
42 Thomas P. Schneider
43 Mayor, City of Florissant

44 ATTEST:

45
46 _____
47 Karen Goodwin, MMC/MRCC
48 City Clerk

42 3.A&W signs, orange copings, awnings and entry canopy as depicted on the sign
43 drawing dated 7/25/17.
44

45 **1. GENERAL DEVELOPMENT CONDITIONS.**

46 Unless, and except to the extent, otherwise specifically provided, the alterations shall be
47 effected only in accordance with all ordinances of the City of Florissant.
48

49
50 **2. PROJECT COMPLETION.**

51
52 Construction shall start within 30 days of the issuance of building permits for the project
53 and shall be installed in accordance of the approved construction plan within 180 days of
54 start of construction.
55

56
57 Section 2: Except as herein amended Ordinance No. 7582 shall remain in full force and
58 effect.

59 Section 3: This ordinance shall become in full force and effect immediately upon its
60 passage and approval.

61
62 Adopted this _____ day of _____, 2017.
63

64 _____
65 Jackie Pagano
66 President of the Council
67

68 Approved this _____ day of _____, 2017.
69

70
71 _____
72 Thomas P. Schneider
73 Mayor, City of Florissant
74

75 ATTEST:

76
77 _____
78 Karen Goodwin, MMC/MRCC
79 City Clerk

1 INTRODUCED BY COUNCIL EAGAN
2 AUGUST 28, 2017

3
4 BILL NO. 9304

ORDINANCE NO.

5
6 **ORDINANCE TO APPROVE THE FINAL SUBDIVISION**
7 **PLAT OF ST. SOPHIA, DIVIDING ONE LOT INTO 2 LOTS**
8 **FOR THE PROPERTY LOCATED AT 936 CHARBONIER**
9 **ROAD.**

10
11 **WHEREAS**, Chapter 410 of the Florissant City Code, known as the
12 Subdivision Ordinance, authorizes the subdivision of properties with in the City; and

13
14 **WHEREAS**, an application has been filed by Tim Woodard requesting
15 approval of the Final Subdivision Plat of St. Sophia for the property located at 936
16 Charbonier to divide one lot into two; and

17
18 **WHEREAS**, the Planning and Zoning Commission of the City of Florissant,
19 at their meeting of August 7, 2017, has recommended that said final subdivision plat
20 be approved; and

21
22 **WHEREAS**, due notice of public hearing no. 17-08-019 on said application
23 to be held on the 28th day of August, 2017 at 7:30 pm by the Council of the City of
24 Florissant was duly published, held and concluded; and

25
26 **WHEREAS**, the Council, following said public hearing, and after due and
27 careful consideration, has concluded that the approval of the subdivision plat would
28 be in the best interest of the City of Florissant.

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

32
33 Section 1: The Final Subdivision Plat of St. Sophia for the property located at
34 936 Charbonier Road to divide one lot into two in the City of Florissant, St. Louis
35 County, Missouri a copy of the final plat as presented, per the Drawing 1of1 dated
36 6/27/17 and made a part hereof as if fully set out herein, is hereby approved.

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

Adopted this _____ day of _____, 2017.

Jackie Pagano
President of the City Council

Approved this _____ day of _____, 2017.

Thomas P. Schneider
Mayor

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM

2 AUGUST 28, 2017

4 BILL NO. 9305

ORDINANCE NO.

6 **ORDINANCE TO AUTHORIZE A SPECIAL PERMIT FOR A DIGITAL**
7 **SIGN FOR THE PROPERTY LOCATED AT 2040 N. HIGHWAY 67.**

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

12 WHEREAS, an application has been filed by P&H Service Inc. d/b/a Auto Spa Etc. to
13 install a digital sign on the existing sign pole located at 2040 N. Hwy 67; and

14 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
15 recommended that a Special Permit be approved with conditions; and

16 WHEREAS, due notice of a public hearing no. 17-08-020 on said application to be held
17 on the 28th of August, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly
18 published, held and concluded; and

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

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

27 Section 1: A Special Permit is hereby granted to P&H Service Inc. d/b/a Auto Spa
28 Etc. for the installation of a digital sign on an existing pole sign incorporating the site
29 map and sign drawing by Ziglin Signs dated 5/15/17. Approval is subject to
30 the regulations of the City of Florissant building code, and the following additional
31 requirements:

- 33 1. There shall be one (1) digital sign, as shown on drawing by Ziglin Signs that
34 shall have the following restrictions:
- 35 a. Digital sign shall display only static images for a minimum of 10
36 second intervals, Digital sign shall display no glare, flashing, scrolling
37 or animation.
 - 38 b. There shall be no affects between static images displayed.
 - 39 c. The sign shall be dimmable at night to prevent glare.
 - 40 d. Digital sign shall conform to the City's ordinance regarding digital
41 sign code once adopted.
- 42 2. Existing foundation shall be engineered to withstand any increased lateral
43 loads imposed by the sign as approved by the Building Commissioner.

45 **1. GENERAL DEVELOPMENT CONDITIONS.**

46 Unless, and except to the extent, otherwise specifically provided, the sign shall be
47 effected only in accordance with all ordinances of the City of Florissant.

49 **2. PROJECT COMPLETION.**

50 Construction shall start within 30 days of the issuance of building permits for the project
51 and shall be installed in accordance of the approved construction plan within 180 days of
52 start of construction.

53
54 Section 2: This ordinance shall become in force and effect immediately upon its passage
55 and approval.
56

57
58 Adopted this ____ day of _____, 2017.
59

60 Jackie Pagano
61 President of the Council
62

63
64 Approved this ____ day of _____, 2017.
65

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

71 ATTEST:

72 Karen Goodwin, MMC/MRCC
73 City Clerk
74

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 AUGUST 28, 2017
3

4 BILL NO. 9306

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$200 FROM THE**
7 **ACCOUNT NO. 5-06-21000 "GOLF COURSE UNIFORMS AND**
8 **ALLOWANCES" TO ACCOUNT NO. 5-06-23000 "GOLF COURSE**
9 **POSTAGE AND PRINTING" FOR THE PURCHASE OF ADDITIONAL**
10 **SCORECARDS.**

11
12 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
13 COUNTY, MISSOURI, AS FOLLOWS:
14

15 Section 1: There is hereby authorized a transfer of \$200 from the account no. 5-06-
16 21000 "Golf Course Uniforms an Allowances" to account no. 5-06-23000 "Golf Course Postage
17 and Printing" for the purchase of additional scorecards.

18 Section 3: This ordinance shall become in force and effect immediately upon its passage
19 and approval.

20
21 Adopted this _____ day of _____, 2017.
22
23

24 _____
25 Jackie Pagano
26 President of the Council
27 City of Florissant
28

29 Approved this _____ day of _____, 2017.
30
31

32 _____
33 Thomas P. Schneider
34 Mayor, City of Florissant
35

36 ATTEST:
37

38 _____
39 Karen Goodwin, MMC/MRCC
40 City Clerk
41

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: August 21, 2017

Mayor's Approval:

Agenda Date Requested: August 28, 2017

Description of request: Transfer \$200 from the Golf Course Uniforms and Allowances Account (5-06-21000) to the Golf Course Postage and Printing Account (5-06-23000).

Please see the attached memo for explanation.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

NO

Back up materials attached:

Minutes	
Maps	
Memo	X
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
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
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: August 21, 2017

To: The Florissant City Council

Thru: Mayor Thomas P. Schneider

From: Todd Schmidt, Director of Parks and Recreation

Subject: Request to Transfer Funds

Copy: Randy McDaniel,
Director of Finance
Karen Goodwin
City Clerk

I am respectfully requesting the transfer of \$200 from the Golf Course "Uniforms and Allowances" Account (5-06-21000) to the Golf Course "Postage and Printing" Account (5-06-23000) for the purpose of supplementing a Purchase Order to purchase additional scorecards.

PLEASE NOTE: This is not a request for an appropriation of additional funds, but simply a transfer within these two General Fund Golf Accounts.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 AUGUST 28, 2017

3
4 BILL NO. 9307

ORDINANCE NO.

5
6 **AN ORDINANCE APPROPRIATING THE COMMUNITY**
7 **DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE 2017**
8 **FISCAL YEAR FOR THE CITY OF FLORISSANT.**
9

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

13 Section 1: The appropriation of the 2017 Fiscal Year Community Development Block
14 Grant (CDBG) Funds for the City of Florissant is hereby approved.

15 Section 2: The expenditures of the Community Development Budget for the 2017 fiscal
16 year are hereby approved as follows:
17

CDBG 2017 ACTUAL
Financial Summary

FY2017 CDBG Program

Community Development Block Grant Resources

Entitlement Amount Actual	\$212,059.00
Unexpended funds Pre-2015	\$ 16,467.47

Total FY Actual Funding	\$228,526.47
--------------------------------	---------------------

Proposed Uses of CDBG Funds

Housing Programs

Home Improvement Program - Acct # 5.77.19000	\$119,648.00
Home Improvement Program Mechanical - Acct # 5.77.19020	\$ 40,000.00
Home Improvement Program Mechanical Pre-2015 Acct # 5.74.19021	\$ 16,467.47

Public Services

Mortgage, Rental & Utility Assistance (MRU Assist) Acct # 5.77.71000	\$ 10,000.00
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Grant Administration

Administration - Acct # 5.77.18000	\$ 42,411.00
------------------------------------	--------------

Total	\$228,526.47
--------------	---------------------

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

23
24 Adopted this _____ day of _____, 2017.

25
26 _____
27 Jackie Pagano
28 President of the Council

29
30 Approved this _____ day of _____, 2017.

31
32
33
34 ATTEST:

35 _____
36 Thomas P. Schneider
37 Mayor

38 _____
39 Karen Goodwin, MMC/MRCC
40 City Clerk
41

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: August 22, 2017

Mayor's Approval:

Agenda Date Requested:

28-Aug-17

Description of request: Appropriation of 2017
CDBG funds

Department: Community Development

Recommending Board or Commission:

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	

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	YES	Memo	YES
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: _____

MEMORANDUM

To: MAYOR SCHNEIDER & FLORISSANT CITY COUNCIL
From: M. Carol O'Mara, Director Community Development
Re: Appropriation of 2017 Community Development Block Grant Funds: CDBG
Date: August 22, 2017

This is a request for approval of an ordinance for the appropriation of 2017 CDBG Funding:

These funds have already been approved / allocated but need to be added to the budget for expenditure.

CDBG 2017 ACTUAL Financial Summary

FY2017 CDBG Program

Community Development Block Grant Resources

Entitlement Amount Actual	\$212,059.00
Unexpended funds Pre-2015	\$ 16,467.47

Total FY Actual Funding	\$228,526.47
--------------------------------	---------------------

Proposed Uses of CDBG Funds

Housing Programs

Home Improvement Program – Acct # 5.77.19000	\$119,648.00
Home Improvement Program Mechanical – Acct # 5.77.19020	\$ 40,000.00
Home Improvement Program Mechanical Pre-2015 Acct # 5.74.19021	\$ 16,467.47

Public Services

Mortgage, Rental & Utility Assistance (MRU Assist) Acct # 5.77.71000	\$ 10,000.00
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Grant Administration

Administration – Acct # 5.77.18000	\$ 42,411.00
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Total	\$228,526.47
--------------	---------------------