

# CITY OF FLORISSANT



## COUNCIL MINUTES

April 9, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, April 9, 2018 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Pagano, Parson, Siam, Lee, Jones, Eagan, Caputa, Schildroth and Henke. Also present was 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.

Councilwoman Pagano requested a moment of silence in honor of the passing of Florissant businessman Rick Puckett who was a great supporter of the community and local law enforcement.

Councilman Parson moved to approve the Executive and Meeting Minutes of March 26, 2018 and Executive Meeting Minutes of April 2, 2018 seconded by Schildroth. Motion carried.

The next item on the Agenda was a Presentation to Gary Schlottach, honoring him as Code Enforcement Officer of the Year.

The next item on the Agenda was Hearing from Citizens.

Don Adams, 240 Francisca, asked that some of the city ordinances be revisited and enforced in a more efficient manner.

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

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #18-04-014 to be held this night on a request to Rezone for Quattro, LLC d/b/a Aspen Dental/Mod Pizza the property located at 3125 N. Hwy 67 from B-3 "Extensive Commercial District" to B-5 "Planned Commercial District" to allow for the construction of a new tenant building had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

33           Brett Dahlmann, petitioner, stated that the existing gas station and associated materials will be  
34 removed. They planned to redevelop the site and construct a new two tenant building, approximately  
35 64,000 square feet to house Aspen Dental and Mod Pizza. They will use the existing entrance on N.  
36 Hwy 67 and shift the entrance on New Halls Ferry a little further north, closing off the existing entrance  
37 and replacing the sidewalk. Forty-nine parking spaces are proposed, 47 are required according to the  
38 parking code. There will be a fully screened dumpster enclosure to match the building.

39           In regards to landscaping, they plan to fully re-landscape the site to include compliance with the  
40 Lin-Cor Project. They are proposing new lighting throughout the site making sure lighting is at zero  
41 level at property line. There will be a small outside seating area for the Mod Pizza which will have  
42 bollards and a rail surrounding it.

43           In regards to the building, Mr. Dahlmann is aware of the city's masonry code requirement.  
44 Aspen Dental has a natural stone base up to three feet. From that point it will be all brick up to above  
45 the store front. There is some EIFS in the sign band area. The Mod Pizza building will be entirely  
46 brick. Mr. Dahlmann stated that they solicit bids from local contractors to do the work. Councilman  
47 Caputa encouraged the petitioner to use local contractors during construction.

48           The petitioner had originally wanted to place a 25' pole sign at the intersection of N. Hwy. 67  
49 and New Halls Ferry Road. According to code, they would not be allowed to place a pole sign at that  
50 location because of the 40' setback requirement. There is currently a monument sign at that location.  
51 Mr. Dahlmann stated that since their two buildings have two setback requirements, it would be  
52 extremely difficult to meet that requirement. Several members of the Planning and Zoning  
53 Commission stated they would not be in favor of this pole sign and that the petitioner already has  
54 sufficient signage proposed on the buildings. The petitioner asked the Council to revisit this sign  
55 request. He added that if they put the pole sign at the 40 foot set back it would be in the landscape  
56 island that is right next to the building. If they located it further back, they would either lose a parking  
57 space or lose visibility, depending on where it would be located. The petitioner added that they were  
58 currently working on a cross-access agreement with K-Mart.

59           Kevin O'Donnell, 512 Rancho Lane, expressed his concern about sign code violations at that  
60 intersection. The Chair asked if there were any other citizens would like to speak on said public  
61 hearing. Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #18-  
62 04-014, seconded by Henke. Motion carried.

Councilman Siam moved that Bill No. 9373 An Ordinance to authorize a Special Use Permit to Tire Zone, LLC for the operation of a tire installation and tire repair shop for the property located at 1940 N. Hwy. 67 be read for a second time, seconded by Parson.

Councilwoman Pagano moved to amend Section 1, by adding an additional stipulation providing that “No auto tire repair work or tires shall be allowed outside the building,” seconded by Henke. Motion carried.

On the motion for a second reading, motion carried and amended Bill No. 9373 was read for a second time. Councilman Siam moved that amended Bill No. 9373 be read for a third time, seconded by Pagano. Motion carried and amended Bill No. 9373 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: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. Whereupon the Chair declared amended Bill No. 9373 to have passed and said Bill became Ordinance No. 8404.

Councilman Parson moved that Bill No. 9374 An Ordinance authorizing a Transfer of Special Use Permit No. 7940 from Toast Time Lounge, LLC to Toast It Up, LLC d/b/a Toast Time Sports Bar for the operation of a cocktail lounge located at 12781 New Halls Ferry Road be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9374 was read for a second time. Councilman Parson moved that Bill No. 9374 be read for a third time, seconded by Lee. Motion carried and Bill No. 9374 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: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. Whereupon the Chair declared Bill No. 9374 to have passed and said Bill became Ordinance No. 8405.

The next item on the Agenda was Board Appointments.

Councilman Schildroth moved to reappointment John Luttrell, 155 Brackleigh, to Planning & Zoning Commission as a member from Ward 5 for a term expiring on 4/25/2022, seconded by Eagan. Motion carried.

Councilman Caputa moved to reappointment Monica Wideman, 875<sup>th</sup> Plaza, to the Parks & Recreation Advisory Board as a member from Ward 4 for a term expiring on 4/13/2021, seconded by Jones. Motion carried.

Councilman Jones moved to reappointment Steve Olds, 2245 Jenkee, to Planning & Zoning Commission as a member from Ward 2 for a term expiring on 1/23/2022, seconded by Eagan. Motion carried.

Councilman Parson moved to approve the request for a transfer of Special Use Permit No. 8376 from 5 Aces BBQ to CA44, LLC d/b/a Hwy 67 BBQ for the operation of a restaurant located at 1752-1754 N. New Florissant Rd, seconded by Henke. Motion carried.

Councilperson Pagano introduced Bill No. 9379 An Ordinance amending Ord. No. 8059 which established the wage range and job classification for all full time employees by establishing a separate pay plan for unclassified employees and containing an effective date clause and said Bill was read for the first time. Councilman Lee moved that Bill No. 9379 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9379 was read for a second time. Councilperson Lee moved that Bill No. 9379 be read for a third time, seconded by Caputa. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. Having received the unanimous vote of all members present Bill No. 9379 was read for the 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: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. The Chair declared Bill No. 9379 to have passed and said Bill became Ordinance No. 8406.

Councilman Henke moved that Bill No. 9380 An Ordinance to authorize a Transfer of Special Use Permit No. 8376 from 5 Aces BBQ to CA44, LLC d/b/a Hwy. 67 BBQ for the operation of a restaurant located at 1752-1754 N. New Florissant Road and said bill was read for the first time by title only.

The next item on the Agenda was Council Announcements.

Councilman Jones encouraged everyone to volunteer at and donate to T.E.A.M. located on rue St. Catherine. He congratulated Andrew Harris on being the newly elected Councilman of Ward 1. He gave an update on the continuing street work being done on Shackelford and Lindsay.

Councilman Eagan stated that Oct 20<sup>th</sup> is the 6<sup>th</sup> annual "Race for the Shrine."

Councilman Caputa reminded residents to keep their firearms secure and not to leave them in their vehicles. April 12<sup>th</sup> there will be a Neighborhood Watch "Adopt a Street Day" at Humes and Patterson Rd. Interested residents should meet at Walker School between 9:45 and 10 a.m.

Councilman Henke asked residents to clean up their neighborhoods in anticipation of the Valley of Flowers Festival in May.

The next item on the Agenda was Mayor Announcements.

Mayor Schneider congratulated newly elected Ward 1 Councilman Andrew Harris. The city held a very successful electronic recycle event last weekend. April 21<sup>st</sup> will be the document shredding event at St. Ferdinand Park. Crazy Bowls and Wraps held their grand opening this week and the Mayor wished them success. There will be a Senior Resource Fair at JJE on April 10<sup>th</sup> from 9-noon. This year the Arbor Day celebrations have moved to Dunegant Park on April 12<sup>th</sup> at 10 a.m. April 20<sup>th</sup> will be the first "Food Truck Night" of the season at 5 pm at the Knights Grounds.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, April 23, 2018 at 7:30 pm.

Councilman Lee moved to adjourn the meeting, seconded by Eagan. Motion carried. The meeting was adjourned at 8:26 p.m.

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Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

Bill No. 9373	Ord. 8398
Bill No. 9374	Ord. 8399
Bill No. 9379	Ord. 8400