



**FLORISSANT CITY COUNCIL AGENDA**  
City Hall  
955 rue St. Francois  
Tuesday, May 29, 2018  
7:30 PM  
Karen Goodwin, MMC/MRCC



***I. PLEDGE OF ALLEGIANCE***

***II. ROLL CALL OF MEMBERS***

***III. APPROVAL OF MINUTES***

- Meeting minutes and Executive Meeting Minutes of May 14, 2018

***IV. SPECIAL PRESENTATION***

Tim Green, Legislative Update

***V. HEARING FROM CITIZENS***

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

***VI. COMMUNICATIONS***

***VII. PUBLIC HEARINGS***

18-05-018 (Ward 6) Application Staff Rpt Plans	Request to authorize a Special Use Permit to S&A BBQ Fish & Deli, LLC d/b/a S&A BBQ, Fish & Deli to allow for the operation of a restaurant for the property located at 1149 N. Hwy 67. (Planning and Zoning Commission recommended approval on 5/7/18)	Jimmie Brown
18-05-019 (Ward 9) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Bountiful Blessings North, LLC d/b/a Bountiful Blessings North to allow for an adult day care located at 13210 New Halls Ferry Road. (Planning and Zoning Commission recommended approval on 5/7/18)	Vernita Lewis
18-05-020 (Ward 9) Application Staff Rpt Plans	Request to authorize a Special Use Permit to One Dish Wonders, LLC d/b/a One Dish Wonders to allow for a catering business located at 115 Flower Valley Shopping Center. (Planning and Zoning Commission recommended approval on 5/7/18)	Annie Magny

**VIII. OLD BUSINESS**

**A. BILLS FOR SECOND READING**

9385	Ordinance authorizing a Special Use Permit to Little Steps Preschool and Learning Center 4, LLC d/b/a Little Steps Preschool and Learning Center to allow for the operation of a preschool and learning center for the property located at 2154 North Waterford Dr.	Siam
9387	Ordinance amending the 2018 budget by adding a full-time and a part-time assistant court clerk for the municipal court office.	Pagano

**IX. NEW BUSINESS**

**A. BOARD APPOINTMENTS**

**B. REQUESTS**

	None	
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**C. BILLS FOR FIRST READING**

9388	Ordinance to authorize a Special Use Permit to S&A BBQ Fish & Deli, LLC d/b/a S&A BBQ, Fish & Deli to allow for the operation of a restaurant for the property located at 1149 N. Hwy 67.	Henke
9389	Ordinance to authorize a Special Use Permit to Bountiful Blessings North, LLC d/b/a Bountiful Blessings North to allow for an adult day care located at 13210 New Halls Ferry Road.	Siam
9390	Ordinance to authorize a Special Use Permit to One Dish Wonders, LLC d/b/a One Dish Wonders to allow for a catering business located at 115 Flower Valley Shopping Center.	Siam
9391	Ordinance amending the 2018 Budget by removing a full-time position and adding a part-time Community Development Specialist for the Housing and Community Development Office.	Pagano

***X. COUNCIL ANNOUNCEMENTS***

***XI. MESSAGE FROM THE MAYOR***

***XII. ADJOURNMENT***

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MAY 25, 2018 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 TUESDAY, MAY 29, 2018.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

May 14, 2018

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

Councilman Parson moved to approve the Executive and Meeting Minutes of April 23, 2018 and the Special Meeting Minutes of April 23 and April 25, 2018, seconded by Caputa. Motion carried.

The next item on the Agenda was a Proclamation honoring "National Police Week" which the Clerk read in its entirety. The Mayor asked for a moment of silence in memory of three fallen Florissant Police Officers. Chief Lowery thanked the Mayor, Council, Florissant residents and fellow officers for supporting and making the Florissant Police Department one of the best.

The next item on the Agenda was Hearing from Citizens.

Venus Martz, North County Chamber of Commerce, 420 W. Washington, stated that the Chamber appreciated the support of the city and the Council. On June 1<sup>st</sup>, the Chamber will be sponsoring a golf tournament at the Florissant Golf Course and invited the residents of the city to attend.

Robert Smith, 2823 Chapel View, stated that they currently have 2 "Adopt A Street" Programs in operation and 1 additional program was started over the weekend. He thanked the residents of Ward 4 and Chief Lowery for their efforts.

Adam Kigh, Amore Pizza 450 rue St. Francois, asked that the Council support the new "Smoke & Sip" Cigar Bar that was opening on rue St. Francois. He stated that Amore will let them park in

32 their parking lot if they needed extra parking spaces. Mr. Kigh stated that he hoped the cigar bar  
33 would bring more business and tax revenue into the community.

34 Debbie Konieczky, 1210 St. Florence, expressed her concern about the rental houses that are in  
35 poor shape in her neighborhood, especially the home at 150 St. Daniel.

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

37 The next item on the Agenda was Public Hearings.

38 The City Clerk reported that Public Hearing #18-05-016 to be held this night on a request to  
39 authorize a Special Use Permit to Little Steps Preschool and Learning Center 4, LLC d/b/a Little Steps  
40 Preschool and Learning Center to allow for the operation of a preschool and learning center for the  
41 property located at 2154 N. Waterford Dr. had been advertised in substantially the same form as  
42 appears in the foregoing publication and by posting the property. The Chair declared the Public  
43 Hearing to be open and invited those who wished to be heard to come forward.

44 Frances Boxley, petitioner, stated that they have been in business since 1998 and this site will  
45 be their 4<sup>th</sup> location. The building has been vacant for 4 years. Ms. Boxley purchased the building,  
46 renovated it, and all city inspections have been completed and approved. Their hours of operation will  
47 be from 6 am until 6 pm Monday through Friday. Parking is available in the front on both sides and  
48 also along either side. Children are dropped off at various times during the day so there is no  
49 congestion. 93 children will be served at this location. The state has already completed and passed  
50 their inspections. The school uses vans for transportation.

51 The Chair asked if there were any other citizens would like to speak on said public hearing.  
52 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #18-05-016, seconded  
53 by Henke. Motion carried.

54 The City Clerk reported that Public Hearing #18-05-017 to be held this night on a request to  
55 authorize an amendment to Special Use No. 8394 to Smoke & Sip, Inc. to allow for the operation of a  
56 cigar bar for the property located at 411 rue St. Francois had been advertised in substantially the same  
57 form as appears in the foregoing publication and by posting the property. The Chair declared the  
58 Public Hearing to be open and invited those who wished to be heard to come forward.

59 Anthony Bowlson, petitioner, stated that he was requesting to be allowed to smoke inside the  
60 building. Councilman Henke clarified that currently any patron who wants to smoke must go on the  
61 patio, creating noise outside the building. The passage of tonight's bill will allow customers to smoke  
62 inside the building. Councilman Henke will be asking for three reading of the bill. Mr. Bowlson

63 contacted the surrounding neighbors and asked them to call him with any concerns. Councilman Jones  
64 suggested putting up a “Noise Ordinance” sign on the site so that patrons will respect the surrounding  
65 neighbors.

66 The Chair asked if there were any other citizens would like to speak on said public hearing.  
67 Being no citizens who wished to speak, Councilman Henke moved to close P.H. #18-05-017, seconded  
68 by Pagano. Motion carried.

69 Councilman Siam moved that Bill No. 9381 An Ordinance to rezone for Quattro Florissant,  
70 LLC d/b/a Aspen Dental-Mod Pizza the property located at 3125 N. Hwy 67 from B-3 Extensive  
71 Commercial District to B-5 Planned Commercial District to allow for the construction of a new tenant  
72 building be read for a second time, seconded by Parson. Councilman Siam stated that the petitioner has  
73 submitted plans for a monument sign at New Halls Ferry and N. Hwy 67.

74 Brett Dahlmann, Quattro Florissant LLC, stated that their sign package was designed to mimic  
75 the sign directly across the street. It will be located where the old Mobil sign was originally and there  
76 will be three tenants on the monument sign. The third sign tenant will be Auto Zone which will be  
77 coming to Florissant in the near future. This agreement enables Mod Pizza/Aspen Dental to obtain a  
78 cross-access agreement.

79 Councilman Henke moved to amend the site plan criteria, Section (3), Subsection (f), to add (4)  
80 to read “A monument sign shall be allowed as presented to the City Council at its meeting of May 14,  
81 2018,” seconded by Pagano. Motion carried.

82 On the motion for a second reading, motion carried and amended Bill No. 9381 was read for a  
83 second time.

84 Councilman Siam moved that amended Bill No. 9381 be read for a third time, seconded by  
85 Henke. Motion carried and amended Bill No. 9381 was read for a third and final time and placed upon  
86 its passage. Before the final vote all interested persons were given an opportunity to be heard.

87 Kevin O’Donnell, 512 Rancho, questioned the exceptions to the sign ordinance. Mr. Hessel  
88 explained that B-5 ordinances were designed in order for the City Council to design all aspects of a  
89 development, including signage.

90 Lee Baranowski, Planning and Zoning Representative, stated that Planning & Zoning did not  
91 recommend approval of a monument sign on the corner due to safety concerns. The signage already  
92 proposed is big and very visible. The sign code does not mention or regulate “monument signs” so the  
93 Commission has no guidance regarding them. The code only deals with pole signs and ground signs.

94 Being no other citizens who wished to speak, on roll call the Council voted: Parson yes, Siam  
95 yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes.  
96 Whereupon the Chair declared amended Bill No. 9381 to have passed and became Ordinance No. 8410.

97 Councilman Henke moved that Bill No. 9382 An Ordinance authorizing a Special Use Permit to  
98 Erika Sharp d/b/a Feel Sharp Massage Therapy to allow for the operation of a massage therapy  
99 business in an HB Historic Business District for the property located at 525 rue St. Francois be read for  
100 a second time, seconded by Parson. Motion carried and Bill No. 9382 was read for a second time.  
101 Councilman Henke moved that Bill No. 9382 be read for a third time, seconded by Caputa. Motion  
102 carried and Bill No. 9382 was read for a third and final time and placed upon its passage. Before the  
103 final vote all interested persons were given an opportunity to be heard. On roll call the Council voted:  
104 Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and  
105 Pagano yes. Whereupon the Chair declared Bill No. 9382 to have passed and said Bill became  
106 Ordinance No. 8411.

107 Councilwoman Pagano moved to appoint David Smith, 6 Duchesne Dr., to the Planning &  
108 Zoning Commission as a member from Ward 7 for a term expiring on 5/14/2022, seconded by  
109 Schildroth. Motion carried.

110 Councilman Harris moved to reappoint Mary Pat Outlaw, 1405 Central Parkway, to the Citizens  
111 Participation Committee as a member from Ward 1 for a term expiring on 3/27/2019, seconded by  
112 Jones. Motion carried.

113 Councilman Caputa moved to reappoint Robert Smith, 2823 Chapel View, to the Citizens  
114 Participation Committee as a member from Ward 4 for a term expiring on 3/24/2019, seconded by  
115 Pagano. Motion carried.

116 Councilman Caputa moved to reappoint Matthew Gramlich, 445 Limesdale, to the Citizens  
117 Participation Committee as a member from Ward 4 for a term expiring on 5/9/2019, seconded by Jones.  
118 Motion carried.

119 Councilman Schildroth moved to approve the Mayor's appointment of Kim Hallows, 695  
120 Mescalero #4, to the Disability Awareness Commission as a member from Ward 3 for a term expiring  
121 on 5/14/2021, seconded by Henke. Motion carried.

122 Councilwoman Pagano moved to approve the Mayor's appointment of Mandy Davis, 6  
123 Duchesne, to the Environmental Quality Commission as a member from Ward 7 for a term expiring on  
124 5/14/2021, seconded by Jones. Motion carried.

125 Councilman Parson moved to approve the Mayor's reappointment of Roger Korando, 1155  
126 Sulky, to the Senior Commission as a member from Ward 8 for a term expiring on 5/11/2021, seconded  
127 by Siam. Motion carried.

128 Councilman Henke moved to approve the Mayor's appointment of Casey Scheidt, 1770  
129 Beverly, to the Emergency Management Commission as a member from Ward 6 for a term expiring on  
130 5/14/2021, seconded by Pagano. Motion carried.

131 Councilman Jones moved to reappoint Carole Webb, 25 Eldorado, to the Minimum Standard  
132 Board of Appeals as a member from Ward 2 for a term expiring on 4/14/2021, seconded by Caputa.  
133 Motion carried.

134 Councilman Siam moved to approve the request for a Full Liquor by the Drink license for Field  
135 Box North located at 2778 N. Hwy 67, seconded by Henke. On roll call the Council voted: Parson  
136 yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano  
137 yes. The liquor license was approved.

138 Councilman Schildroth moved to approve the request for Scott Musgrace II to keep three hens  
139 located at 795 Harrison St, seconded by Harris. Motion carried.

140 Councilman Siam moved that Bill No. 9385 An Ordinance authorizing a Special Use Permit to  
141 Little Steps Preschool and Learning Center 4, LLC d/b/a Little Steps Preschool and Learning Center to  
142 allow for the operation of a preschool and learning center for the property located at 2154 North  
143 Waterford Dr. was read for a first time by title only.

144 Councilman Henke introduced Bill No. 9386 An Ordinance authorizing an amendment to  
145 Special Use No. 8394 to Smoke & Sip, Inc. to allow for the operation of a cigar bar for the property  
146 located at 411 rue St. Francois and said Bill was read for the first time. Councilman Henke moved that  
147 Bill No. 9386 be read for a second time, seconded by Parson. Motion carried and Bill No. 9386 was  
148 read for a second time. Councilman Henke moved that Bill No. 9386 be read for a third time, seconded  
149 by Pagano. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent,  
150 Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all  
151 members present Bill No. 9386 was read for the third and final time and placed upon its passage.  
152 Before the final vote all interested persons were given an opportunity to be heard. On roll call the  
153 Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes,  
154 Henke yes and Pagano yes. The Chair declared Bill No. 9386 to have passed and said Bill became  
155 Ordinance No. 8412.



156 Councilwoman Pagano introduced Bill No. 9387 An Ordinance amending the 2018 Budget by  
157 adding a full-time and part-time assistant court clerk for the municipal court clerk for the municipal  
158 court office and said Bill was read for the first time by title only.

159 The next item on the Agenda was Council Announcements.

160 Councilman Parson stated the Valley of Flowers Festival this year was wonderful and he  
161 thanked the police for keeping everyone safe. He also commended the Knights of Columbus for their  
162 charitable work.

163 Councilman Jones encouraged everyone to volunteer at, and donate to T.E.A.M. located on rue  
164 St. Catherine. He gave an update on the continuing street work being done on Shackelford and  
165 Lindsay.

166 Councilman Caputa reminded residents to keep their firearms secure and not to leave them in  
167 their vehicles. He asked people to volunteer for their local Neighborhood Watch and thanked those  
168 who volunteered for the “Clean a Street” Program. He challenged other Councilmembers to do the  
169 same.

170 Councilman Henke thanked the Valley of Flowers Committee, city employees, police  
171 department and all the volunteers for a wonderful festival this year.

172 Councilman Schildroth also thanked the Valley of Flowers Committee for a great festival and  
173 parade.

174 The next item on the Agenda was Mayor Announcements.

175 Mayor Schneider announced that long time employee Kevin Green has been promoted to  
176 Superintendent of Park Maintenance. The document shredding day was very successful and very  
177 popular. Safety classes are being offered for Senior Citizens and contact the Police Department for  
178 more information. May 30th will be the first “Wednesday Night Out” in Old Town and will be hosted  
179 by the VFW. At 7:45 they will be dedicating a plaque to First Lt. Michael Blassie, the last of the  
180 unknown soldiers to be identified. A “Better Block” presentation will be held at the JJE Theatre. The  
181 Mayor welcomed Regions Bank who held a grand opening last week. The 2<sup>nd</sup> Annual Florissant Valley  
182 Pickle Ball Tournament was last weekend. The Knights of Columbus will sponsor the upcoming Food  
183 Truck Night on June 15<sup>th</sup>. There will be new activities for the children at Bangert Pool, including  
184 Splish Splash Summer Bash and Teen Night.

185 The Council President announced that the next regular City Council Meeting was scheduled for  
186 Tuesday, May 29, 2018 at 7:30 pm.

187 Councilman Parson moved to adjourn the meeting, seconded by Schildroth. Motion carried.  
188 The meeting was adjourned at 8:46 p.m.

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193 The following Bills were signed by the Mayor:

- 194 Bill No. 9381 Ord. 8410
- 195 Bill No. 9382 Ord. 8411
- 196 Bill No. 8386 Ord. 8412 (amended)
- 197

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Karen Goodwin, City Clerk



**CITY OF FLORISSANT**  
**CITY COUNCIL**  
**OPEN EXECUTIVE SESSION**

May 14, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, May 14, 2018 at 6:30 pm. in the Council Chambers at 955 rue St. Francois, with President Pagano presiding. On Roll Call the following Council members were present: Siam, Parson, Harris, Eagan absent, Jones, Caputa, Schildroth, Henke, Pagano. Also present was Mayor Thomas Schneider, City Clerk Karen Goodwin, City Attorney John Hessel and Judge Dan Boyle.

Chuck Barcom from Meridian Waste was present to explain the sale of the waste hauling to a private equity group. He emphasized that he would still be the point of contact and that he does not plan on leaving any time soon.

Mr. Barcom added that there would be some changes coming and explained some of the technology advancements that are planned that will improve service and safety.

Councilman Caputa asked where the company was located.

Councilman Schildroth asked about Mr. Barcom's role in the company. Mr. Barcom stated that he reports to Bridgeton every day and handles the municipal contracts and acquisitions.

Councilman Parson asked about future contracts. Mr. Barcom responded that he would stay with the company through this contract.

Mr. Hessel stated that he needed to disclose that he is representing Mr. Barcom in a lawsuit not related to the city.

Councilman Jones asked about daily operations. Mr. Barcom explained the process. He discussed the delivery of the new trash cans and stated that they are delivering upon request at this time.

Mr. Barcom stated that Florissant has a special place in his heart and he would not be as successful if not for Florissant. To that end, if there are problems in Florissant, he wants the council to contact him directly so he can get them solved.

Mr. Barcom discussed the use of the totes to become fully automated with the pickup. He hoped that at some point everyone would use the totes. He thanked the city council for their support.

Court Clerks

Judge Boyle clarified the request for the additional full time and part time court clerks. He stated that the clerks are running at 80 hours of comp time at the moment. He said that the cases are up and they are working with more requirements and the same staff. They will be having court every Wednesday and with the new clerks they will be able to keep up with the flow of work.

There being no further business to discuss, Councilman Harris motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:01 pm.

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Karen Goodwin  
City Clerk

# **CITY OF FLORISSANT**

## **Public Hearing**

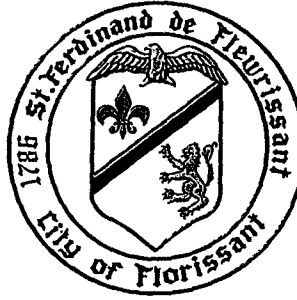


**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Tuesday, May 29, 2018 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to S&A BBQ Fish & Deli, LLC d/b/a S&A BBQ, Fish, Deli to allow for the operation of a restaurant for the property located at 1149 N Hwy 67 in a B-3 Zoning District (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, MMC City Clerk**

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



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: 1149 N Hwy 67 Florissant, MO 63031  
Property Owners Name: Blum Associates LLC Phone #: \_\_\_\_\_  
Property Owners Address: 9109 Watson Rd. 4<sup>th</sup> Floor St. Louis Mo.  
Business Owners Name: Jimmie L. Brown Phone #: 314-255-7148  
Business Owners Address: 40624 Behlman Estates Lane.  
DBA (Doing Business As) StA BBQ Fish & Deli LLC

Authorized Agents Name: \_\_\_\_\_ CO. Name: \_\_\_\_\_  
(Authorized Agent to Appear Before The Commission)

Agents Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Request \_\_\_\_\_

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

Jimmie Brown  
Applicant's Signature

4/11/18  
Date

Received by: du Receipt # 609433 OFFICE USE ONLY Amount Paid: 300.00 Date: 4/11/18

STAFF REMARKS: \_\_\_\_\_

DATE APPLICATION REVIEWED: \_\_\_\_\_

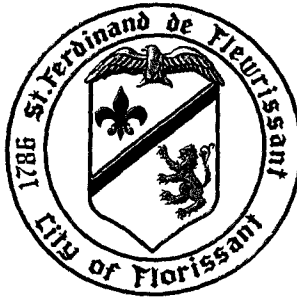
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN: [Signature] DATE: 5-7-18

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



City Of Florissant – Public Works  
314-839-7648

PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

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

SIGN. [Signature] DATE: 5-7-18

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

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

LOCATION 1149 N. Highway 67.  
Address of property.

1) Comes Now Jimmie L. Brown.  
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) Blum Associates LLC.  
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 \_\_\_\_\_ and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

- 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, List 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 sign, 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)

Jimmie L. Brown /  
 PRINT NAME SIGNATURE  
 FOR Sd A BBQ Fish & Deli LLC.  
 (company, corporation, partnership)

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

- 8) I (we) hereby certify that (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 below, and provide address and telephone number

SIGNATURE \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 STREET CITY STATE ZIP CODE  
 TELEPHONE NUMBER \_\_\_\_\_  
 BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as  
 Print name of agent.  
 my (our) duly authorized agent to represent me (us) in regard to this petition.

X Jimmie Brown  
 Petitioner or authorized agent's signature

**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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.



## 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   X  

(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 Jimmie L Brown
- (2) Telephone numbers 314-255-7148 or 314-222-1008
- (3) Business address 1149 N. Hwy 67
- (4) State of Incorporation & a photocopy of incorporation papers yes
- (5) Date of Incorporation 4/6/2018
- (6) Missouri Corporate Number LC 001585727
- (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 SA BBQ Fish + Deli LLC
- (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.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION**

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

---

---

**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

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

Name Jimnie Brown LLC.

Address 40624 Behlman Estates Lane 63034

Property Owner Blum Associates LLC.

Location of property 1149 N. Hwy 67.

Dimensions of property \_\_\_\_\_

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property restaurant.

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number Of Stories \_\_\_\_\_

Square Footage of Building \_\_\_\_\_ Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces \_\_\_\_\_ Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

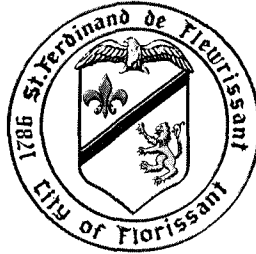
Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING:**

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

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**MEMORANDUM**



**CITY OF FLORISSANT- BUILDING DEPARTMENT**

*"The mission of the Building Department is to enforce building, zoning, and property maintenance codes and to provide life safety services that result in enhancing the quality of life for the residents of the City of Florissant."*

To: Planning and Zoning Commissioners                      Date: May 1, 2018

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr., P.E. PWLF  
Director of Public Works  
Applicant  
File

Subject: Request for Recommended Approval of a Special Use Permit for a  
Restaurant, at **1149 N Highway 67 (S&A BBQ Fish and Deli)** in a 'B-3'  
Zoning District.

**STAFF REPORT**  
**CASE NUMBER PZ-050718-1**

**I. PROJECT DESCRIPTION:**

This is a request for Recommended Approval for a Special Use Permit for a Restaurant at **1149 N Highway 67** in a B-3 Zoning District.

**II. EXISTING SITE CONDITIONS:**

The existing property at **1149 N Highway 67** was formerly occupied by a Bar-Restaurant, whose Special Use Permit is no longer in use. The site is a tenant space within Rallo Plaza- Shopping Center and has multiple tenants. The site is predominantly paved.

The subject property contains a strip center of 25,000 square feet and has separation walls between tenants. The front facing (South) wall of the strip center building is aluminum and glass storefront with metal canopy, painted and stucco parapet. The tenants are allowed signage areas above the canopy.

There is no square footage on the proposed signage design, therefore, any new sign permit must be within the wall sign area limit of 40 s.f. which it appears to be if 2' x 25'.

41 There are approximately 162 off street parking spaces in Rallo Plaza by aerial count, the  
42 drawing of the site does not show spaces. Seven (7) accessible spaces are required for  
43 this number of parking spaces. The parking lot is likely conforming with regard to  
44 number of spaces. The municipal code would require 100 spaces if entirely occupied by  
45 retail.

46  
47

48 **III. SURROUNDING PROPERTIES:**

49 The property to the East is vacant, the former original Club Fitness at 1143 N Hwy 67 in  
50 a 'B-3' District, it is also bounded by the property to the North and West by residences in  
51 the 'R-4' District.

52  
53

54 **IV. STAFF ANALYSIS:**

55 The application is accompanied by a sketch plan, copy of a lease and corporation  
56 documents. No site drawing submitted. The petitioner stated they plan to use the  
57 existing hood and equipment as is. There is no outside cooking equipment shown. The  
58 sketch plan shows centrally located interior smoker.

59

60 There are 10 tables shown on the sketch each with 4 chairs. Parking required therefore is  
61 10 spaces plus 2 spaces for every 3 employees max. shift.

62

63 The current zoning allows for a restaurant if a Special Use is granted by City Council.

64

65 **VI. STAFF RECOMMENDATIONS:**

66 If the Special Use Permit is approved, staff recommends that the applicant obtain the  
67 necessary permits for remodeling and signage.

68

69

70 **VI. SUGGESTED MOTION:**

71 Staff recommends the following motion:

72

73 **Suggested Motion:**

74 I move to recommend approval of a Special Use for a restaurant, subject to  
75 the regulations of the 'B-3' Extensive Business District and the following  
76 additional requirements:

77

78

79 **PROJECT COMPLETION.**

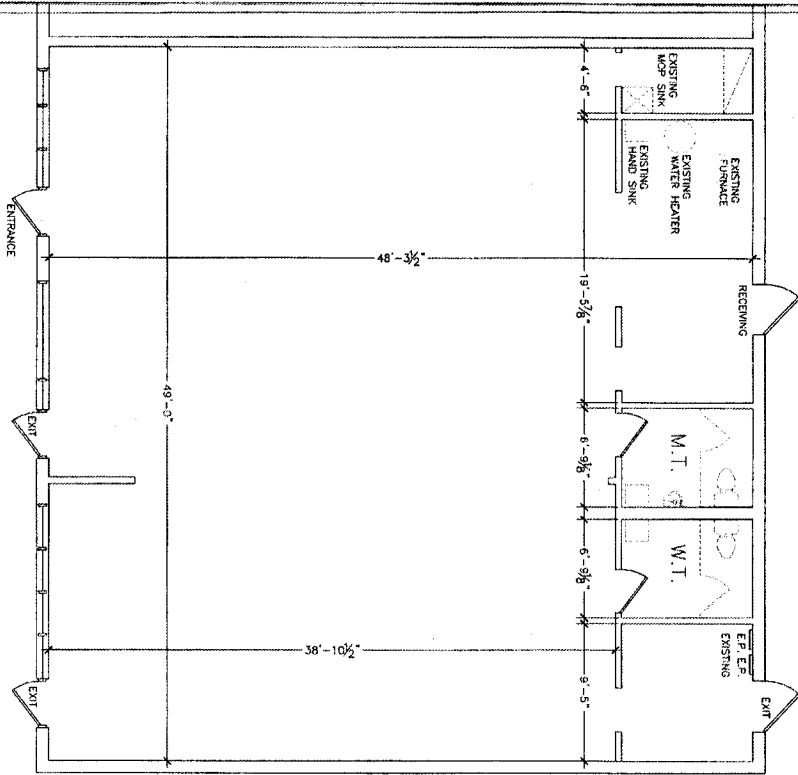
80 Construction shall start within 30 days of the issuance of building permits, and  
81 the structure shall be completed in accordance with the plans within 120 days  
82 of start of construction.

83

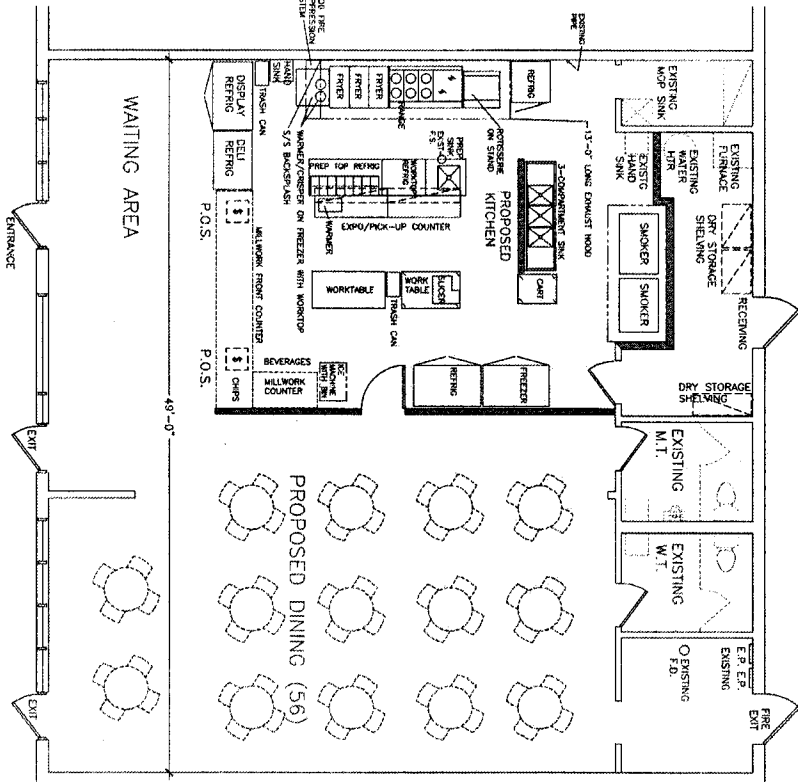
84

(end report and suggested motion)

EXISTING CONDITIONS 5-15-18



PROPOSED FOOD SERVICE EQUIPMENT PLAN



NO. 1	DATE	1/24
NO. 2	DATE	05/7
NO. 3	DATE	SA/

PROJECT: 31448171  
 1149 7 ST. LD  
 FOOD

SCALE: 1/4"

PROPOSED

# **CITY OF FLORISSANT**

## **Public Hearing**

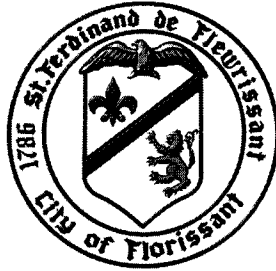


**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Tuesday, May 29, 2018 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to Bountiful Blessings North, LLC d/b/a Bountiful Blessings North to allow for an adult day care in a B-1 Zoning District for the property located at 13210 New Halls Ferry Rd. (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, MMC City Clerk**

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 13210 NEW HALSFERRY ROAD v.lewis@bountifulblessingscare.org

Property Owners Name: MALUK DHAMI Phone/email: malukdhami@sbcglobal.net

Property Owners Address: 2702 S Franklin St, Kirksville, MO 63501

Business Owners Name: VERNITA LEWIS Phone/email: 314-479-6674

Business Owners Address: 736 ENGLISH IVY OFALLON, MO 63368

DBA (Doing Business As) BOUNTIFUL BLESSINGS NORTH LLC

Authorized Agents Name: Co. Name: (Authorized Agent to Appear Before The Commission)

Agents Address: Phone/email:

Request TO OPERATE AN ADULT DAYCARE AT 13210 NEW HALSFERRY ROAD

State complete request (print or type only).

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

Applicant's Signature [Handwritten Signature]

Date 5/1/18

Received by: [Handwritten Initials] Receipt # 1009587 OFFICE USE ONLY Amount Paid: 300.00 Date: 5-1-18

STAFF REMARKS: COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED:

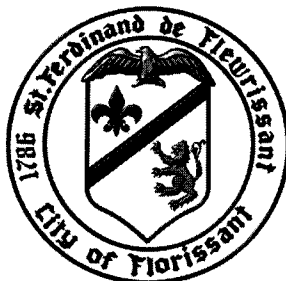
SIGNATURE OF STAFF WHO REVIEWED APPLICATION Planning & Zoning Application Page 1 of 1 – Revised 7/15/15

RECOMMENDED APPROVAL PLANNING & ZONING CHAIRMAN

SIGN [Handwritten Signature] DATE: 5-7-18



# 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

Council Ward 9 Zoning b1

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Initial Date Petitioner Filed 05/01/2018  
Building Commissioner to complete  
ward, zone & date filed

SIGN.

DATE: 5-02-18

SPECIAL PERMIT FOR operation of adult daycare

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 13210 NEW HALLSFERRY ROAD  
Address of property.

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

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

Legal interest in the Property) LEASE HOLDER  
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 EMPTY and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) 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)

VERNITA LEWIS / VLEWIS@BOUNTIFULBLESSINGS scare.ORG  
PRINT NAME SIGNATURE email and phone

FOR BOUNTIFUL BLESSINGS NORTH LLC  
(company, corporation, partnership)

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

8) I (we) hereby certify that, as applicant (circle one of the following):

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

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

PRESENTOR SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL \_\_\_\_\_ / \_\_\_\_\_  
BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ 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 VERNITA LEWIS 736 ENGLISH IVY OFALLON MO 63368

(2) Telephone Number 314-479-6674

(3) Business Address 13210 NEW HALLSFERRY ROAD

(4) Date started in business 4/22/2018

(5) Name in which business is operated if different from (1) BOUNTIFUL BLESSINGS NORTH, LLC

(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 \_\_\_\_\_

(2) Telephone numbers \_\_\_\_\_

(3) Business address \_\_\_\_\_

(4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_

(5) Date of Incorporation \_\_\_\_\_

(6) Missouri Corporate Number \_\_\_\_\_

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

(8) Name in which business is operated \_\_\_\_\_

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

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION**

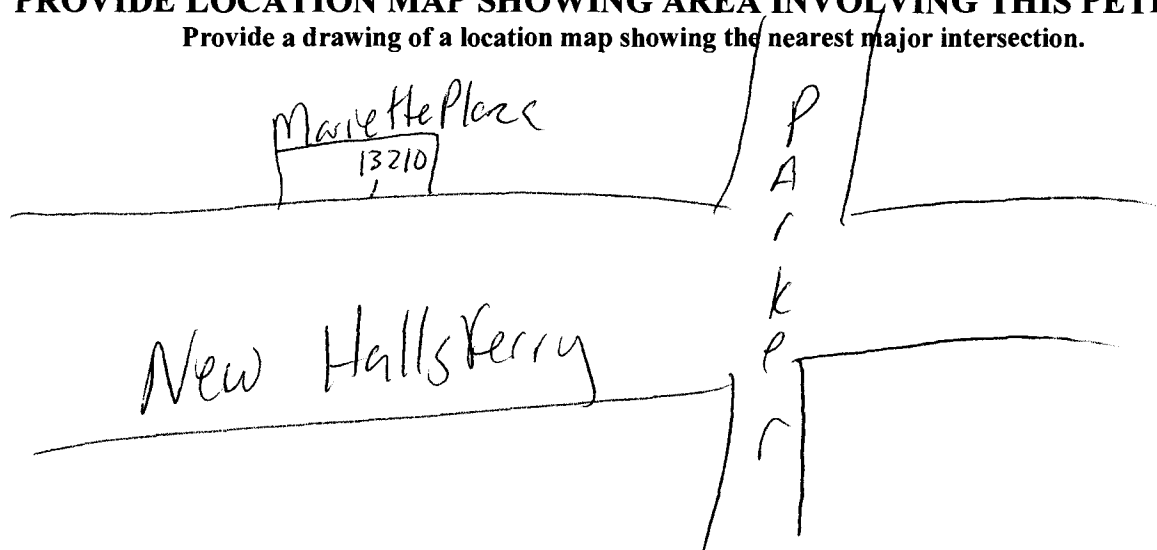
(Close legal description with acreage to the nearest tenth of an acre).

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

13210 NewHallsferry Rd  
Marietta Plaza

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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



**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

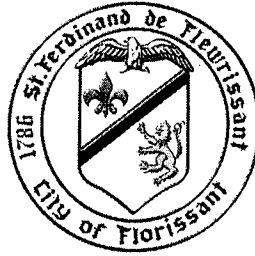
\_\_\_\_\_

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\_\_\_\_\_  
Building Commissioner or Staff Signature

1

**MEMORANDUM**



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**CITY OF FLORISSANT- BUILDING DEPARTMENT**

4

*"The mission of the Building Department is to enforce building, zoning, and property maintenance codes and to provide life safety services that result in enhancing the quality of life for the residents of the City of Florissant."*

5

6

7

To: Planning and Zoning Commissioners Date: May 1, 2018

8

9

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr., P.E. PWLF  
Director of Public Works  
Applicant  
File

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14

Subject: Request for Recommended Approval of a Special Use Permit for an Adult Day Care, at **13210 New Halls Ferry (Bountiful Blessings North, LLC)** in a 'B-1' Zoning District.

15

16

17

18

**STAFF REPORT**

19

**CASE NUMBER PZ-050718-1**

20

21

**I. PROJECT DESCRIPTION:**

22

This is a request for Recommended Approval of a Special Use Permit for an Adult Day Care in a 'B-1' Zoning District.

23

24

25

**II. EXISTING SITE CONDITIONS:**

26

The existing property at **13210 New Halls Ferry** is vacant. The site has a stand-alone structure with parking lot.

27

28

29

The subject property contains a strip center of 13,958 square feet. The front facing (West) wall of the strip center building is brick with aluminum and glass windows and shingle mansard. The tenants have signage areas on the mansard.

30

31

32

33

There is no square footage on the sketch design, dimensions listed indicate the tenant space to be about 40x30' or 1200 s.f. total.

34

35

36

No sign submission made, any new sign permit must be within the wall sign area limit of 40 s.f.

37

38

39

There are 57 off street parking spaces shown on the site. Three (3) accessible spaces are required for this number of parking spaces. The parking lot is likely conforming with

40

41 regard to number of spaces. The municipal code would require 56 spaces if entirely  
42 occupied by retail.

43

44 **III. SURROUNDING PROPERTIES:**

45 The property to the South is John Knox Presbyterian Church at 13200 New Halls Ferry in  
46 an 'R-4' District, it is also bounded by the property to the North by residences in the 'R-  
47 4' District and 13300 New Halls Ferry in a 'B-3' District.

48

49 **IV. STAFF ANALYSIS:**

50 The application is accompanied by a sketch plan, copy of a lease and corporation  
51 documents. A site drawing submitted. The petitioner stated they plan to use the existing  
52 space as is.

53

54 Parking required 2.66 spaces per GFA (gross floor area) OR 1 space for every 10 adults  
55 served, plus 1 space for every employee and drop-off/pick-up considered.

56

57 The zoning code change in February allows for an Adult Day Care if a Special Use is  
58 granted by City Council. Special license is required by the Finance Department and the  
59 City Code in Chapter 6 uses these terms interchangeably.

60

61 **Adult Day Health Care: Zoning definitions:**

62 *"ADULT An individual over the age of eighteen (18).*

63 *ADULT DAY CARE HEALTH PROGRAM A program of organized therapeutic, rehabilitative and social*  
64 *activities provided outside the home for a period of less than twenty-four (24) hours to persons with*  
65 *functional impairments of at least an intermediate care facility (ICF) level of care.*

66 *ADULT DAY CARE PROGRAM A group program designed to provide care and supervision to meet the*  
67 *needs of functionally impaired adults for periods of less than twenty-four (24) hours but more than two (2)*  
68 *hours per day in a place other than the adult's own home.*

69 *ADULT DAY CARE PROVIDER A person, corporation, partnership, association or organization legally*  
70 *responsible for the overall operation of the adult daycare program."*

71

72 **VI. STAFF RECOMMENDATIONS:**

73 If the Special Use Permit is approved, staff recommends that the applicant obtain the  
74 necessary permits for remodeling and signage.

75

76 **VI. SUGGESTED MOTION:**

77 Staff recommends the following motion:

78

**Suggested Motion:**

79

I move to recommend approval of a Special Use for an Adult Day Health Care,  
80 subject to the regulations of the 'B-1' Extensive Business District and the  
81 following additional requirements:

82

83

**PROJECT COMPLETION.**

84

Construction shall start within 30 days of the issuance of building permits, and  
85 the structure shall be completed in accordance with the plans within 120 days  
86 of start of construction.

87

88

(end report and suggested motion)

EXIT

WINDOW

WINDOW

TABLE & 8 CHAIRS

TABLE & 4 CHAIRS

TABLE & 4 CHAIRS

SOFA

14 x 10

14 x 12

BATHROOM

WATER

BATHROOM

SHELVING

Bed  
Quiet Room

10 x 12 ft



SOFA

TABLE & 4 CHAIRS

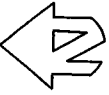
TABLE & 4 CHAIRS

WINDOW

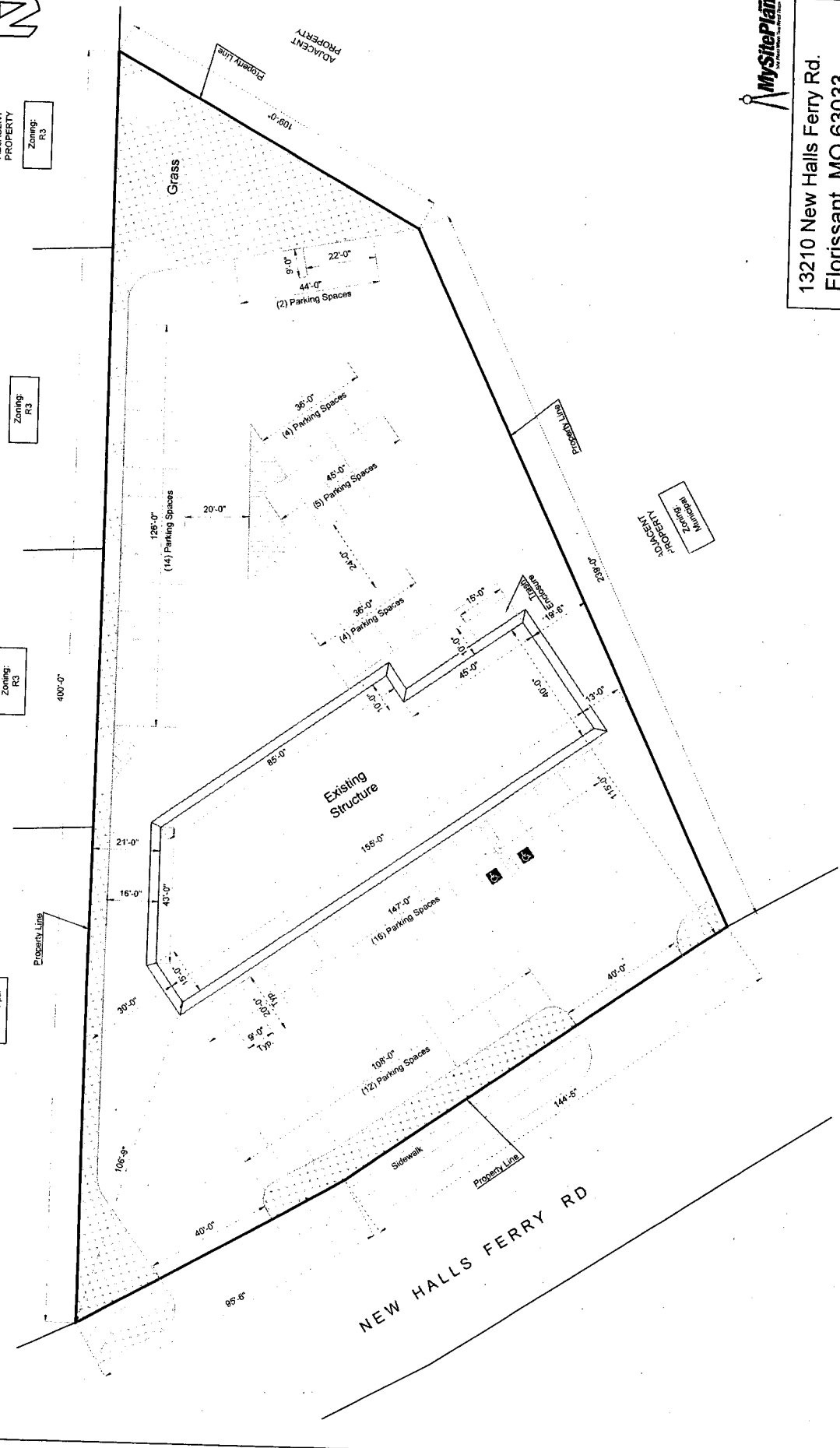
REFRIDGERATOR

MICRO

BACK  
EXIT



13210 New Halls Ferry Rd.  
 Florissant, MO 63033  
 Scale: 1" = 30'



ADJACENT PROPERTY  
 Zoning: R3

ADJACENT PROPERTY  
 Zoning: R3

ADJACENT PROPERTY  
 Zoning: R3

ADJACENT PROPERTY  
 Zoning: Municipal

ADJACENT PROPERTY  
 Zoning: Municipal

RECOMMENDED APPROVAL  
 PLANNING & ZONING  
 CHAIRMAN

DATE: \_\_\_\_\_

SIGN: \_\_\_\_\_



# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Tuesday, May 29, 2018 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to One Dish Wonders, LLC d/b/a One Dish Wonders to allow for a catering business in a B-3 Zoning District for the property located at 115 Flower Valley Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



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: 115 Flower Valley Shopping Ctr Flor. 63033  
Property Owners Name: Flower Valley Group LLC Phone #: 314 343 9555  
Property Owners Address: 919 Belleve Manor Dr. St Louis, MO 63141  
Business Owners Name: Annie Magny Phone #: 314 540 4202  
Business Owners Address: 1827 Chateau Dumont Dr. Flor. 63031  
DBA (Doing Business As) One Dish Wonders, LLC  
Authorized Agents Name: Annie + Wilnor Magny CO. Name: \_\_\_\_\_  
(Authorized Agent to Appear Before The Commission)  
Agents Address: 1827 Chateau Dumont 63031 Phone #: 314 540 4202  
Request Food catering business special use permit

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

Annie Magny  
Applicant's Signature

4/27/18  
Date

Received by: AA Receipt # 609562 OFFICE USE ONLY Amount Paid: 7300 Date: 4-27-18

STAFF REMARKS: \_\_\_\_\_

DATE APPLICATION REVIEWED: 5/1/18

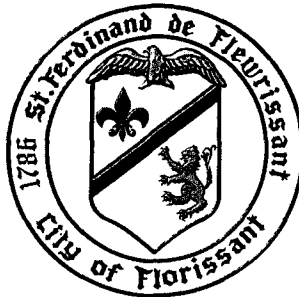
SIGNATURE OF STAFF WHO REVIEWED APPLICATION pet

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN. [Signature] DATE: 5-7-18

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



City Of Florissant – Public Works  
314-839-7648

**PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

Council Ward 9 Zoning B-3  
Initial Date Petitioner Filed \_\_\_\_\_  
Building Commissioner to complete  
ward, zone & date filed

SIGN. [Signature] DATE: 5-7-18

SPECIAL PERMIT FOR Food catering business - New Business  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.)

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

LOCATION 115 Flower Valley Shopping Center, Flor 63033  
Address of property.

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

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

Legal interest in the Property) lease for food catering 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 vacant and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

- 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, List 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 sign, 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)

Annie Magny Annie Magny  
 PRINT NAME SIGNATURE

FOR One Dish Wonders LLC  
 (company, corporation, partnership)

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

- 8) I (we) hereby certify that (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 below, and provide address and telephone number

SIGNATURE Annie Magny

ADDRESS 1827 Chateau Dumont Dr. FOR 63031  
 STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314 974 5859  
 BUSINESS

I (we) the petitioner (s) do hereby appoint Wilnor Magny as  
 Print name of agent.  
 my (our) duly authorized agent to represent me (us) in regard to this petition.

Wilnor Magny  
 Petitioner or authorized agent's signature

**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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

## 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: LLC Individual          Partnership          Corporation         

(a) If an individual:

(1) Name and Address Annie Magny

(2) Telephone Number 314 540 4202

(3) Business Address 115 Flower Valley Shopping Ctr. 63033

(4) Date started in business July 2015

(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. One Dish Wonders, LLC

(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         

(2) Telephone numbers         

(3) Business address         

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

(5) Date of Incorporation         

(6) Missouri Corporate Number         

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

(8) Name in which business is operated         

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

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

Name Annie Magary

Address 1827 Chateau Dumont Dr. Flor. 63031

Property Owner Flower Valley Group LLC

Location of property Flower Valley Shopping Center

Dimensions of property \_\_\_\_\_

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property \_\_\_\_\_

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number Of Stories 1

Square Footage of Building 969 Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces \_\_\_\_\_ Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING:**

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

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION**

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

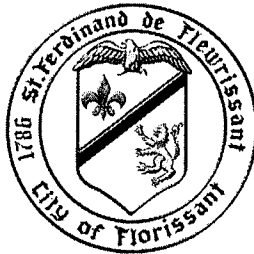
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

1

**MEMORANDUM**



2

**CITY OF FLORISSANT**

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5

*"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."*

6

7

8

To: Planning and Zoning Commissioners Date: May 2, 2018

9

10

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14

From: Philip E. Lum, AIA-Building Commissioner copy: Louis B. Jearls, Jr.- PE, PWLF  
Director of Public Works  
Applicant  
File

15

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19

Subject: Request **recommended approval for a Special Use** to allow a Catering Establishment at **115 Flower Valley Shopping Center (One Dish Wonders)** in an existing 'B-3' Zoning District.

20

21

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23

**STAFF REPORT**

24

25

**CASE NUMBER PZ-050718-4**

26

27

28

**I. PROJECT DESCRIPTION:**

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31

32

This is a request for recommended approval to amend a Special Use to allow a Catering Establishment at **115 Flower Valley Shopping Center (One Dish Wonders)** in an existing 'B-3' Zoning District.

33

34

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36

Refer to Plan submitted: drawing A-1 dated April 18, 2018 by Killian Smith Architect & Associates LLC, attached.

37

38

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**II. SITE CONDITIONS:**

The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and 16,470 s.f. built in 1971 according to County records. The proposed tenant space has 969 gross s.f. The site contains 454 parking spaces for both Shop & Save and the Shopping Center, accounting for cart corral spaces used by the grocer.

37

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**III. SURROUNDING PROPERTIES:**

The property to the West side is 1 Flower Valley in a 'B-3' Zoning District and an Outlot near the highway is the McDonald's restaurant at 3165 N Highway 67, in the 'B-3' Extensive Business District. The property is adjacent to a small section to the north of



41 14300 New Halls Ferry, a bank in the 'B-3' Extensive Business District and surrounds  
42 the Shop & Save building at 175 Flower Valley Shopping Center in a 'B-5' Planned  
43 Commercial District. The property to the North is an Apartment complex in the County.  
44

45 **IV. STAFF ANALYSIS:**

46 Drawing comments:

47 The location is between a vacancy at 111 Flower Valley Shopping Center and  
48 Design IT at 117 Flower Valley Shopping Center. . Occupancy is calculated as  
49 10.  
50

51 Per today's parking code, the following would be the calculation:

52 Food markets over 5000 s.f. at 4.5/1000 s.f. x 60,903= 274

53 Commercial Retail centers under 100,000 s.f at 4/1000 s.f. x 969 s.f. = 4 required

54 Total spaces at required ratios = 339

55 Spaces currently striped = 454  
56  
57

58 A-1.0 Comments:

59 Only 3 major spaces are shown: Display, Service and Kitchen. One restroom is  
60 appropriate for the occupant load.  
61  
62

63 **VI. STAFF RECOMMENDATIONS:**

64 **Suggested Motion for Recommended Approval** to allow a Catering Establishment at  
65 **115 Flower Valley Shopping Center (One Dish Wonders)** in an existing 'B-3' Zoning  
66 District.  
67

68 I move to **Recommended Approval** for a Special Use Permit to allow a Catering  
69 Establishment at **115 Flower Valley Shopping Center (One Dish Wonders)** in an  
70 existing 'B-3' Zoning District, subject to the following restrictions:  
71

72 **1. GENERAL DEVELOPMENT CONDITIONS.**

- 73 a. Unless, and except to the extent, otherwise specifically provided,  
74 development shall be effected only in accordance with all ordinances of  
75 the City of Florissant.  
76 b. The project shall be as shown on drawing A-1 dated April 18, 2018 by  
77 Killian Smith Architect & Associates LLC, attached, subject to building  
78 code review.  
79

80 **PROJECT COMPLETION.**

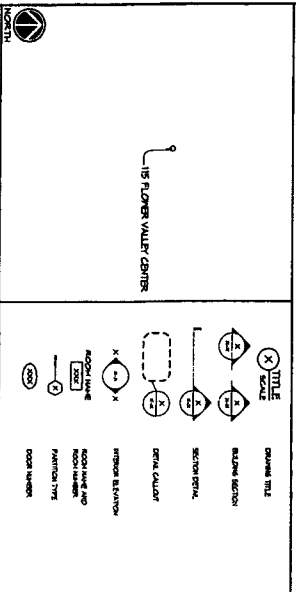
81  
82 Construction shall start within 30 days of the issuance of building permits, and  
83 the structure shall be completed in accordance with the plans within 120 days  
84 of start of construction.

85 (end of Suggested Motion and report)

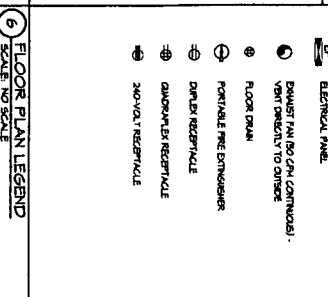
TENANT FINISH FOR:

# ONE DISH WONDERS

115 FLOWER VALLEY CENTER FLORESANT, MO 63093



**1 VICINITY MAP**  
SCALE: NTS



**3 GENERAL LEGEND**  
SCALE: NO SCALE

**6 FLOOR PLAN LEGEND**  
SCALE: NO SCALE

**2009 INTERNATIONAL BUILDING CODE**

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

**4 ABBREVIATIONS**  
SCALE: NO SCALE

Abbreviation	Meaning
...	...
...	...

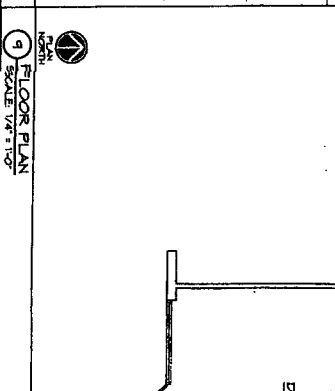
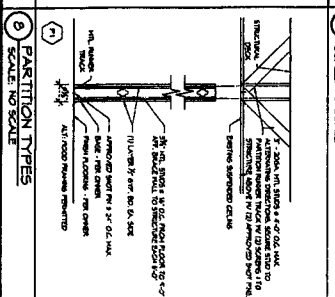
**7 EQUIPMENT SCHEDULE**  
SCALE: NO SCALE

Equipment	Quantity
...	...
...	...

**5 CODE SUMMARY**  
SCALE: NO SCALE

**8 GENERAL NOTES**  
SCALE: NO SCALE

**9 PARTITION TYPES**  
SCALE: NO SCALE



**9 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

<p>TENANT FINISH FOR:</p> <p><b>ONE DISH WONDERS</b></p> <p>115 FLOWER VALLEY CENTER FLORESANT, MO 63093</p>	<p>DATE: 30 APR 18</p> <p>PROJECT: A-1</p>	<p>LOCATION, CODE SUMMARY, PLANS, DETAILS &amp; NOTES</p>	<p>CDM 1801</p>	<p>WILLIAM SMITH ARCHITECT + ASSOCIATES, P.C.</p> <p>800 South Harrison St. Louis MO 63122 314-401-8922</p> <p>ST. LOUIS MO 63122 314-401-8935</p>	<p>PERMIT NOTICE</p> <p>THIS DOCUMENT IS THE PROPERTY OF WILLIAM SMITH ARCHITECT + ASSOCIATES, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM SMITH ARCHITECT + ASSOCIATES, P.C.</p>
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1 INTRODUCED BY COUNCILMAN SIAM  
2 MAY 14, 2018

3  
4  
5 BILL NO. 9385

ORDINANCE NO.

6  
7 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO LITTLE**  
8 **STEPS PRESCHOOL AND LEARNING CENTER 4, LLC D/B/A LITTLE**  
9 **STEPS PRESCHOOL AND LEARNING CENTER TO ALLOW FOR THE**  
10 **OPERATION OF A PRESCHOOL AND LEARNING CENTER FOR THE**  
11 **PROPERTY LOCATED AT 2154 NORTH WATERFORD DRIVE.**  
12

13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a preschool and  
15 learning center; and

16 WHEREAS, an application has been filed by Little Steps Preschool and Learning Center 4, LLC  
17 for the property located at 2154 N. Waterford Dr. for the location and operation of a preschool and  
18 learning center; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
20 April 16, 2018 has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of public hearing no. 18-05-016 on said application to be held on May 14,  
22 2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and  
23 concluded; and

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

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

29  
30 Section 1: A Special Use Permit is hereby granted to Little Steps Preschool and Learning Center  
31 4, LLC d/b/a Little Steps Preschool and Learning center for the operation of a preschool and learning  
32 center for the property located at 2154 North Waterford Dr. with the following stipulations:  
33

- 34 1. Construction shall start within 90 days of the issuance of building permits for the  
35 project and shall be developed in accordance of the approved final development plan  
36 within 180 days of start of construction.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jackie Pagano  
President of the Council  
City of Florissant

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 MAY 14, 2018

3  
4 BILL NO. 9387

ORDINANCE NO.

5  
6 **AN ORDINANCE AMENDING THE 2018 BUDGET BY ADDING A**  
7 **FULL-TIME AND A PART-TIME ASSISTANT COURT CLERK FOR**  
8 **THE MUNICIPAL COURT OFFICE.**

9  
10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.  
11 LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
12

13 Section 1: the 2018 Annual Budget of the City of Florissant is hereby amended by  
14 adding a full-time and part-time assistant court clerk for the municipal court office.

15 Section 2: Budget account no's 4110 and 4113 are hereby amended as follows:

	Full-time	Part-time	Total
Wages #4110	15,570	7,826	23,396
Benefits #4113	8,415	644	9,059
Total	23,985	8,470	32,455

16  
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20  
21 Section 3: This ordinance shall become in force and effect immediately upon its  
22 passage and approval.

23  
24 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

25  
26  
27  
28 \_\_\_\_\_  
29 Jackie Pagano  
30 President of the Council  
31 City of Florissant

32 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

33  
34  
35  
36 \_\_\_\_\_  
37 Thomas P. Schneider  
38 Mayor, City of Florissant

39 ATTEST:

40  
41 \_\_\_\_\_  
42 Karen Goodwin, MMC/MRCC  
43 City Clerk  
44

1 INTRODUCED BY COUNCILMAN HENKE  
2 MAY 29, 2018

3  
4  
5 BILL NO. 9388

ORDINANCE NO.

6  
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO S&A BBQ**  
8 **FISH & DELI, LLC D/B/A S&A BBQ, FISH, DELI TO ALLOW FOR THE**  
9 **OPERATION OF A RESTAURANT FOR THE PROPERTY LOCATED AT**  
10 **1149 N. HWY 67.**

11  
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a restaurant; and

14 WHEREAS, an application has been filed by S & A BBQ Fish, Deli, LLC for the location and  
15 operation of a restaurant; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
17 May 7, 2018 has recommended that the said Special Use Permit be granted; and

18 WHEREAS, due notice of public hearing no. 18-05-018 on said application to be held on May 29,  
19 2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and  
20 concluded; and

21 WHEREAS, the Council, following said public hearing, and after due and careful consideration,  
22 has concluded that the granting of the Special Use Permit as hereinafter provided would be in the best  
23 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:

26  
27 Section 1: A Special Use Permit is hereby granted to S & A BBQ Fish, Deli, LLC d/b/a S & A  
28 BBQ, Fish & Deli for the operation of a restaurant located at 1149 N. Hwy 67 subject to the regulations  
29 of the B-3 Extensive Business District and the following additional requirements:

- 30  
31 1. Construction shall start within 30 days of the issuance of building permits and the  
32 structure shall be completed in accordance with the plans within 120 days of start of  
33 construction.

34  
35 Section 2: This ordinance shall become in force and effect immediately upon its passage and  
36 approval.

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Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jackie Pagano  
President of the Council  
City of Florissant

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 MAY 29, 2018

3  
4  
5 BILL NO. 9389

ORDINANCE NO.

6  
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO BOUNTIFUL**  
8 **BLESSINGS NORTH, LLC D/B/A BOUNTIFUL BLESSINGS NORTH TO**  
9 **ALLOW FOR AN ADULT DAY CARE LOCATED AT 13210 NEW HALLS**  
10 **FERRY ROAD.**

11  
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of an Adult Day  
14 Care; and

15 WHEREAS, an application has been filed by Bountiful Blessings North, LLC d/b/a Bountiful  
16 Blessings North for an adult day care located at 13210 New Halls Ferry Road; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
18 May 7, 2018 has recommended that the said Special Use Permit be granted; and

19 WHEREAS, due notice of public hearing no. 18-05-019 on said application to be held on May 29,  
20 2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and  
21 concluded; and

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

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

27  
28 Section 1: A Special Use Permit is hereby granted to Bountiful Blessings North, LLC d/b/a  
29 Bountiful Blessings North to allow for an adult day care located at 13210 New Halls Ferry Road subject  
30 to the regulations of the B-1 Local Business District and the following additional requirements:

- 31  
32 1. Construction shall start within 30 days of the issuance of building permits and the  
33 structure shall be completed in accordance with the plans within 120 days of start of  
34 construction.  
35



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

38  
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40            Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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\_\_\_\_\_  
Jackie Pagano  
President of the Council  
City of Florissant

48            Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

56 ATTEST:

57  
58  
59  
60

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 MAY 29, 2018

3  
4  
5 BILL NO. 9390

ORDINANCE NO.

6  
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ONE DISH**  
8 **WONDERS, LLC D/B/A ONE DISH WONDERS TO ALLOW FOR A**  
9 **CATERING BUSINESS LOCATED AT 115 FLOWER VALLEY SHOPPING**  
10 **CENTER.**

11  
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of catering  
14 business; and

15 WHEREAS, an application has been filed by One Dish Wonders, LLC d/b/a One Dish Wonders  
16 to allow for a catering business located at 115 Flower Valley Shopping Center; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
18 May 7, 2018 has recommended that the said Special Use Permit be granted; and

19 WHEREAS, due notice of public hearing no. 18-05-020 on said application to be held on May 29,  
20 2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and  
21 concluded; and

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

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

27  
28 Section 1: A Special Use Permit is hereby granted to One Dish Wonders, LLC d/b/a One Dish  
29 Wonders to allow for a catering business located at 115 Flower Valley Shopping Center subject to the  
30 regulations of the B-3 Extensive Commercial District and the following additional requirements:

- 31  
32 1. a. Unless, and except to the extent otherwise specifically provided,  
33 development shall be effected only in accordance with all ordinances of  
34 the City of Florissant.

b. The project shall be as shown on drawing A-1 dated, April 18, 2018 by Killian Smith Architect & Associates, LLC, attached subject to building code review.

2. Construction shall start within 30 days of the issuance of building permits for the project and the structure shall be completed in accordance with the plans within 120 days of start of construction.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jackie Pagano  
President of the Council  
City of Florissant

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 MAY 29, 2018

3  
4 BILL NO. 9391

ORDINANCE NO.

5  
6 **AN ORDINANCE AMENDING THE 2018 BUDGET BY REMOVING A**  
7 **FULL-TIME POSITION AND ADDING A PART-TIME COMMUNITY**  
8 **DEVELOPMENT SPECIALIST FOR THE HOUSING AND**  
9 **COMMUNITY DEVELOPMENT DEPARTMENT.**

10  
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.  
12 LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
13

14 Section 1: the 2018 Annual Budget of the City of Florissant is hereby amended by  
15 deleting the full-time position in the Housing and Community Development Department and  
16 adding a part-time Community Development Specialist.

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

19  
20 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

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22  
23 \_\_\_\_\_  
24 Jackie Pagano  
25 President of the Council  
26 City of Florissant

27  
28 Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

29  
30  
31 \_\_\_\_\_  
32 Thomas P. Schneider  
33 Mayor, City of Florissant

34  
35 ATTEST:

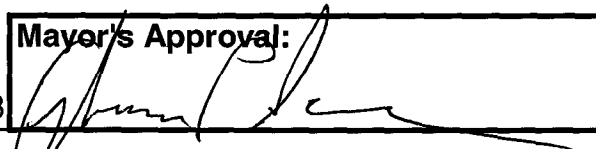
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37 \_\_\_\_\_  
38 Karen Goodwin, MMC/MRCC  
39 City Clerk  
40

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

5/16/2018

**Mayer's Approval:**



Agenda Date Requested:

5/29/2018

Description of request: Ordinance amending the 2018 budget by adding a part-time Community Development Specialist position the Community Development office.

Department: Housing & Community Development

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: **Yes / No**

N

3 readings? : **Yes / No**

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.		Draft Ord.	

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

For City Clerk Use Only:  
 Introduced by: \_\_\_\_\_  
 PH Speaker: \_\_\_\_\_

# MEMORANDUM

**To:** Mayor Schneider  
**From:** M. Carol O'Mara  
**Re:** Housing & Community Development Staffing  
**Date:** 5/15/18

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Mayor,

With the retirement of Toni Kammermeyer on May 31, 2018, the Housing & Community Development Department is facing the elimination of our only full-time employee leaving us with 1 (one) part-time CD Specialist and 1 (one) seasonal volunteer coordinator position. The city's allocation for 2018 is \$356,334.00. Based on the amount of funding the department is receiving it will be impossible to run our programs with one (1) part-time (29 hours a week) employee and meet all Federal Statutory Regulations the city certifies we will meet.

The average funding amount for FY2010-2015 was \$310,213.29 and was staffed with 2 full time employees – funding for 2016 was \$322,023 and 2017 was \$308,736. Late 2015, the department was cut to 1 full time and 1 part time with the part time position going unfilled for 6 months. This same part time position was only held for 10 months and went unfilled again for 7 more months. Additionally, the full time employee was out on medical leave for 4 months in 2017 resulting in the department being severely understaffed to the point of only being able to accept 10 Home Improvement Participants causing us to barely meet timeliness for 2017.

With the elimination of the department's only full-time employee it is likely the city will not meet the federal guidelines of timeliness for 2018. Failure to meet the Federal Statutory Regulations would mean possible forfeiture of existing and future funds as well as sanctions on the city general funds.

I have reviewed all the possible options that would allow the department to do just the bare minimum and what is necessary to meet our Federal obligations to our CDBG and HOME allocations. I propose that we keep the existing part-time CD Specialist position, of which the city only pays 50% of salary + benefits, reduce the Volunteer Coordinator Position, of which the city pays 100% of salary + benefits and replace it with another part-time CD Specialist which the city would pay only 50% of salary + benefits, for a total cost to the city of \$25,843.14.

I believe this change would allow the department to run the Home Improvement Program at a level to at least meet minimum Federal requirements and would ask that this go into effect on June 1, 2018.

Thank you for your consideration.