

#### FLORISSANT CITY COUNCIL AGENDA

City Hall 955 rue St. Francois Monday, June 25, 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 June 11, 2018

#### IV. POLICE COMMENDATIONS

- Det. Dustin Edwards, Det. Eric Schlueter & Det. Nick Osmer
- Officer Panus and Officer Steve Beekman
- Det. Dustin Edwards and Det. Nick Osmer
- Det. Sean Mayer, Det. Ryan McCarrick and Det. Joe Monahan
- Det. Bryan Bussen

#### Certificate of Merit

• Officer Craig Horton

#### V. HEARING FROM CITIZENS

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

#### VI. COMMUNICATIONS

#### VII. PUBLIC HEARINGS

18-06-022	Request to issue an amendment to B-5 Ordinance No. 7998 for	Renee
(Ward 4)	Kkheslop Limited Partnership to allow for a masonry building	Sclafani
Application	addition and access driveway in an existing B-5 Zoning District	
Staff Rpt	for the property located at 3524 Patterson Road. (Planning and	
Plans	Zoning Commission recommended approval on 6/4/18)	
	22	

18-06-023	Request to authorize an amendment to Special Use Permit Nos.	Jason Buxton
(Ward 5)	5062, 525, 5595 and 7593 to Macs Convenience Stores, LLC d/b/a	
Application	Circle K to allow for car wash directional signs for the property	
Staff Rpt	located at 1545 S. New Florissant Road. (Planning and Zoning	
Plans	Commission recommended approval on 6/4/18)	
	,	

#### VIII. OLD BUSINESS

#### A. BILLS FOR SECOND READING

9394	Ordinance authorizing an appropriation of \$10,000 from the General	Council as a
	Revenue Fund to account no. 4050 "Professional Services" for the	whole
	purpose of funding legal counsel for the City Council.	

#### IX. NEW BUSINESS

#### A. BOARD APPOINTMENTS

#### B. REQUESTS

(Ward 7)	Request for a transfer of Special Use Permit no. 8394 from Sipp,	Martez
Application	LLC to Smoke Session to allow for a cocktail lounge located at 1833	Session
	Dunn Road.	
(Ward 7)	Request for a Full Liquor by the Drink license for Smoke Session	Martez
Application	LLC located at 1833 Dunn Road.	Session

#### C. BILLS FOR FIRST READING

9395	Ordinance to authorize a Special Permit to MERS/Missouri Goodwill Industries d/b/a Goodwill to allow for the location of a post sign at a retail establishment for the property located at 455 N. Highway 67.	
9396	Ordinace to authorize an amendment to B-5 Ordinance No. 7998 for Kkheslop Limited Partnership to allow for a masonry building addition and access driveway in an existing B-5 Zoning District for the property located at 3524 Patterson Road.	Caputa
9397	Ordinance to authorize an amendment to Special Permit No. 7593 to Macs Convenience Stores, LLC d/b/a Circle K to allow for car wash directional signs for the property located at 1545 S. New Florissant Road.	Schildroth

9398	Ordinance to authorize a transfer of Special Use Permit no. 8394 from Sipp, LLC to Smoke Session to allow for a cocktail lounge located at 1833 Dunn Road.	Pagano
9399	Ordinance authorizing an appropriation of \$8000 from the Park Improvement Fund to Account No. 09-5-09-50560 "Professional Services – Koch" for diagnostic services for the pool.	Jones
9400	Ordinance authorizing an amendment to Title III "Traffic Code", Table VIIA "Speed Limits on Certain Streets" by changing the speed limit on a section of Derhake Road. (Traffic Commission recommended approval on 3/18/18)	Parson

#### XI. COUNCIL ANNOUNCEMENTS

#### XII. MESSAGE FROM THE MAYOR

#### XIII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL JUNE 22, 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 MONDAY, JUNE 25, 2018.

#### **CITY OF FLORISSANT**

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2 3	The Thornton
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5 6	COUNCIL MINUTES
7	June 11, 2018
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9	The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois
10	on Monday, June 11, 2018 at 7:30 p.m. with Council President Pagano presiding. The Chair asked
11	everyone in attendance to stand and join in reciting the Pledge of Allegiance.
12	On Roll Call the following Councilmembers were present: Siam, Harris, Eagan, Caputa,
13	Schildroth, Henke, Pagano and Parson. Councilman Jones was excused. Also present was City
14	Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the
15	Council Meeting was in session for the transaction of business.
16	Councilman Henke moved to approve the Executive and Meeting Minutes of May 29, 2018,
17	seconded by Harris. Motion carried.
18	The next item on the Agenda was Election of Officers.
19	Councilwoman Pagano moved to nominate Jeff Caputa as Council President, seconded by
20	Eagan. Councilman Caputa accepted the nomination. Motion carried.
21	Councilman Caputa moved to nominate Tim Jones as Council Vice President, seconded by
22	Pagano. Councilwoman Pagano accepted the nomination on Councilman Jones's behalf. Motion
23	carried.
24	Councilwoman Pagano thanked the Council, City Clerk, City Attorney and all the residents for
25	the opportunity to serve and respect she received as Council President. Councilman Caputa thanked
26	Councilwoman Pagano for the excellent job she did as Council President and also thanked the Council
27	for the honor to serve as Council President.
28	The next item on the agenda was the Beautiful Home Awards.
29	Debbie Bryant with the Citizens Participation Committee presented the awards.
30 31 32 33	<ul> <li>Ward 1 – James &amp; Josephine Kuehnlein – 2280 Lindsay Lane</li> <li>Ward 2 – Katie Peters – 1275 Ensenada</li> <li>Ward 3 – Pamela Stutz – 910 Keeven</li> </ul>

- Ward 4 − James & Patricia Vance − 560 Wren Drive
- Ward 5 − Bill & Kris Brown − 325 S. Jefferson Street
  - ➤ Ward 6 Sarah Weber & Joe Gillam 534 Abuchon Street
- Ward 7 − Ron & Linda Meyer − 960 Cheyenne Drive
- Ward 8 − David Morley − 3115 Steed
  - ➤ Ward 9 Ed Leonard 1905 North Downs Drive
- 40 ➤ Mayor's Choice Award Tom & Lisa Sherer 1002 St. Louis

- Councilman Eagan moved to postpone "Eddie's Heros," the next item on the agenda, until June 25, 2018, seconded by Caputa. Motion carried.
- The next item on the Agenda was Hearing from Citizens of which there were none.
- The next item on the Agenda was Communications of which there was none.
- The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #18-06-021 to be held this night on a request to authorize a Special Permit to MERS/Missouri Goodwill Industries d/b/a Goodwill to allow for the location of a post sign at a retail establishment for the property located at 455 N. Highway 67 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.

Mr. Bill Behrens, Warren Signs, presented photographs of the proposed sign for Goodwill. It is a pylon sign that meets the square footage and height requirements of the city's sign code. The only reason this request was before Council was because the location of the sign violates the 40' setback. The building is setback 200 feet from the road which makes it difficult to see. The canopy of the nearby gas station also decreases their visibility. They are proposing putting the sign in a new island which will mark a new entrance to the property and will be more visible. If they were to meet code, they would have to locate the sign back in the parking lot which is a less visible site. Also, this location was the safest so that it would not be "clipped" by trucks. Mr. Behrens would be willing to consider locating the sign several feet back if it was an issue.

Chairman Caputa asked the petitioner why Planning & Zoning did not recommend approval of the sign. Mr. Behrens explained that it was actually a tie vote by Planning & Zoning. He did not realize Florissant's process worked and did not come prepared to make a proper proposal to the Commission. He should have put together a better presentation in the way of an explanation. Councilman Caputa asked if Goodwill would be replacing the light standards to which the petitioner stated that he did not know for sure, but guessed that they were not.

Councilman Eagan stated that he felt this was a unique sign situation since Goodwill's visibility was blocked by the gas station canopy.

In response to Councilman Parson's question, the petitioner stated that there would be signs on the building. There will also be a small sign on the Charbonier side indicating "Donation Drop Off."

Councilman Henke stated that he understood Goodwill's situation, but he also wanted the signage to somewhat conform to the rest of the signs on Lindbergh. He asked if the petitioner could move the sign further back than it was now indicated.

The Chair asked if there were any other citizens who would like to speak on said public hearing. Being no citizens who wished to speak, Councilman Eagan moved to close P.H. #18-06-021, seconded by Schildroth. Motion carried.

Councilman Henke moved that Bill No. 9388 <u>An Ordinance authorizing 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. Highway 67 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9388 was read for a second time. Councilman Henke moved that Bill No. 9388 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9388 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. Being no citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9388 to have passed and became <u>Ordinance No. 8415</u>.</u>

Councilman Siam moved that Bill No. 9389 An Ordinance authorizing 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 be read for a second time, seconded by Harris. Motion carried and Bill No. 9389 was read for a second time. Councilman Siam moved that Bill No. 9389 be read for a third time, seconded by Parson. Motion carried and Bill No. 9389 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. Being no citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9389 to have passed and became Ordinance No. 8416.

Councilman Siam moved that Bill No. 9390 <u>An Ordinance authorizing a Special Use Permit to One Dish Wonders</u>, <u>LLC d/b/a One Dish Wonders to allow for a catering business located at 115 Flower Valley Shopping Center be read for a second time, seconded by Schildroth. Motion carried and</u>

Bill No. 9390 was read for a second time. Councilman Siam moved that Bill No. 9390 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9390 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. Being no citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9390 to have passed and became Ordinance No. 8417.

Councilwoman Pagano moved that Bill No. 9391 An 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 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9391 was read for a second time. Councilwoman Pagano moved that Bill No. 9391 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9391 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. Being no citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9391 to have passed and became Ordinance No. 8418.

Councilman Siam moved to appoint Jeff Cook, 1520 Bay Meadows, to the Citizens Participation Committee as a member from Ward 9 for a term expiring on 6/11/2019, seconded by Pagano. Motion carried.

Councilwoman Pagano moved to withdraw the request for a Full Liquor by the Drink License for Smoke Sessions, seconded by Caputa. Motion carried.

Councilwoman Pagano introduced Bill No. 9392 <u>An Ordinance amending the 2018 Budget by removing a full-time duplicating operator position and adding a part-time duplicating operator position for City Clerk Department and said Bill was read for the first time. Councilwoman Pagano moved that Bill No. 9392 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9392 was read for a second time. Councilwoman Pagano moved that Bill No. 9392 be read for a third time, seconded by Caputa. On roll call the Council voted: Siam yes, Harris yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Having received the unanimous vote of all members present Bill No. 9392 was read for a third and final time and placed upon its passage.</u>

Before the final vote all interested persons were given an opportunity to be heard. Being no persons who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Jones absent, Eagan

- yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9392 to have passed and said Bill became Ordinance No. 8419.
- Councilman Parson introduced Bill No. 9393 An Ordinance authorizing an appropriation of

  \$1,300 from the General Revenue Fund Acct. No. 01-53532000 "Office Supplies" for the purchase of

  software for the Prosecuting Attorney's Office for file maintenance and said Bill was read for the first

  time. Councilman Schildroth moved that Bill No. 9393 be read for a second time, seconded by

  Caputa. Motion carried and Bill No. 9393 was read for a second time. Councilman Parson moved
- that Bill No. 9393 be read for a third time, seconded by Henke. On roll call the Council voted: Siam
- 138 yes, Harris yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson
- 139 yes. Having received the unanimous vote of all members present Bill No. 9393 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. Being no
- persons who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Jones absent, Eagan
- 143 yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair
- declared Bill No. 9393 to have passed and said Bill became Ordinance No. 8420.
- 145 Councilwoman Pagano introduced Bill No. 9394 An Ordinance authorizing an appropriation of
- \$10,000 from the General Revenue Fund to Acct. No. 4050 "Professional Services" for the purpose of
- 147 <u>funding legal counsel for the City Council</u> and said Bill was read for the first time. Councilwoman
- Pagano moved to amend Bill No. 9394 to be introduced by "Council as a Whole," seconded by Eagan.
- 149 Motion carried.
- The next item on the Agenda was Council Announcements.
- 151 Councilman Eagan thanked Councilwoman Pagano for her service as Council President over the
- last 2 years. He reminded everyone that Friday night would be "Food Truck Night" at the Knights of
- 153 Columbus grounds.
- 154 Councilman Harris thanked the Citizens Participation Committee for presenting the "Beautiful
- Home Awards." He asked for volunteers to help serve lunches to students during the summertime
- through "Empower North County."
- 157 Councilman Schildroth congratulated all the winners of the Beautiful Home Awards. He also
- thanked Councilwoman Pagano for her service to the Council as past President.

Councilman Parson thanked Ms. Pagano for her service to the Council as President. He continued to encourage residents to join the Neighborhood Watch Association in their neighborhood. He asked everyone to get to know five of their neighbors in the "Florissant Five" Program.

Councilwoman Pagano stated that the annual city picnic is being postponed due to the heat, but they will reschedule it sometime this summer.

Councilman Caputa read a poem in its entirety in recognition of Flag Day in June. He reminded residents to keep their firearms secure and not to leave them in their vehicles.

The next item on the Agenda was Mayor Announcements. He informed the residents that there was a flag retirement ceremony on June 9<sup>th</sup> at City Hall. At the last "Wednesday Night Out" in Old Town, Lt. Michael Blassie was honored with a plaque dedication on the "Walk of History." Lt. Blassie was the last of the unknown soldiers to be identified.

Jason Roberts recently gave an uplifting speech at the James J. Eagan Theatre in order to try and stimulate new ideas in the city for a brighter future.

Mayor Schneider and several other mayors from surrounding communities were invited to Jefferson City in order to meet the new governor and his wife. They received a warm welcome and found the Governor and his wife to be open to new ideas and ways of thinking.

The Mayor stated that the City's new Finance Director, Kimberlee Johnson, has been hired to replace Randy McDaniel who had recently retired. He welcomed Kimberlee to the city. Cheryl Thompson, Superintendent of Recreation, has agreed to serve as the interim Parks and Recreation Director, replacing Todd Schmidt who also retired.

The Florissant Police Department will hold seminars on safety and defense training on June 18-20. There will be a "Hat Party" at the next "Wednesday Night Out" on June 27<sup>th</sup> in front of Korte's.

Paul Detrick will be the next honoree on the Walk of History. The Mayor reminded residents that fireworks are illegal in the city and tickets will be issued.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, June 25, 2018 at 7:30 pm.

Councilman Pagano moved to adjourn the meeting, seconded by Henke. Motion carried. The meeting was adjourned at 8:42 p.m.

City	Council	Meeting	June	11.	2018
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196			Karen Goodwin, City Clerk
197	The following Bil	ls were signed by the Mayor:	
197 198	The following Bil Bill No. 9388	ls were signed by the Mayor: Ord. 8415	
	<b>C</b>		
198	Bill No. 9388	Ord. 8415	
198 199	Bill No. 9388 Bill No. 9389	Ord. 8415 Ord. 8416	
198 199 200	Bill No. 9388 Bill No. 9389 Bill No. 9390	Ord. 8415 Ord. 8416 Ord. 8417	
198 199 200 201	Bill No. 9388 Bill No. 9389 Bill No. 9390 Bill No. 9391	Ord. 8415 Ord. 8416 Ord. 8417 Ord. 8418	



#### CITY OF FLORISSANT <u>CITY COUNCIL</u> <u>OPEN EXECUTIVE SESSION</u>

June 11, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, June 11, 2018 at 6:00 pm. in the Council Conference Room at 955 rue St. Francois, with President Pagano presiding. On Roll Call the following Council members were present: Parson, Henke, Schildroth, Eagan, Pagano, Caputa, Harris and Siam. Jones was excused. Also present was Mayor Thomas Schneider, City Clerk Karen Goodwin, and City Attorney John Hessel.

Councilman Eagan moved to call for a closed meeting to discuss personnel issues pursuant to Section 610.021(3) of the Revised Statutes of Missouri, seconded by Henke. On Roll Call the Council voted: Parson yes, Henke yes, Schildroth yes, Eagan yes, Pagano yes, Caputa yes, Harris yes, Siam yes and Jones absent. Motion carried.

The Council discussed personnel issues.

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

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 6:59 pm.

Karen Goodwin

City Clerk

#### Det. Dustin Edwards, Det. Eric Schlueter & Det. Nick Osmer

Between May 14 and May 18 Detective Edwards, Det. Schlueter and Det. Osmer participated in the arrest of numerous felons in a multi-jurisdictional round up in St. Louis City, St. Louis County and St. Charles County. The felons targeted were violent criminals, drug organizations, sex offenders and various gang members. This roundup resulted in 155 arrests, the recovery of 23 firearms and the seizure of quantities heroin, ecstasy and marijuana. Although the detectives were confronted with armed suspects, combative arrestees and non-compliant suspects their professional conduct and exemplary courage resulted in a successful operation. For their courage, bravery and excellent law enforcement skills they are officially commended.

#### **Officer Panus and Officer Steve Beekman**

On March 26, 2018 Officer Panus and Officer Beekman responded to a call of multiple shots fired in the 500 Block of St. Christina Lane. When they arrived the officers discovered two people had been shot. Both officers immediately entered the building searching for suspects but only located a frightened child hiding under a table. After moving the child to safety they administered first aid to the shooting victims until the arrival of medical personnel. The officers later learned that the suspects had been involved in another shooting in the City of St. Louis and obtained a vehicle description and suspect information. On March 30, 2018 the officers observed the suspect vehicle and were able to conduct a tactical stop of the vehicle. The suspects were arrested and their vehicle contained four AK-47 rifles and two handguns. Due to their diligence and professional conduct two violent suspects were removed from the streets of Florissant and multiple violent crimes were cleared. For their excellent police work they are hereby officially commended

#### Det. Dustin Edwards and Det. Nick Osmer

On March 26, 2018 Det. Edwards and Detective Osmer began an investigation into a shooting that had occurred in the 500 Block of St. Christina Lane where two people were shot. Their investigation revealed that the suspects involved in the

St. Christina shooting were also involved in a shooting in the City of St. Louis. The detectives also learned that the suspects had previously been at a service station on North Broadway just before the shooting in St. Louis. Following the review of many hours of surveillance video they successfully obtained a vehicle description and license plate for the suspect vehicle. Because of their diligence and hard investigative work they were able to pass along the information to uniformed officers of the Florissant Police Department which lead to the suspects' arrest. For their excellent investigative work they are officially commended.

#### Det. Sean Mayer, Det. Ryan McCarrick and Det. Joe Monahan

On May 14, 2018 Det. Mayer, Det McCarrick and Det. Joe Monahan responded to a call for a burglary in progress on Calbreath Court. Prior to their arrival the suspect fled into Sacred Heart Cemetery and stole a vehicle from a young lady visiting her father's grave site. The detectives observed the stolen vehicle on Graham Road, and where able to locate the driver as he was involved in a motor vehicle accident at Highways 270 and 367. After a short foot pursuit Detective McCarrick and Detective Monahan took the suspect into custody. Following the arrest they determined the suspect was wanted for another burglary with multiple priors. Through the detectives professional interviewing skills they were able to secure a full confession which led to the issuance of warrants by the St. Louis County Prosecuting Attorney's Office. Due to their quick actions and personal determination a dangerous felon was removed from the streets of Florissant. They are hereby officially commended.

#### Det. Bryan Bussen

On May 25, 2018 Officer Bussen responded as an assist car to a call of a family dog biting and attacking family members in 1500 Block of Loveland Lane. As Det. Bussen arrived he located a 13 year old girl who had multiple dog bites and was bleeding excessively. Quickly he applied a tourniquet to the little girl's leg. The tourniquet was very effective in controlling the bleeding until the victim arrived at Cardinal Glennon Children's Hospital. The surgeons at Cardinal Glennon

commended Det. Bussen's actions as saving the life of the child. Because of his quick thinking and life saving techniques a child's life was saved. For Det. Bussens professional and excellent life saving techniques he is officially commended.

#### **Certificate of Merit**

#### **Officer Craig Horton**

The Florissant Police Department and Mr. Steve Kern head baseball coach for North Tech High school would like to recognize the outstanding community service by Officer Craig Horton. Officer Horton would make it part of his patrol activities to visit Dunegant Park and talk with not only the coach but the players as well. Officer Horton realized most of these young men were unable to afford good equipment so he was able to acquire a donation of 15 new gloves, a catcher's mitt, 50 new baseballs and 6 new baseball bats. Officer Horton developed personal interaction with the players and presented the best image of police officers to these youths... that police officers care. For his outstanding service to the community, for presenting the most favorable light on his profession and for Officer Hortons truly professional conduct he is officially awarded this Certificate of Merit.

#### CITY OF FLORISSANT



Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, June 25, 2018 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 7998 Kkheslop Limited Partnership to allow for a masonry building addition and access driveway in an existing B-5 Zoning District for the property located at 3524 Patterson Road (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

#### 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: 3524 Patterson Rd	
Property Owners Name: Kkheslop Limited	Partnership Phone #: 847-904-9143
Property Owners Address: 2500 Lehigh Av	ve Glenview, IL 60026
Business Owners Name: Family Video	Phone #: 847-904-9000
Business Owners Address: 2500 Lehigh Av	e Glenview, IL 60026
DBA (Doing Business As) Family Video	
Authorized Agents Name: Renee A. Sclafa (Authorized Agent to Appear Before The Commission)	niCO. Name: Legacy Commercial Property
Agents Address: 2500 Lehigh Ave Glen	view, IL 60026 Phone #: 847-904-9143
Request	
Need to amend the ordinance to build out the	e addition to the space for the new tenant.
State complete request (print or type only).	
IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN STUDY SHALL BE PAID BY THE APPLICANT. PLEASE S	DEVELOPMENTS AND USES THE COST OF THE TRAFFICULATION USES THE COST OF THE TRAFFICULATION
Reree a. Schafami	05/24/2018
Applicant's Signature	Date
Received by: Receipt # (2/23/2 Amou	USE ONLY nt Paid:Date:
STAFF REMARKS:	COMMISSION ACTION TAKEN:
DATE APPLICATION REVIEWED:	COMMISSION ACTION TAKEN:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application Page 1 of 1 – Revised 9/28/10 RECOMMENDED APPROVAL PLANNING & ZONING CHAIRMAN

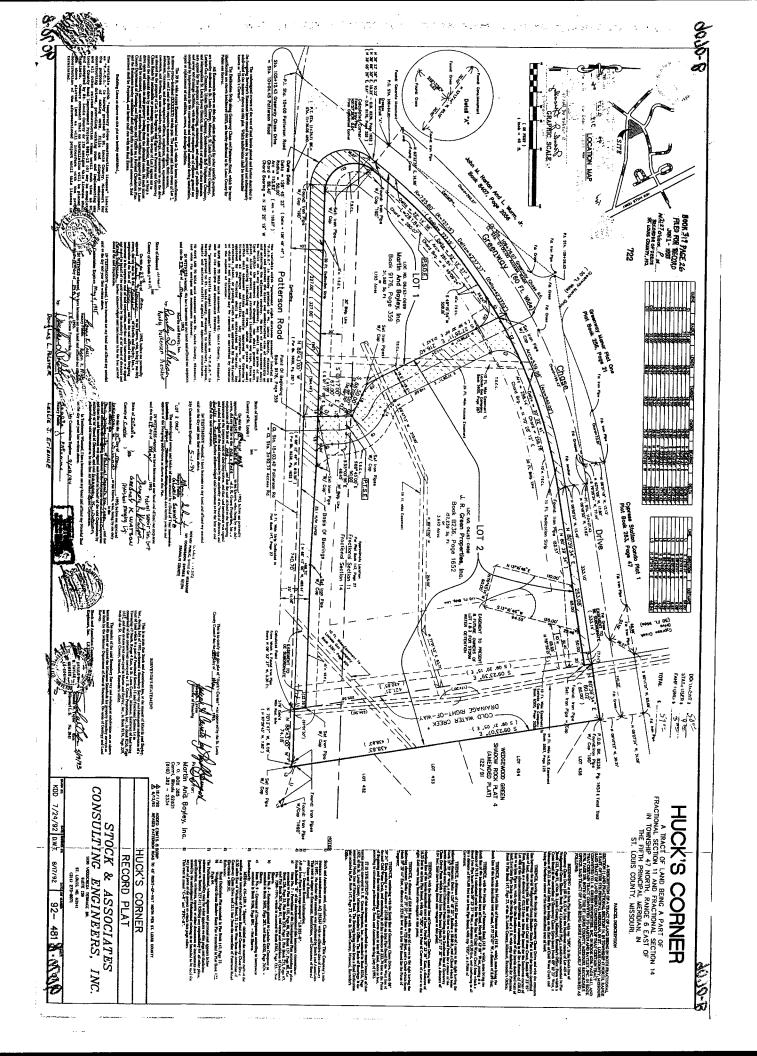
### APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5 PLANNED COMMERCIAL DISTRICT ORDINANCE



	<del>-</del>	
PI	LANNING & ZONING ACTION:	Address of Property:
		3524 Patterson Rd
Î	RECOMMENDED APPROVAL PLANNING & ZONING CHAIRMAN	Council Ward 4 Zoning \$-5
Ç	DATE: 6-4-18	Initial Date Petitioner Filed Building Commissioner to complete ward, zone & date filed
PE	TITION TO AMEND B-5 ORDINANCE # 7998	
	Enter ordin	nance number or number requesting to amend.
1)	Comes Now Renee A Sclafani - Kkheslop Limited Partnership dba Famil	<u> </u>
	(Individual's name, corporation, partners Enter name of petitioner. If a corporation, state as such.	hip, etc.) If applicable include DBA (Doing Business As).
and	d states to the Planning and Zoning Commission that he (she) (erest in the tract of land located in the City of Florissant, State	they) has (have) the following legal of Missouri, described on page 3 of this petition.
Le	gal interest in the Property Owner	
Sta	te legal interest in the property. (i.e., owner of property, lease); also sub- horization from owner to seek a special use.	nit copy of deed or lease or letter of
A.	The petitioner (s) hereby states that he (she) (they) is (are) sul the Permit is petitioned by giving bearings & distances (meter identical to "B".	
B.	The petitioner (s) hereby states that he (she) (they) is (are) subto a scale of 100 feet or less to the inch, referenced to a point intersection, centerline of creek having a generally known nardistances of the property, north arrow and scale.	easily located on the ground as street
C.	Acreage to nearest tenth of an acre of the property for which i	rezoning is petitioned 4.4
2.	The petitioner(s) hereby further state(s) that the property here a B-5 District and is presently being used for Mercantile - Vide	in described in this petition is presently zoned in eo and Video game rental and sales
	State current use of property, (or, state: vacant).	

The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance: To be able to meet a new tenant design, we request the addition to be built and the amendment to the existing B-5 ordinance. List reason for the amendment request. 4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking. 5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application. PRINT PETITIONER'S NAME Renee A. Sclafani Print Name PETITIONER(S) SIGNATURE (S) FOR Kkheslop Limited Partnership (company, corporation, partnership) Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or PARTNER. NOTE: Corporate officer is an individual named in corporate papers. 6. I (we) hereby certify that (indicate one of the following): ( ) I (we) have a legal interest in the herein above described property. (X) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact. Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number SIGNATURE **ADDRESS** ZIP CODE STREET STATE TELEPHONE NUMBER **BUSINESS** I (we) the petitioner (s) do hereby appoint Print name of agent. my (our) duly authorized agent to represent me (us) in regard to this petition. Signature of Petitioner(s) or Authorized Agent

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



Please fill in applicable information requested.				
Name Renee A Sclafani - Kkheslop Limited Partnership				
Address 2500 Lehigh				
Property Owner Kkheslo				
Location of property 3524				
Dimensions of property Per				
Property is presently zoned B-				
Current & Proposed Use of Pro	<sub>operty</sub> Mercantile - M	lercantile		
Type of Sign none prop		Height 21'8" for building height		
Type of Construction 5B		Number Of Stories. 1		
Square Footage of Building 9		Number of Curb Cuts 3		
Number of Parking Spaces		Sidewalk Length 206'		
Landscaping: No. of Trees 6		Diameter 8"		
		Size		
		Height		

#### PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

- 1. Plan or drawing showing zoning of adjoining properties.
- 2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
- 3. Drawing showing measurement of tract and overall area of tract.
- 4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

<sup>\*</sup>Eastern third of property is heavily wooded and not affected by this application.

Corporations are to submit copy of Missouri corporate papers with registration papers. 1) Type of Operation: Individual: Partnership: Corporation: (a) If an individual: (1) Name and Address (2) Telephone Number (3) Business Address (4) Date started in business\_\_\_\_\_ (5) Name in which business is operated if different from (1) (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration. (b) If a partnership: (1) Names & addresses of all partners \_see attached sheet (2) Telephone numbers 847-904-9000 (3) Business address 2500 Lehigh Ave Glenview, IL 60026 (4) Name under which business is operated Family Video (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 (4) State of Incorporation & a photocopy of incorporation papers (5) Date of Incorporation (6) Missouri Corporate Number (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. (8) Name in which business is operated \_\_\_\_ (9) If the property location is in a strip center, give dimensions of your space under square footage and

Please check the box for the appropriate type of operation then fill in applicabe section (a), (b) or (c).

do not give landscaping information.

#### Kk Heslop Limited Partnership -

- 1. Keith Hoogland
  - 2500 Lehigh Ave. Glenview, IL 60026
- 2. Anna Heslop
  - 2500 Lehigh Ave. Glenview, IL 60026
- 3. Knox Heslop
  - 2500 Lehigh Ave. Glenview, IL 60026

#### 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.

See attached legal deed from the St. Louis County Assessor Office

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

Provide a drawing of a location map showing the nearest major intersection or include on plans.

See title sheet on drawings.



#### CITY OF FLORISSANT- BUILDING DEPARTMENT

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

6 7

8

Planning and Zoning Commissioners

Date: May 29, 2018

9 10

From: Philip E. Lum, AIA-Building Commissioner c:

Louis B. Jearls, Jr. - P.E.,

Deputy City Clerk

11

**PWLF Director Public Works** 

12 13

To:

**Applicant** 

File

14 15 16

Subject:

Request recommended approval for a masonry building addition and

access drive at 3524 Patterson (Family Video) in a 'B-5' Zoning District.

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#### **STAFF REPORT** CASE NUMBER PZ-060418-1

20 21 22

#### I. PROJECT DESCRIPTION:

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This is request for recommended approval to amend the B-5 to allow for a masonry building addition and access drive, in a B-5 District. The current video store is within a 'B-5' District within the City of Florissant. There is an existing ordinance no. 7998 that describes permitted uses, which include retail and an ice sales business, however, a new exterior change invokes the requirement for a revision of the ordinance.

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#### II. EXISTING SITE CONDITIONS:

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The existing property at 3524 Patterson is owned by Kathleen Know Heslop Limited Partnership. The existing retail space is a video store. It appears the restaurant occupies approximately 1625 s.f. There is a new lease space shown of 2384 square feet, Family Video area of 5361 s.f. and the existing building total area is 9370 s.f. The building consists of masonry walls and metal roofing.

36 37 38

#### **III. SURROUNDING PROPERTIES:**

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The adjacent property to the West is 3500 Patterson (a Service Station) in a B-5 District.

#### **IV. STAFF ANALYSIS:**

The application is accompanied by a record plat by Stock & Associates which identifies the Lot, Site Design for Building Addition and Access Driveway, 9 drawings 1 of 1-9 dated 5/2/18, Architectural Plans T101, A001, A101, A201, and SP01 by Retail Design Consultants, LLC dated 3/5/18. Staff has the as following comments regarding plans:

Record plat: indicates that the site limits include area from residential properties to the East and includes the current access drive next to the adjacent filling station.

Site Design package sheets: 1 of 9-Title Sheet, 2 of 9-General Notes 3 of 9 Standard Legend, 4 of 9 Removal Plan, 5 of 9 Site Plan, 6 of 9 Grading Plan, 7 of 9 Sanitary Sewer Plan, 8 of 9 Sanitary Sewer Profiles, and 9 of 9 Details. Highlights of this package:

1. Removal plan shows 2 sanitary lines and 5 tree removals.

 2. Grading Plan shows new access drive to the addition and new trash enclosure detail. The trash enclosure should have a 20' concrete paving in front of the enclosure per city ordinance. The fence shown for the enclosure must have screening slats of acceptable opacity and be of a compatible color to be considered compatible.

3. Sanitary Sewer Plan shows a new 8" PVC sanitary line.

#### **Architectural Plan Comments:**

4. A001 access drive configuration does not match the Site Design Package.

5. A001 and A101: An addition of 1020 s.f. is shown with notation indicating a Future Family Dollar. There is one overhead door and one exterior man door shown on the plan with three restrooms and a service sink in another room.

6. A201 shows the exterior matches existing construction, brick exterior walls and metal fascia and metal roof.

 7. Parking existing was reduced by the pizza restaurant when outdoor dining is used from 62 to 58. The Ice Business proposal reduced parking to 55.

 8. Required parking by the current parking regulations is 9370-1625x4/1000=31 plus the pizza restaurant 6= 37 Total Required Parking.

 9. Signs: There are no additional signs proposed. All signs therefore must comply with the sign code, Section 520, where wall signs are less than 40 s.f. and post or ground signs are behind setbacks.

Landscape: No landscape alterations were submitted. Per 405.225, the site should contain:

10. Frontage trees every 50 feet.

11. Building perimeter shrubs 1 for every 5 l.f. of building perimeter.
12. Landscaped islands of 180 s.f. for every 15 parking spaces provided.

Currently there are few trees or shrubs on the site to meet these requirements.

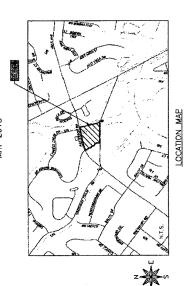
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88	VI. STAFF RECOMMENDATIONS:
89	(See suggested motion)
90	
91	Suggested Motion:
92	I move to recommend approval to amend a Special Use, ordinance 7998 to allow
93	for a masonry building addition and access drive at 3524 Patterson (Family
94	Video) in a 'B-5' Zoning District with the following additional requirements:
95	
96	1. Alterations to the site shall conform with plans submitted: Site Design for
97	Building Addition and Access Driveway, 9 drawings 1 of 1-9 dated 5/2/18,
98	Architectural Plans T101, A001, A101, A201, and SP01 by Retail Design
99	Consultants, LLC dated 3/5/18.
100	2. Trash enclosure area to have compatible vinyl covered fence posts and fabric
101	compatible with building and privacy slats of opacity greater than 75%.
102	3. Landscape plan shall be submitted to the Building Commissioner for approval
103	meeting City minimums for landscape planting materials. New 180 s.f.
104	islands, not required.
105	
106	PROJECT COMPLETION.
107	Construction shall start within 90 days of the issuance of building permits, and
108	the structure shall be completed in accordance with the plans within 180 days
109	of start of construction.
110	
111	(End report and suggested motion)

## SITE DESIGN FOR BUILDING ADDITION AND ACCESS DRIVEWAY

FOR

# LEGACY COMMERCIAL PROPERTY FLORISSANT, MISSOURI

PROPOSED SITE PLANS 3524 PATTERSON ROAD ST. LOUIS COUNT MAY 2018











BUILDING PERMIT

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## CONSTRUCTION STAKING

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## MATERIAL AND COMPACTION TESTING

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## OWNER/ORIZINER LEGACY COMMERCIAL PROPERTY 2500 LEHICH AVENUE GLENVIEW, IL 60026

PROJECT NO LICOTOR BUILDING STE DESIGN FOR BUILDING ADDITION AND ACCESS DENNEWY 3524 PATTERSON ROAD FLORISSANT, MISSOURI 63031 ST. LOLIS COUNTY

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## SANITARY SEWER

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- 19. ALL SERVICE LOCATIONS ARE APPROXIMATE AND MAY BE CHANGED IN THE PELO WITH THE APPROXIM, OF THE INSPECTOR, NO ADDITIONAL COMPENSATION WILL BE AWARDED DUCK TO INDIVISED LOCATION. 11. DEPLECTION TESTING SHALL REQUIRE A THRITY (30) DAY DELAY FROM THE DATE THE SEWER TRENCH IS BACKFILLED.
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  - 3. CONTRACTOR SHALL FLENKEH ALL PIPE BEDDING. PIPE BEDDING MATERIAL SHALL BE AS SHOWN IN THE STANDARD CONSTRUCTOR SPECIFICATIONS.
- 4. CONTRACTOR SHALE FELD YERRY ALL EXISTING STORM SEMER ELEVATIONS THAT PROJECT COMMENTS TO.

DEWIN ST. MARY
APPROVED BY FIAC
UNTE. 4/26/2018
SOME: AS NOTED

GENERAL NOTES

05/02/):8 cm, bloneth express 12/31/2019

CONSTRUCTION NUMBER

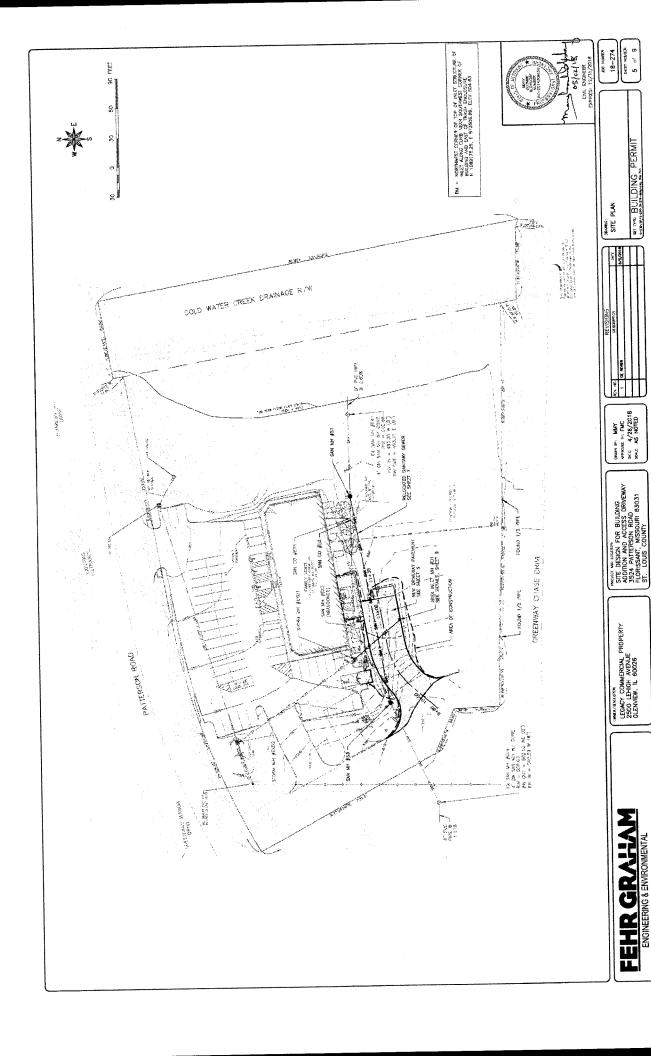
SO THE BUILDING PERMIT

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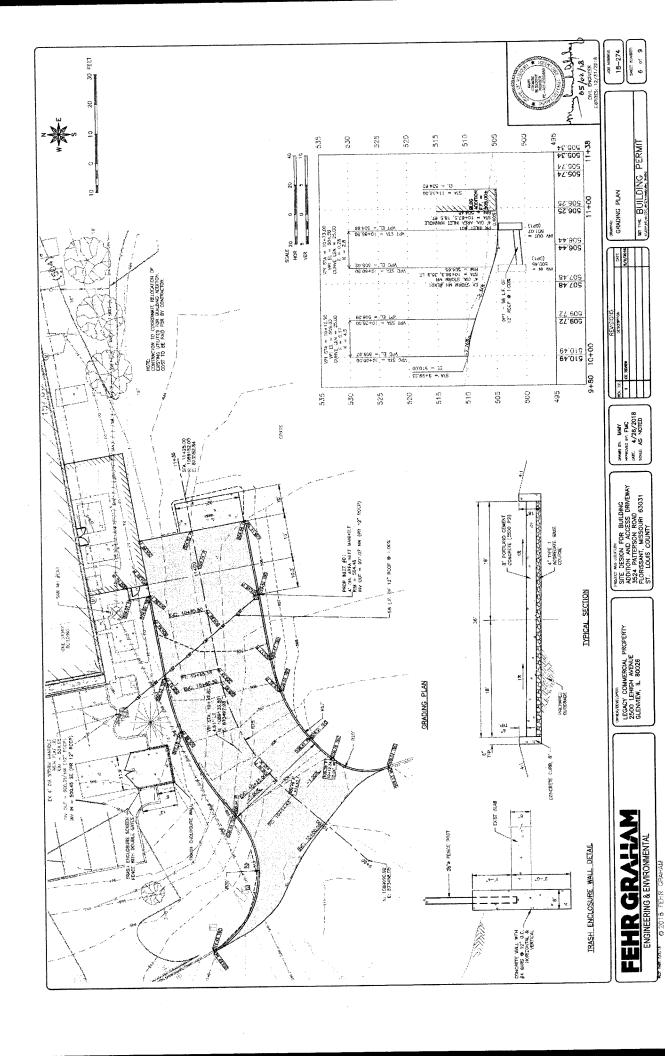
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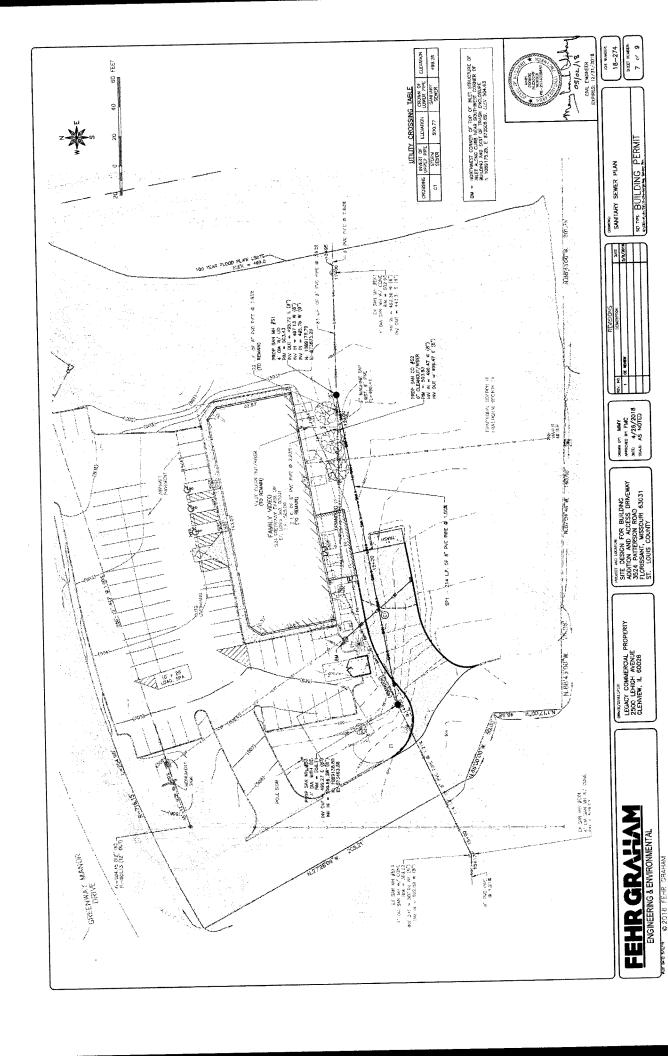


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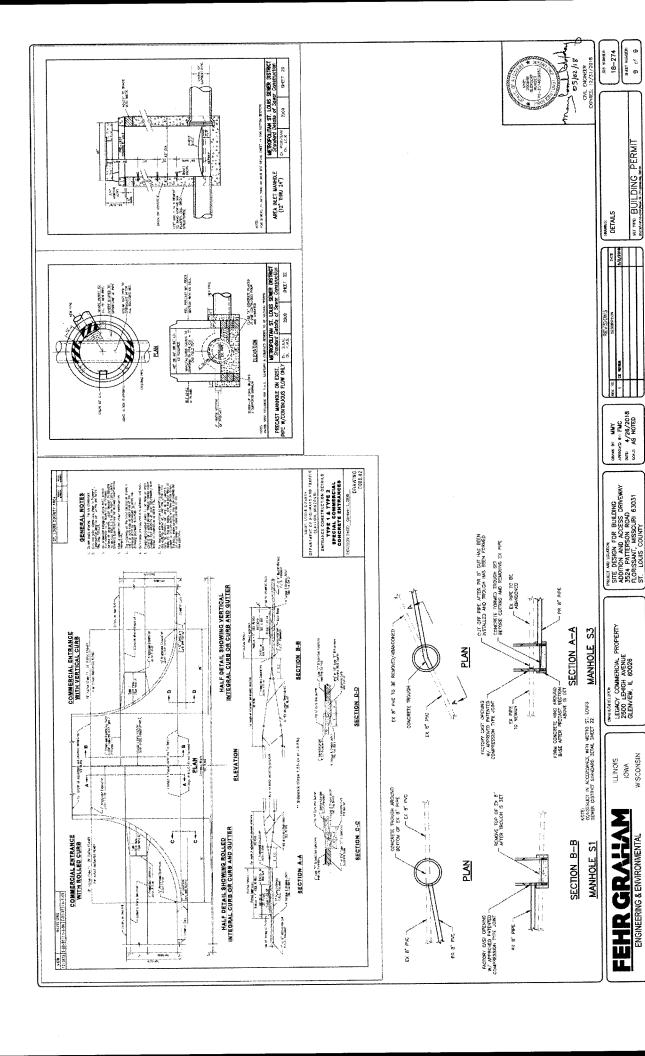
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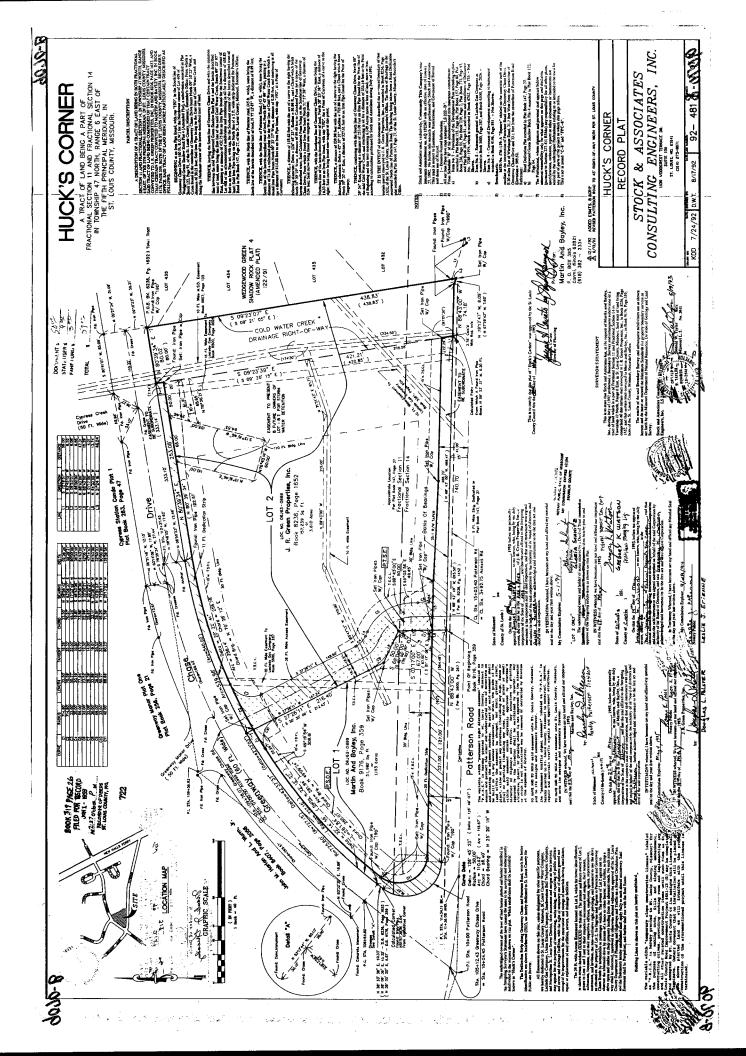
WE MAY @ 2018 FEHR GRAHAM

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SET THE BUILDING



STRING @ 2018 FEHR GRAHAM



## COMMERCIAL PROPERTY GACY

# Florissant, MO

## Sheet Index TITLE SHEET

ARCHITECTURAL SITE PLAN

FLOOR PLAN ELEVATIONS AND SECTION

SPECIFICATIONS - STRUCTURAL

## **OCATION**



## Code Review Summary

Scope of Work

PROVIDE FOUNDATION, WALLS, DOORS AND ROOF TO CREATE EWEN STORAGE, EACH TO REAR OF BUILDING. SEE CIVIL PLANS FOR MODIFICATION TO SITE. SURS SEE RECEIVE UNITING AND FIRE EXTINGUISHERS AS RECURED BY CODE. ALL OTHER MECHANICAL, AND ELECTRICAL BY OTHER UNDER SEPARATE EFRMIT.

2015 International Building Code
2015 International Building Code
2015 International Construction Code
2015 International Every Code
2015 International Average State State
2015 International Average and Fuel Ges Codes
2015 International Municipies Code
2015 International Municipies Code
2015 International Publication Code
2011 National Electrical Code

STORIES: 1 STORY
TYPE OF CONSTRUCTION: TYPE -5B- UNPROTECTED

EXISTING BUILDING AREA: 9,350 SF.

NON-SEPARATED MIXED USE MARCO'S PIZZA - 1620 SQ FT RETAIL SPACE - 7730 /80 = 129 PEOPLE

ADDITIONAL S<u>TORAGE AREA</u>: 1000 USE GROUP: STORAGE, S DCCUPANCY LOAD: 1000/200 = 5 PEOPLE

RESULTING LEASE SPACE AREA: 5,448 SF. USE GROUP: TBD OCCUPANCY LOAD: TO BE DETERMINED

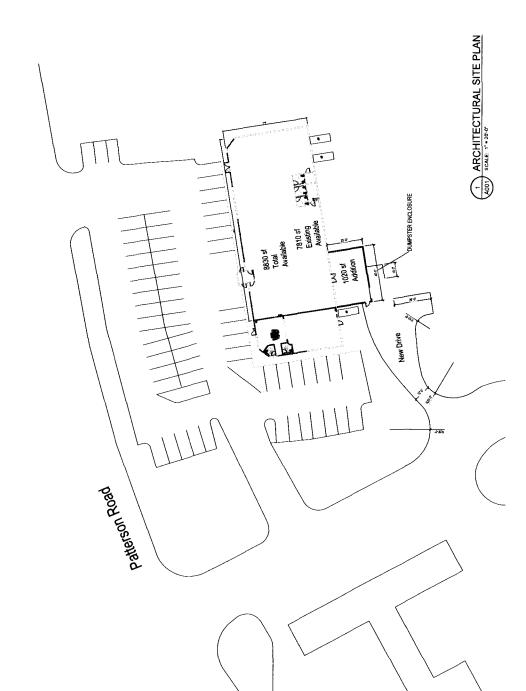
## Project General Notes

- ALL WORK SHALL CONFORM TO THE CODES LISTED HEREM, AND ALL OTHER APPRECLATIONS OF THE CITY OF NEW ULM.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (ALL), 1997 EDITION ARE A PART OF THES CONTRACT DOCUMENTS, A COPY IS ON FILE AT THE ARCHITECTS OFFICE.
- DO NOT SCALE THESE DRAWANGS VERRY ALL DIMENSOISE AND CONDITIONS WITHE FEELD. ANY DESTREMANCES IN CONTRIBUTION OF THE ARCHITECTURE OF THE SUBJECT WHOM TO SUBJECT OF THE CONTRIBUTION.
- ALL PROFOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER, IN WRITIMS, PRIOR TO RSTALLATION.
- G.C.S.RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBINAIRING ALL PERMITS ASSOCIATED WITH THE PROJECT LOUGES BAT SIND I MINERTO DELECTIVELY, MECHANICAL, FUNDRING IN ROBROOMENTE FREEDING SO REDUNES TO THE YOR FLEETING FEES FEES AS RECURRED TO COMPLETE THE WORK IN A INSET MANNER.
  - ALL ABBREVATIONS EXCLUDED FOLLOW BIDISTRY STANDARDS. CONTACT ARCHITECTE ANY ABBREVATIONS ARE IN
    - ALL BEDDERS ARE RESPONSIBLE TO VENTY ALL CONDITIONS IN THE FIELD PRIOR TO PROVIDING BIDS. FALUM WILL RESULT IN CHANGE ORIGINS BEING REJECTED
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROVIDING POPURAIS FOLL PIST FREDURED. CONSTRUCTION DUMFSTER IS TO BE LOCATED PER THE RECIDING, MANAGERS INCITINICITOR.
- contractors are prohibited from parking in the parking spaces in front of the video store
- THE DEMISMS WALLS COMPLETION BY THINSTOM MENT IS DUE TO THE VIDED BICKNESS BEING SO WEE NEW EMPRANCE INSTALLED IN THE FAULTY WIDEO SPINCE BEFORE COMPLETION DF THE DELISMS WAIL.

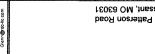


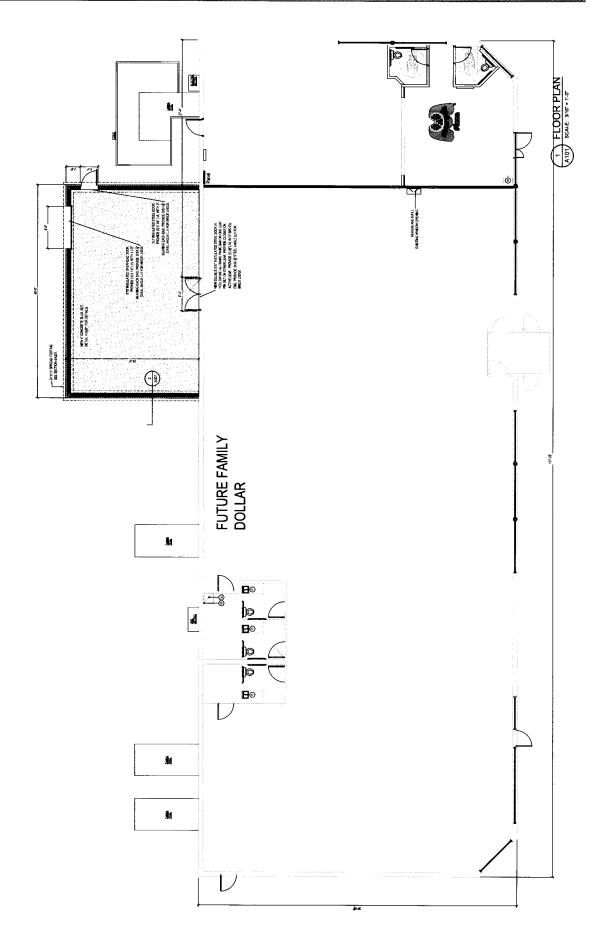


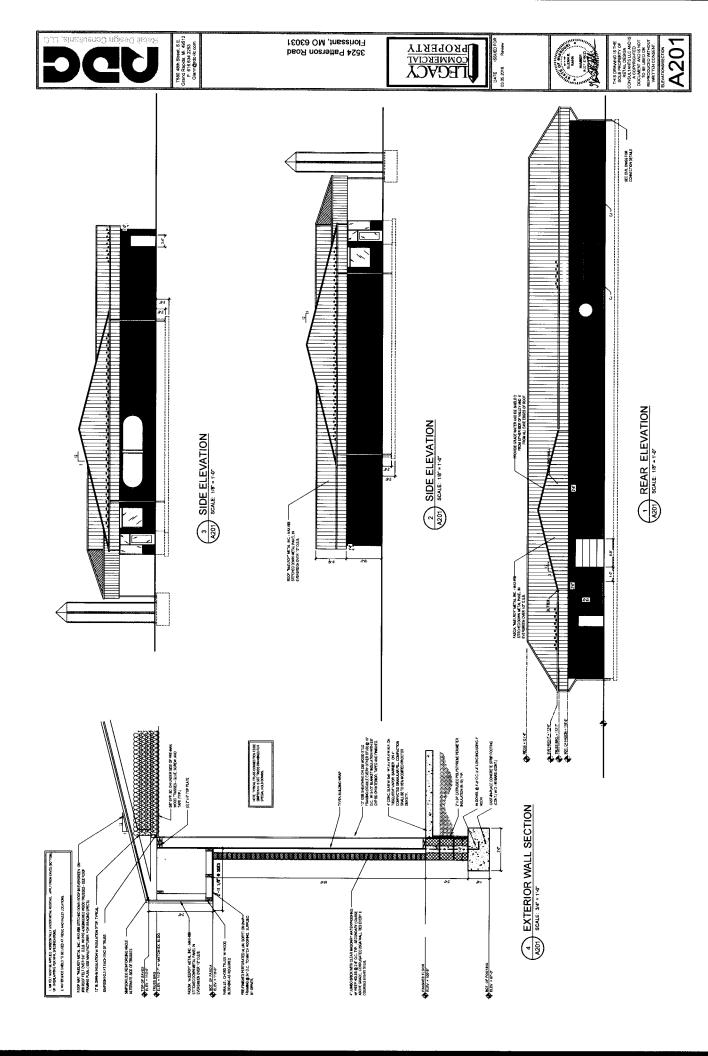












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## CITY OF FLORISSANT

## **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 Monday, June 25, 2018 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit Nos. 5062, 5255, 5595, and 7593 to Macs Convenience Stores, LLC d/b/a Circle K to allow for car wash directional signs for the property located at 1545 S. New Florissant Road (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142. CITY OF FLORISSANT, Karen Goodwin, 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, husinesses 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: New Florissant Property Owners Name: SPIPIT ENERLY LLC Phone/email: 314-898-9226 Property Owners Address: 7701 FOR-SYTH BLVD SUITE 325 SAINT WOULS, MO

MACS CONVENIENCE

Business Owners Name: STORES LLC Phone/email: 812 - 379 - 9227 Business Owners Address: 4080 W. JONATHAN MOORE (1KE COUMBUS, IN 4720) DBA (Doing Business As) MACS GNVICNIENCE Authorized Agents Name: JASON BUXTON Co. Name: MidWA (Authorized Agent to Appear Before The Commission) Weber Lap Ed Stirming her Phone/email: 573 - 160 - 199 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 <u>FOLDED</u> PLANS COMMISSION ACTION TAKEN: DATE APPLICATION REVIEWED

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

RECOMMENDED APPROVAL PLANNING & ZONING CHAIRMAN

DATE: 6-4-18

## 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."

## RECOMMENDED APPROVAL PLANNING & ZONING CHAIRMAN

Council Ward 5 Zoning 3.3

Initial Date Petitioner Filed

Building Commissioner to complete
ward zone & date filed

SIGN:	DATE:	ward, zone & date med
SPECIAL PERMIT FOR		
	Statement of what permit	t is being sought. (i.e., special permit for operation of a restaurant).
AMEND SPECIAL PERM	AIT #	TO ALLOW FOR Statement of what the amendment is for.
	ordinance #	Statement of what the amendment is for.
LOCATION 1545	55. New Fl	prissant
	Address of property.	
1) Comes Now		
Enter name	of petitioner. If a corporati	ion, state as such. If applicable include DBA (Doing Business As)
		a that he (she) (they) has (have) the following legal interest in state of Missouri, as described on page 3 of this petition.
Legal interest in the Proper	ctv)	
	State legal interest in the	he property. (i.e., owner of property, lease). lease or letter of authorization from owner to seek a special use.
2) The petitioner(s) further	r state(s) that the proper	ty herein described is presently being used for Service
Station	and that the	e deed restrictions for the property do not prohibit the use which

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.

would be authorized by said Permit.

- 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)  373-763-9600	
MIKE SHELLY MA , MIKEQUOMONTE	ID SOWTIONS. GOLY
PRINT NAME SIGNATURE email and phone	
FOR CIPILE (company, corporation, partnership)	
(company, corporation, partnership)  Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFIC PARTNER. NOTE: Corporate officer is an individual named in corporate papers.	ER or a
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 and/or Council. The petitioner must sign below, and provide confact information:	e Commission
PRESENTOR SIGNATURE ( XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<del></del>
ADDRESS 1249 WEBBL WOLFD. FAMINITUN MO	
STREET CITY STATE ZIP CODE	<del></del>
TELEPHONE / EMAIL 573 - 760 - 1994 /	
BUSINESS	<del></del>
I (we) the petitioner (s) do hereby appoint ATSON BUXTON	as
Print name of agent.	
my (our) duly authorized agent to represent me (us) in regard to this petition.	
Signature of Pelitioner 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.

## *MEMORANDUM*



1

## CITY OF FLORISSANT

"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."

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Planning and Zoning Commissioners

Date: May 30, 2018

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From: Philip E. Lum, AIA-Building Commissioner cc:

Louis B. Jearls, Jr. PE-PWLF

Director of Public Works

Applicant

File

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14 Subject:

To:

1545 S. New Florissant Road - Request recommended approval to

amend a Special Use, ordinance no. 3472, to allow for directional signs in

a 'B-3' Zoning District.

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## **STAFF REPORT** CASE NUMBER PZ-060418-3

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## I. PROJECT DESCRIPTION:

This is a request for recommended approval to amend a Special Use, ordinance no. 3472 (as amended by ordinances 5062, 5255, 5595, and 7593) in a 'B-3' Zoning District to allow for directional signs.

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## II. EXISTING SITE CONDITIONS:

The existing property at 1545 S. New Florissant Road is a 1071 s.f. filling station according to public record. It has been in operation since 1990 and would like to apply for permit for exterior alterations.

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## **III. SURROUNDING PROPERTIES:**

32 The adjacent property to the North is 1475 S. New Florissant Road in a 'B-3' District 33 owned by the filling station, Spirit Energy LLC. The property to the west is 1067 Dunn Road in an 'B-3' District with easement agreement for the retaining wall. 34

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### IV. STAFF ANALYSIS:

The application is accompanied by professional sign package, pages 1-5 all dated 37 38

10/31/17 and an undated survey showing sign locations and setback. Staff has the

39 following review comments:

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General: Upon examination of plans, the sign package is approvable, except for the directional signs in the front yard. Petitioner should come prepared to discuss how traffic improvements on such an irregularly shaped lot will be improved by the installation of such signs.

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## V. STAFF RECOMMENDATIONS:

- The exterior changes affect the existing Special Use and qualify as post signs which may be considered under a Special Use Amendment per the sign code: Section 520.090Post Signs.
  - A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be constructed of sheet metal or other non-combustible materials. Post signsshall be constructed and braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface exposed and shall be securely attached to the pole or post in an approved manner. No post sign erected on private property shall extend more than four (4) feet six (6) inches from the building line, including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height, in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post sign shall exceed twenty-five (25) feet in height.
  - B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.

## 67 68 69

## Suggested Motion to Amend a Special Use:

requirements:

70 71 72

1. I move for recommended approval, to amend a Special Use, ordinance no. 3472 (as amended by ordinances 5062, 5255, 5595, and 7593) in a 'B-3' Zoning District to allow directional sign & as described on related documents presented, only sw sign idjacet 74 bly on page 5 of 5 as prepared by CIS dated 10/31/17 and survey attached. Approval is subject to the regulations of these ordinances, and the following (additional

, one

other directional signs not appld.

## GENERAL DEVELOPMENT CONDITIONS.

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a. Unless, and except to the extent, otherwise specifically provided in ordinance no. 3472, development shall be effected only in accordance with all ordinances of the City of Florissant.

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rec. change vibbon signs to add 'can wash", entrance, exit.

84	2. PROJECT COMPLETION.
85	Construction shall start within 90 days of the issuance of building permits for
86	the project and shall be developed in accordance of the approved final
87	development plan within 90 days of start of construction.
88	
89	(End of report and suggested motion)



ARTWORK REFLECTS CURRENT SURVEY

FASCIA INFO         14-0°         25-0°         48-0°           FASCIA INFO         2-0°         48-0°           A Vinyl Circle K Decal         1 13 1/2" x 4-4 3/4"         4.9 SF           B Vinyl Car Wash Decal         1 73/8" x 4-9 1/8"         2.9 SF           C Vinyl Exit Car Wash Decal         1 10" x 9'-6"         7.9 SF           D Fascia Bands         1 2'-0" high         98 LF			HEIGHT	ENTER/EXIT		DEPTH
FASCIA INFO         2'-0"         48'-0           SIGN DESCRIPTION         QTY         SIZE           Vinyl Circle K Decal         1         13 1/2" x 4'-4 3/4"           Vinyl Car Wash Decal         1         7 3/8" x 4'-9 1/8"           Vinyl Exit Car Wash Decal         1         10" x 9'-6"           Fascia Bands         1         2'-0" high	00	UILDING INFO	14'-0"	25'		48'-0"
SIGN DESCRIPTION         QTY         SIZE           Vinyl Circle K Decal         1         13 1/2" x 4'-4 3/4"           Vinyl Car Wash Decal         1         7 3/8" x 4'-9 1/8"           Vinyl Exit Car Wash Decal         1         10" x 9'-6"           Fascia Bands         1         2'-0" high		FASCIA INFO	7,-0,,	25'		48'-0"
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	0	Fascia Bands		-	2'-0" high	98 LF

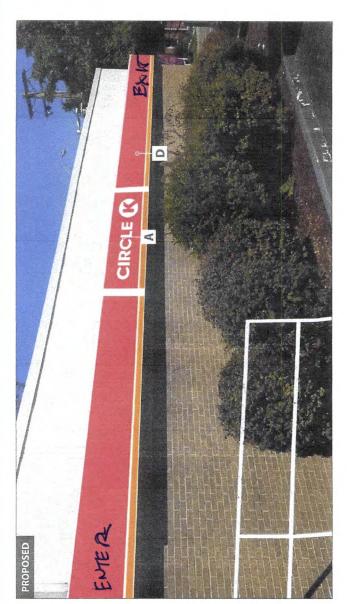
CIRCLE KVINYL COLORS

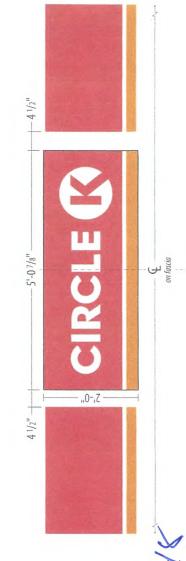
3M 3630-33 Red

3M 3630-3540 TarpECONNN TO DED APPROVAL

PLANDING & ZONING CHAIRMAN

- DATE: 6-47K SIGN





CORPORATE IDENTIFICATION SOLUTIONS

SITE NUMBER 1622 CUSTOMER Circle K

DRAWN BY SW DATE 10/31/17 ACCOUNT REP Ben DeHayes Florissant, MO LOCATION

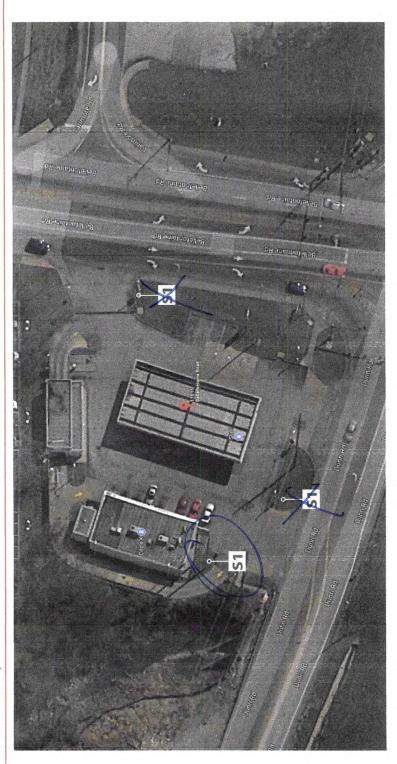
5563 N Elston Ave. Chicago, IL 60630 P: 773-763-9600 | F: 773-763-9606 www.CorporatelDSolutions.com CORPORATE ID SOLUTIONS

REVISION

SCALE 01

CUSTOMER ACCEPTANCE

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## SECONDARY SIGNAGE

S

AREA 9.6 SF

SIZE QTV SIGN DESCRIPTION 51 Directional - Totem Sign

4'-0" x 2'-5"

RECOMMENDED APPROVAL PLANNING & ZONING CHAIRMAN

SON,

SIDE B

SIDE A

DATE

CORPORATE IDENTIFICATION SOLUTIONS

SITE NUMBER 1622 CUSTOMER Circle K

Florissant, MO ACCOUNT REP Ben DeHayes

LOCATION

REVISION SCALE DRAWN BY DATE 10/31/17 SW

5563 N Elston Ave. Chicago, IL 60630 P: 773-763-9600 | F: 773-763-9606 www.CorporateIDSolutions.com

CUSTOMER ACCEPTANCE CORPORATE ID SOLUTIONS

DATE THIS DRAWING IS THE PROPERTY OF COPPORA CORPORATION AND COMPIDANITAL INFORMATI CORPORATI LONATHICATION SOLUTIONS. NO DREAD TO STATE AND SALVE THE WORK WHITLIN CON-DREAD SALVES WITHOUT THE PROPERTY OF THE INFORMATION CON-





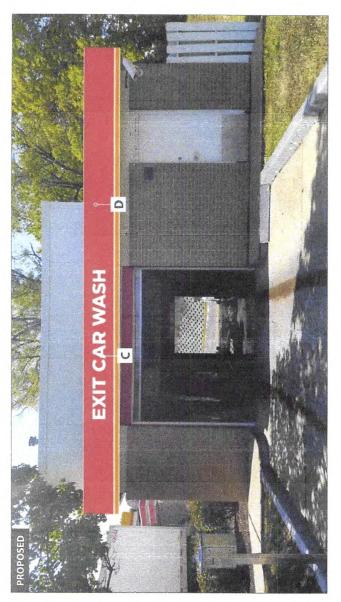
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	INFO	2,-0,,	25'-0"	.0.	48'-0"	
	SIGN DESCRIPTION	RIPTION	ΔTΑ	SIZE	A	AREA
A Vinyl C	Vinyl Circle K Decal		-	13 1/2" x 4'-4 3/4"		4.9 SF
3 Vinyl C	Vinyl Car Wash Decal		1	7 3/8" x 4'-9 1/8"		2.9 SF
: Vinyl E	Vinyl Exit Car Wash Decal	Decal	-	10" x 9'-6"		7.9 SF
) Fascia	Fascia Bands		-	2'-0" high	6	98 LF

CIRCLE K VINYL COLORS

3M 3630-33 Red

3M 3630-3540 Tangerine



IT CAR WASH 1.01



CORPORATE IDENTIFICATION SOLUTIONS

ACCOUNT REP Ben DeHayes Florissant, MO LOCATION SITE NUMBER 1622 CUSTOMER Circle K

SCALE 01 DRAWN BY SW DATE 10/31/17

5563 N Elston Ave. Chicago, IL 60630 P: 773-763-9600 | F: 773-763-9606 www.CorporateIDSolutions.com

CORPORATE ID SOLUTIONS

REVISION

CUSTOMER ACCEPTANCE

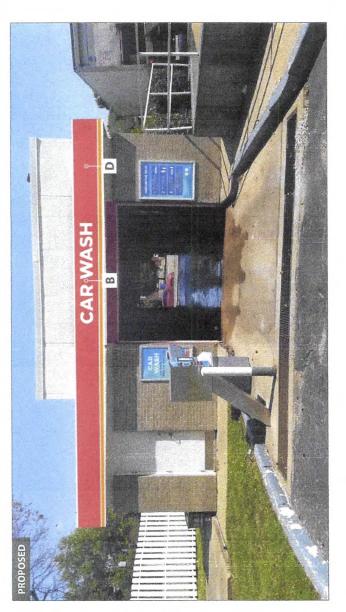
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## ARTWORK REFLECTS CURRENT SURVEY

FASCIA INFO         14'-0"         25'-0"         48'-0"           FASCIA INFO         2'-0"         48'-0"           A         SIGN DESCRIPTION         QTY         SIZE         AREA           A         Vinyl Circle K Decal         1         13 1/2" x 4'-4 3/4"         4.9 SF           B         Vinyl Car Wash Decal         1         7 3/8" x 4'-9 1/8"         2.9 SF           C         Vinyl Exit Car Wash Decal         1         10" x 9'-6"         7.9 SF           D         Fascia Bands         1         2'-0" high         98 LF			HEIGHT	ENTER/EXIT	/EXIT	DEPTH	
ASCIA INFO         2'-0"         48'-0           SIGN DESCRIPTION         QTY         SIZE           Vinyl Circle K Decal         1         13 1/2" x 4'-4 3/4"           Vinyl Car Wash Decal         1         7 3/8" x 4'-9 1/8"           Vinyl Exit Car Wash Decal         1         10" x 9'-6"           Fascia Bands         1         2'-0" high	80	UILDING INFO	14'-0"	25'-	0	48'-0"	
SIGN DESCRIPTION         QTY         SIZE           Vinyl Circle K Decal         1         13 1/2" x 4'-4 3/4"           Vinyl Car Wash Decal         1         7 3/8" x 4'-9 1/8"           Vinyl Exit Car Wash Decal         1         10" x 9'-6"           Fascia Bands         1         2'-0" high		FASCIA INFO	5,-0,,	25'-	0	48'-0"	
Vinyl Circle K Decal       1       13 1/2" x 4'-4 3/4"         Vinyl Car Wash Decal       1       7 3/8" x 4'-9 1/8"         Vinyl Exit Car Wash Decal       1       10" x 9'-6"         Fascia Bands       1       2'-0" high		SIGN DES	CRIPTION	QTY	SIZE	A	REA
Vinyl Car Wash Decal       1       7 3/8" x 4'-9 1/8"         Vinyl Exit Car Wash Decal       1       10" x 9'-6"         Fascia Bands       1       2'-0" high	A	Vinyl Circle K Deca		-	13 1/2" x 4'-4		9 SF
Vinyl Exit Car Wash Decal 10" x 9-6" Fascia Bands 1 2'-0" high	03	Vinyl Car Wash Dea	al	1	7 3/8" x 4'-9 1		9 SF
Fascia Bands 1 2'-0" high	U	Vinyl Exit Car Wash	Decal	-	10"×9'-6"		9 SF
	9	Fascia Bands		-	2'-0" high		00 T

CIRCLE K VINYL COLORS
3M 3630-33 Red
3M 3630-3540 Tangerine



4'-91/8"-| "8/8 T |



CORPORATE IDENTIFICATION SOLUTIONS

SITE NUMBER 1622

CUSTOMER Circle K

REVISION SCALE 10 DRAWN BY SW DATE 10/31/17

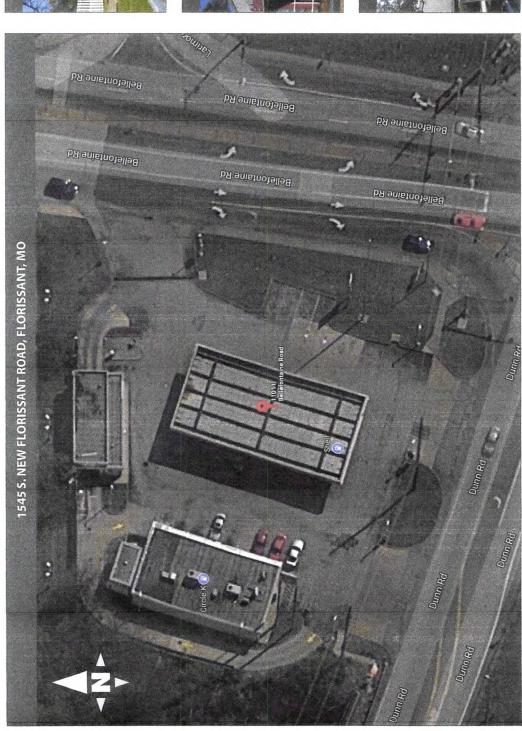
ACCOUNT REP Ben DeHayes Florissant, MO LOCATION

5563 N Elston Ave. Chicago, IL 60630 P: 773-763-9600 | F: 773-763-9606 www.Corporate.IDSolutions.com

CORPORATE ID SOLUTIONS

CUSTOMER ACCEPTANCE

THIS DRAWING IS THE ROPERTY OF CURPORATE IDENTIFICATION SOLUTIONS. INC. CHICAGO, ILLINOIS. AND CONTAINS PROPERLY AND COURINGS. AND COURTED SO OF RECESSIONS AND SOURCES. AND SOLUTIONS AND SUPPLIES OF SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES AND SUPPLIES. AND SUPPLIES AND SUP











CORPORATE IDENTIFICATION SOLUTIONS

SITE NUMBER 1622 CUSTOMER Circle K

DRAWN BY SW DATE 10/31/17 ACCOUNT REP Ben DeHayes LOCATION Florissant, MO

CORPORATE ID SOLUTIONS 5563 N Elston Ave. Chicago, IL 60630 P. 773-763-9600 [F. 773-763-9606 www.CorporateIDSolutors.com

REVISION 01 SCALE

CUSTOMER ACCEPTANCE

THIS DEMNING IS THE REPERTY OF CORPORATE IDENTIFICATION SOLUTIONS. INC. CHICAGO, ILLINOIS. AND COSTARIS PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS. INC. THE COSTORIO SAND SUPPLESS OF CORPORATE IN STREAM SAND SOURCESS. AND SUPPLESS OF CORPORATE IN STREAM SAND SOURCESS. AND SUPPLESS OF SAND SOLUTION SOLUTIONS. AND SENDENCESS OF TRANSFERED TO ANY OTHER PARTY DRIFFSONS WHITHOUT THE PRORY WRITHER CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS. INC.

SIGNATURE.

DATE.

		CIL AS A WHOLE				
JUNE 11, 2	018					
BILL NO.	9394	ORDINANCE NO.				
0.70		WORKER AND A PROPERTY OF A 4 0 000 FROM				
OR TH		HORIZING AN APPROPRIATION OF \$10,000 FROM REVENUE FUND TO ACCOUNT NO. 4050				
		SERVICES" FOR THE PURPOSE OF FUNDING				
		FOR THE CITY COUNCIL.				
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS						
COUNTY,	MISSOURI, AS I	FOLLOWS:				
Soot	ion 1. There is h	paraby appropriated from the Canaral Payanua Fund the amount of				
·	<del></del>	nereby appropriated from the General Revenue Fund the amount of				
\$10,000 to	account no. 4050 '	"Professional Services" for the purpose of funding legal counsel for				
the City Co	uncil.					
C4	: 2. Th:	and a second of the second of				
Sect	$\frac{1}{2}$ : This of	ordinance shall become in force and effect immediately upon				
passage and	approval.					
Ado	pted this da	ay of, 2018.				
		Jeff Caputa				
		President of the Council				
		City of Florissant				
	1.1.	1 6 2010				
App	roved this	day of, 2018.				
		Thomas P. Schneider				
		Mayor, City of Florissant				
ATTEST:						
MIILDI.						
	dwin, MMC/MRC	CC				
City Clerk						

## TRANSFER OF SPECIAL PERMIT

	AUTHORIZED BY ORDINANCE NUMBER (S) 8394
FROM	Sipp LLC
TO	Smoke Session
FOR	Cocktail Lounge
ADDRE	
Ward -	Zoning — Date Filed 6/13/18 Accepted By
	TRANSFER OF SPECIAL USE PERMIT PETITION
то тні	E CITY COUNCIL OF THE CITY OF FLORISSANT:
	Comes now
	The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
	The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.
PETIT	IONER SIGNATURE  Martez Session Individual's Name
FOR:	Smoke Session Company, Corporation, Partnership
	6/13/18 Comman

( ) I am (we ar	a legal interest in the above described property.  The duly appointed agent (s) of the petitioner, and that all information is true and a statement of fact.
SIGNATURE	77 (m)
ADDRESS	3975 Fairway Dr Florissant Mo 63033
Telephone No.	314546-1136 Email address Midwestsstardyahoo.com
` ′ -	oner(s) do hereby appoint Markz Scssion as my rized agent to represent me (us) in regard to this petition.
	PETIZIONER SIGNATURE

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

presentation to the City Council.

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

See attacheil

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

Type of Operation: (Select One)
Individual ☐ Partnership ☐ Corporation ☐ LLC   LLC
INDIVIDUAL:
Name & address Martez Syssian 3975 Fairway Dr Florissand Mu 63033
Name & address Martez Syssion 3975 Fairway Dr Florissand Mo 63033 Telephone number & email address 314 546 1136 midwestsotard your com
Business name/address/phone Smote Session 1833 Dunn Bd Florissen 1 MO 314546 113
Copy of fictitious name registration, if applicable
PARTNERSHIP:  Name & address of partner (s)
Telephone number(s) and email address (s)
Business name/ address /phone
Copy of fictitious name registration, if applicable
CORPORATION OR LLC:
Name & address of all corporate officers
Telephone numbers & email addresses
Business name/address/phone
Photocopy of Corporation/LLC Articles and Certificate
Date of incorporation/LLC
Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)



## CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance

NON

Number 8394 which authorized a Special Permit:
TO: Sipp, LLC
FOR: OPERATION OF a COCKTRIL LOUNGE
and agree to the terms and conditions listed in said ordinance and to any
additional term and conditions that the City Council shall deem appropriate.
Martez Sassian PRINT - NAME OF APPLICANT
SIGNATURE OF APPLICANT

CITY HALL

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

POLICE DEPARTMENT

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

PARKS DEPARTMENT

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

HEALTH DEPARTMENT MUNICIPAL COURT

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

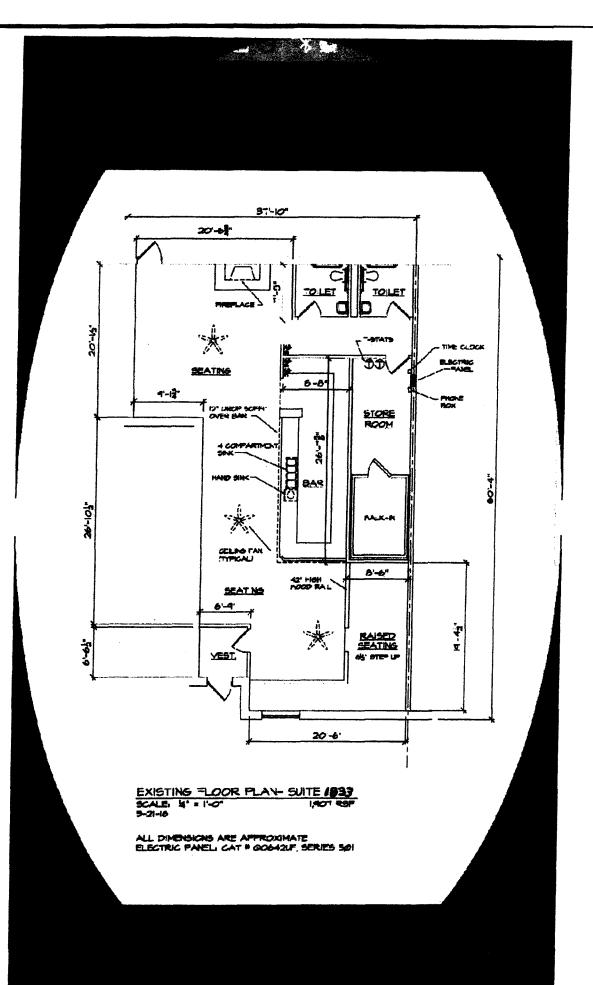
1055 Rue St. Francois Florissant, MO 63031 314 / 921-3322 Fax: 314 / 839-7663

www.florissantmo.com

1 2 3 4	INTRODUCED BY COUNCILWOMAN PAGANO MARCH 12, 2018				
5	SUBSTITUTE BILL NO. 9364 ORDINANCE NO. 8394				
6 7 8 9 10	ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO SIPP, LLC TO ALLOW FOR THE OPERATION OF A COCKTAIL LOUNGE FOR THE PROPERTY LOCATED AT 1833 DUNN ROAD.				
11	WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of				
12	Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a Cocktail				
13	Lounge; and				
14	WHEREAS, an application has been filed by Tiffany Whitehorn for the property located at 1833				
15	Dunn Road for the location and operation of a cocktail lounge; and				
16	WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of				
17	February 5, 2018 has recommended that the said Special Use Permit be granted; and				
18	WHEREAS, due notice of public hearing no. 18-02-007 on said application to be held on				
19	February 26, 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 25 26	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:				
27	Section 1: A Special Use Permit is hereby granted to Sipp, LLC for the property located at 1833				
28	Dunn Road for the location and operation of a cocktail lounge with the following additional				
29	requirements:				
30	<ol> <li>Live bands and/or loud music must stop at or before 10:00 pm.</li> </ol>				
31	<ol> <li>All doors are to be kept closed to minimize noise during hours of operation.</li> </ol>				
32	3. PROJECT COMPLETION.				
33	Construction shall start within 60 days issuance of building permits and the structure				
34	shall be complete in accordance with the plan within 180 days of start of construction.				

City Clerk

Section 2: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect. Section 3: This ordinance shall become in force and effect immediately upon its passage and approval. Adopted this 12th day of March Jackie Pagano President of the Council City of Florissant Approved this 14 day of March Phomas P. Schneider Mayor, City of Florissant ATTEST: Karen Goodwin, MMC/MRCC 



STATE OF MISSOUR,



## John R. Ashcroft Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Smoke Session LLC LC001577569

filed its Articles of Organization with this office on the 19th day of February, 2018, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 19th day of February, 2018, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 19th day of February, 2018.

Effective Date: February 20, 2018

Secretary of State

## CITY OF FLORISSANT 955 rue St. Francois

955 rue St. Francois Phone: 314-921-5700

## **APPLICATION FOR LIQUOR LICENSE**

TYPE OF LICENSE REQUESTED:  (X) Full Liquor by the Drink ( ) Malt Liquor & Wine by the Drink ( ) Full Liquor & Wine Package ( ) Full Liquor by Drink (Non-Profit)  ( ) Full Liquor & Wine Package ( ) Tasting
To the City Clerk, City of Florissant, St. Louis County Missouri:  The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code
TYPE OF OPERATION:  ( ) Individual ( ) Partnership ( ) Corporation - Attach list of ( ) Limited Liability Corp officers, addresses, phone no.
Name of Business Smoke Session
Business Address 1833 Dunn Road Florissant MO 63033 Phone 314 546 1136
Names of Applicant, Corporation, or LLC Smoke Session LLC.
Address of Owner 3975 Fairway Dr Florissant Mo 63033 Phone 314 546 1136 Street City State Zip
Name of Managing Officer Markez Session
Home Address 3975 Fairway Dr Florissant Mo (63033 Years at address Home Phone
Managing Officer Date & Place of Birth Care Grandes Mo Cell Phone 314 546 1136
Managing Officer Driver's License No. Photo 1022  (Provide a copy of driver's license)  Social Security Number*  * Social Security Number will be used for purposes of identification in running record check.
Managing Officer Personal Property Taxes 2017 Paid? (X) Yes () No (Attach most recent copy)
Managing Officer Register Voter of Missouri? ( X ) Yes ( ) No (Attach a Voter Registration Certificate)
Have you ever been arrested?: No What Charge? No What Charge? No Disposition? No Disposition?
Citizen of U.S.A.? (Y) Yes () No Naturalized? () Yes Date(X) No If Naturalized, Give Number:Dist.  (Provide naturalization documentation)
Do you have an interest in any liquor license which is now in force? No  If so, give details
Have you previously held a liquor license of any type? No

Have you ever had a liquor license suspended or revoked? No
Have you ever been convicted of any violation of any federal or state law? No
Have you ever been convicted or any municipal or county ordinance violation? No
Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? If so, give details
Has the location previously been occupied as a liquor establishment, liquor store or tavern? Ves  If so, state name Veles Pub
Is the location within 200 feet of property used for church, school or public playground?
If Individual Applicant, sign below: If Partnership, corporation or LLC complete the following:
Smoke Session  Trade Name
Mar
Signature of Managing Officer STATE OF MISSOURI ) SS COUNTY OF ST. LOUIS )
Marto 575500, of lawful age, being first duly sworn upon oath (Individual or Managing Officer) deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.
Signature of Individual or Managing Officer
Subscribed and swern to before me this 6 day of MCU, 2018.  LAIASHA FOSTER-WESTBROOK Notary Public, Notary Seal State of Missouri St. Louis City Commission # 14630119 My Commission Expires September 11, 2018  My Commission Expires: 9 11/8  My Commission Expires: 9 11/8

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

## PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

## **EMERGENCY INFORMATION**

OWNER OF PROPERTY Geoff Daniels PHONE 314 616 1700  ADDRESS 8706 Marchester Bood CITY St. Lovis STATE MO ZIP 63144
NAME OF BUSINESS Smole Session PHONE 314 546 1136  ADDRESS 1833 Dun Road CITY Florissant STATE MO ZIP 63033
BUSINESS HOURS Tuesday - Schurday 5pm - 1:30am Sunday 5pm - midnight OWNER/MANAGER Maiter Syssion PHONE 314546 1136 HOME ADDRESS 3975 Fairway Drive CITY Florissant STATE MO ZIP 6303
PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.
CONTACT #1  NAME Martz Syssion ADDRESS 3975 Fairway Drive  CITY & STATE Florissen+ Mo ZIP 63033 PHONE 314 546 1136  HAS KEY: YES (X) NO ()
CONTACT #2  NAME La Shonda Griffin ADDRESS 3975 Fairway Drive  CITY & STATE Plovissant MO ZIP 43033 PHONE 314 494 0861  HAS KEY: YES (NO ()
ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES (*) NO () IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES (*) NO () IF YES, WHO: Mart Session and or Lashanda Griffin ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES () NO (*) DESCRIBE:
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)
DO YOU HAVE A SAFE OF ANY KIND? YES (%) NO ( ) IF YES, WHERE IS IT LOCATED: Office.
CAN IT BE SEEN FROM THE OUTSIDE? YES () NO (X) IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES (X) NO ()

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.

## SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

## CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certificate of Incorporation/ Registration & Articles of Organization papers must be attached

To the Florissant City Council, Florissant, St. Louis County, Missouri	DATE May 15t, 2018
	TNERS, OR IF CORPORATION OR LIMITED N BY ALL OFFICERS OR MEMBERS:
1. FULL NAME Market January SOC. SEC. NO.  DATE OF BIRTH PHONE NUMBER ADDRESS 3915 Fairway Driv LAST PREVIOUS ADDRESS 145 NO. OF YRS. 2	Session  PLACE OF BIRTH Cape Girardea Mo  SEX Male  ve. Florissant MO (03033  O Urbandale Florissant MO (03031
DATE OF BIRTHPHONE NUMBERADDRESS	PLACE OF BIRTHSEX
DATE OF BIRTHPHONE NUMBER	PLACE OF BIRTHSEX
4. FULL NAMESOC. SEC. NODATE OF BIRTHPHONE NUMBERADDRESSLAST PREVIOUS ADDRESSNO_OF VPS	PLACE OF BIRTHSEX

## TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

## **APPLICATION FOR SUNDAY LIQUOR LICENSE**

Authorizing the sale of retail liquor by the	ne drink or package in Flo	rissant on <u>Sunday</u> from	9:00 a.m. to Midnight
TYPE OF OPERATION: Individual	Partnership	Corporation	LLC 💉
NAME OF BUSINESS: Smok S	ession LLC		
LOCATION: 1833 Dan Bood F	Polissent Mo (2033	Telephone:_	314 546 1136
NAME OF APPLICANT (partnership	or corporation, give exa	ct trade, LLC or corpo	rate name):
Smoke Session LLC	·		
TRADE NAME IF DIFFERENT:			
The undersigned (Individual) (Partnership) Florissant, St. Louis County, Missouri for a Sundays from 9:00 a.m. to Midnight for the above described premises and agrees that it provisions of the State Liquor Control Act or Florissant City Code pertaining to alcoholic b City Council, by a majority vote, may suspend	By the drink/Package Liquiperiod beginning July I if the license herein applied of the Florissant City Code a severages or permit any other	or License authorizing the 2018 and expiring for is granted, and the licend particularly any provision	e sale of retail liquor on June 30, 20 <u>23</u> , on the censee shall violate any on of Chapter 600 of the
I/WE presently hold License No premises described in this application.	authorizing the sale of r	etail liquor by the drink/pa	ckage in Florissant for
STATE OF MISSOURI )SS COUNTY OF )	;		
name of managing officer ( or owner or pa	of lawful age, b artner)	eing first duly sworn upo	on (my) (our) oath(s),
depose and say that (I) (we) have read the know the contents thereof and the staten knowledge.	nents contained therein a	nd that the same are tru	ue of (my) (our) own
Signature of managing officer (or owner	er or partner)	LATASHA FOSTER-WESTBR. Notary Public, Notary State of Missourl St. Louis City Commission # 14630 Commission Expires Septemb	Seal F
SUBSCRIBED AND SWORN TO BEFOR	EMETHIS 1 (oth	DAY OF May	20
MY COMMISSION EXPIRES OG	2018	Notary Pu	-1) a tinet

## JOHN R. ASHCROFT

**MISSOURI SECRETARY** OF STATE Services

Investor Protection & Voting & Securities

Library

Records & Archives Administrative Rules

**Publications** & Forms

## **ELECTIONS & VOTING**

## CHECK YOUR VOTER REGISTRAT

Yes, MARTEZ SESSION is registered at 3975 FAIRWAY, FLORISSANT, 63033.

Your precinct is SPL.SPL.020. To view your polling place and a listing of candidates and is ballot, please visit our Voter Outrearch Portal.

Do Another Search

Register to Vote

How to Vote

Where Do I Vote?

View Candidates & Issues

What Do I Bring To The Polls

Absentee Voting

Military and Overseas

Accessible Voting

Find My Local Election Authority

Missouri Election Laws

**Election Results** 

**Election Integrity Unit** 

Frequently Asked Questions



**ELECTIONS & VOTING** GO VOTE MISSOURI

PHONE: (573) 751-2301 TOLL FREE: (800) 669-8683 E-MAIL: ELECTIONS@SOS.MO.GOV

> sos.mo.gov Internet Privacy Policy **Bid Opportunities** Proposed Rules Missouri State Government

into



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 05/21/2018

Name (1): MARTEZ SESSION

Name (2):

Name (3):

Date Of Birth: 02/14/1989

SSN: xxx-xx-1797

Control Number: 4229995

If you have any questions, please do not hesitate to contact our office at 573-526-6312.

1 1 1/45 ×

Missouri State Highway Patrol Criminal Justice Information Services Division PO BOX 9500 Jefferson City, MO 65102



## FLORISSANT, MISSOURI

## WAIVER

Authorization to complete record check

1, Martez Session	
RESIDING AT 3975 Fairway Dr.	
IN THE CITY OF Florissant	
STATE Missouri	
I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.	
a Moor	Mont
Witness	Signature
5-14-18	
Date	Date of Birth
4	P001071022
** Social Security Number	**Driver's License Number & State

<sup>\*\*</sup> Social Security & Driver's License Numbers will be used for purposes of identification in completing record check.

STATE OF MISSOURY



## John R. Ashcroft Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Smoke Session LLC LC001577569

filed its Articles of Organization with this office on the 19th day of February, 2018, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 19th day of February, 2018, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 19th day of February, 2018.

Effective Date: February 20, 2018

Secretary of State

# **PETITION**

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxical kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition appropriately be filed with the application for license and which petition shall be signed by two-thirds of the assessed owning property and also two-thirds of the persons occupying, owning or conducting any business on the main obuildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

		ds of the persons occupying, owning or hundred (200) feet of the applicant's pl	
	NOW, THEREFO	ORE, we the undersigned, do hereby ap	prove the issuance of a license to
		Smoke Session	
•		NAME OF BUSIN	ESS
	to sell intoxicating liquo	ors of all kinds by the drink and for the	consumption on the premises located at:
		1833 D. Rd Flows	<del></del>
		BUSINESS ADDRI	ESS
	NAME	<u>ADDRESS</u>	<u>PHONE</u>
	2		2 1/
	Tikfaung Wh	iteliara 1227 Doun	ld Florissatus 63033 ) 486
	Chack glad. Lan	15he, Ja. 1847 Dunn	Rd. Florissont, MD 63033
	Jacquese Hollinson	1501 Swaterford dr.	florisson, MO 63033
	July Steel	1501 S Waterlanddr	Plonssont No 63033
	Biop Bra	the 442-83e	,
	Fonald Whit	0 , ,	314) 476-110 in Rd. Florissant Mo. 62023
propert buildin	I hereby certify that the fore	going petition contains the signatures	of two-thirds of the assessed taxpaying citizens ov ducting any business on the main or ground flo
		27/ait	Lesi
		Signature of App (Individual or <b>M</b> e	licant anaging Officer)
ıbscrib	ed and sworn to before me t	his 30 day of Mey	,20 <u>/ \$</u> .

ommission Expires: (2) -20-202)

# **PETITION**

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of at kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuant shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizer owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

	NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to	
-	make Jrosian	
	NAME OF BUSINESS	
	to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:	
	1833 Dun Rd Florisson 1 MO 63033	
	BUSINESS ADDRESS	
بسنا	NAME ADDRESS PHONE 314-839-657C	)
- 	7/11/p 1505 Dunn Rd 314.332.5979	
-		
-		
property :	ereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens on the main or ground flowithin a distance of two hundred (200) feet of the applicant's place of business in all directions.	
	Mat	
	Signature of Applicant (Individual or Managing Officer)	
Subscribe	and sworn to before me this 30 day of Mch, 2018.	
Му Сотп	ission Expires:  Order Jubic  ANNIE J ROSE  Notary Public – Notary Seal  St Louis County – State of Missouri	-
	Commission Number 13708538 My Commission Expires Feb 20, 2021	

ACCOUNT NU	MBER	SCHOOL/SUB	CODE	CODE			OUIS CO	•					AIVER /2018	<b>20</b>	EAR 8
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V/	ALUATION	TYPE x	RATE P	ER \$100 =	CURREN	T TAX +	INTEREST +	PENA	LTIES	+ TOTAL	FEES =		PIN	<u></u>	
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	3975 F	ON MARTEZ J AIRWAY DR SANT MO 63								İ					1

WAIVER OF PERSONAL PROPERTY TAX ASSESSMENT FOR THE YEAR 20 / AND 20 AUTHORIZED BY

# WATERFORD PLAZA SHOPPING CENTER LEASE

THIS LEASE (Lease), made as of this // day of May, 2018 is entered into by and between Waterford Plaza, L.L.C., a Missouri limited liability company (hereinafter called "Landlord"), and Smoke Session LLC, a Missouri limited liability company (hereinafter called "Tenant"). Landlord and Tenant may sometimes hereinafter be referred to as the "party" or "parties", respectively, as the case may be.

### WITNESSETH:

### ARTICLE I PREMISES

(1) Landlord hereby demises and leases to Tenant and Tenant hereby leases from Landlord the space containing approximately 2,299 rentable square feet known and numbered as 1833 Dunn Road, St. Louis County (Florissant), MO in WATERFORD PLAZA SHOPPING CENTER (hereinafter sometimes called the "Shopping Center" or sometimes called the "Center") currently located at 1811-1853 Dunn Road, Florissant, MO 63033, in the County of St. Louis, Missouri, which space is outlined on the attached Exhibit A (hereinafter referred to as the "Premises", including any area outside the Premises which is exclusively appropriated for use by Tenant, subject, however, to the limitations set forth hereinafter). It is expressly understood and agreed between Landlord and Tenant that nothing contained herein shall be construed as a grant, license, rental or conveyance of (1) the air space (occupied or not) above a horizontal elevation plane coterminous with the bottom edge of the structural framework supporting the roof of the Premises, (2) any rights in the roof, plenum or exterior of the Shopping Center, (3) the air space (occupied or not) below a horizontal elevation plane coterminous with the finished floor level of the Premises, (4), the Common Areas (except as hereinafter specifically provided to the contrary or (5) the land upon which the Premises are located. For purposes of this Lease, "Shopping Center" or "Center" shall be defined as all Buildings and structures (presently existing or to be constructed in the future) on one tract of land or on multiple contiguous tracts of land having one common identity. Landlord, in Landlord's sole and absolute discretion, reserves the right (from time to time) upon written notice to Tenant to change the name of the Shopping Center.

## ARTICLE II TERM

- (2) (a) The term of this Lease (the "Lease Term") shall commence on that date which is the earlier of (in either case, the "Lease Commencement Date"):
- (i) The date which is ninety (90) days after the Landlord Delivery Date (as defined in Section 11 below), and (ii) The date that Tenant opens for business.

The Lease Term shall end on the later of (i) the last day of the calendar month which is sixty three (63) full months following Lease Commencement Date, or (ii) the last day of the calendar month of an Extended Term. Except for the rentals due upon execution hereof as prepayment or rentals for the first rental month of the term, no Monthly Base Rental shall be payable by Tenant to Landlord prior to the Lease Commencement Date. Landlord and Tenant agree to execute a "Lease Commencement Date Agreement" at such time that the actual Lease Commencement Date has been established to confirm such date.

(b) License Contingency: This Lease and Tenant's performance hereunder shall be contingent on Tenant obtaining all licenses and permits required by law and all local ordinances to permit the sale of alcohol for consumption within the Premises (such licenses and permits referred to collectively herein as the "Liquor License"). Tenant shall have a period of seven (7) days after the date of Tenant's receipt of an original copy of this Lease executed by both of the parties hereto to apply for the Liquor License and shall, in good faith, pursue all

Tenant's Initials 7711

とうこうとうとう 人名英英格兰里女子斯特教教教教教教教教教教

Landlord's Initials

# EXHIBIT E

# BROKERAGE DISCLOSURE

# BROKERAGE ADDENDUM TO LEASE

	dlord's Licensee: ant's Licensee:	Geoffrey M. Daniels Greg Yawitz	Broker: Broker:	Daniels Real Keat Proper	ty Group, Inc. ties, LLC	
1.	Brokerage Relationship Disclosure and Confirmation. The parties to this transaction and the Licensees signed below acknowledge that the Licensees have made the following disclosures: (Check any of the following that are applicable.)					
	dlord's Licensee is a ant's Licensee is a	(X) Landlord's A (X) Tenant's Age				
the i Age	Landlord's Agents: Tenant acknowledges that the Landlord's Agent and his/her Broker work on behalf of the Landlord as a limited agent for the Landlord, the source of any commission or payment made to the Agent is from the Landlord, and information given to the Agent by Tenant may be disclosed to the Landlord.					
desi. beha	gnated agents or oth alf of the Tenant as a	Ilord acknowledges that a lear affiliated Licensees whe a limited agent and the comy or indirectly as provided	re no designated mission or payn	l agency has be nent being mad	en appointed) work on le to the Tenant's Agent is	
Dua payr 32 o	Dual Agents: The parties and the Licensees understand and acknowledge that the Licensees denoted as Dual Agent above represent the interests of both the Landlord and the Tenant and the commission or payment being made to the Dual Agent is being paid either directly or indirectly as provided in paragraph 32 of the foregoing Lease. The parties acknowledge that disclosure of this dual agency status was made by such Licensees to the parties upon its occurrence.					
	under a written ager following the first so Tenant is being repr any agreement for b	Form. Tenant acknowled, ncy agreement, that it was pubstantial contact with a Litesented, a Broker Disclosurokerage services with the inancial information from the content of the content	provided, at the e censee, a Broke are Form was pro Licensee, but in	earliest practica Disclosure Fo Ovided prior to	able opportunity during or orm. Alternatively, if the Tenant entering into	
		censees acknowledge havin Broker Disclosure Form as				
	IDLORD'S LICEN	ISEE:	`//	T'S LICENSI	EE:	
	ature Geoffrey	M. Daniels	Signature Print Na		awitz	
	IDLORD'S OKER:	<u>Daniels Realty Group,</u> <u>Inc.</u>	TENAN' BROKE		Keat Properties, LLC GREG YAWITZ	_

77/1-

1 2 3 4	JUNE 25, 2018	
5	BILL NO. 9395 ORDINANCE NO.	
6 7 8 9 10 11	ORDINANCE TO AUTHORIZE A SPECIAL PERMIT TO MERS/MISSOURI GOODWILL INDUSTRIES D/B/A GOODWILL TO ALLOW FOR THE LOCATION OF A POST SIGN AT A RETAIL ESTABLISHMENT FOR THE PROPERTY LOCATED AT 455 N. HIGHWAY 67.	
12		City of
13	Florissant, by Special Permit, after public hearing thereon, to permit the location of a post sign; an	nd
14	WHEREAS, an application has been filed by Goodwill Industries d/b/a Goodwill to allow	for the
15	location of a post sign at a retail establishment for the property located at 455 N. Hwy 67; and	
16	WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their me	eeting of
17	May 29th, 2018 has recommended that the said Special Use Permit be denied; and	
18	WHEREAS, due notice of public hearing no. 18-06-021 on said application to be held on	June 11,
19	2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, h	neld and
20	concluded; and	
21	WHEREAS, the Council, following said public hearing, and after due and careful considerations	deration,
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 25 26	FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:	TY OF
27		(MERS
28	Goodwill) at 455 N. Highway 67 in a B-3 Zoning District is hereby granted, as depicted on the a	attached
29	plans BB11116.4, dated 11/27/18 and site plan - dated 1/9/18 by Warren Signs showing the pro-	roposed
30	located subject to the conditions set forth below with these conditions being part of the record:	
31 32 33 34 35 36	PROJECT COMPLETION.  Construction shall start within 60 days of the issuance of building permits the project sideveloped in accordance of the approved amendments to the final development plan within 180 start of construction.	

BILL NO. 9395 ORDINANCE NO.

37	Section 2: This ordinance shall beco	ome in force and effect immediately upon its passage and
38	approval.	
39		
40		
41 42 43	Adopted this day of	, 2018.
44 45		Jeff Caputa
45 46 47 48		President of the Council City of Florissant
49 50 51	Approved this day of	, 2018.
52		<del></del>
53		Thomas P. Schneider
<ul><li>54</li><li>55</li><li>56</li></ul>		Mayor, City of Florissant
57 58 59	ATTEST:	
59 60	Karen Goodwin, MMC/MRCC	
61	City Clerk	

# CITY OF FLORISSANT

# **Public Hearing**

In accordance with Section 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, June 11, 2018 at 7:30 p.m. on the following proposition:

To authorize a Special Permit to MERS/Missouri Goodwill Industries d/b/a Goodwill to allow for the location of a post sign at a retail establishment for the property located at 455 N. Highway 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, City Clerk

P. S. 16118 300 00 Receipt 609704

# 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 WardZoning
RECOMMEND DENIAL PLANNING & ZONING CHAIRMAN	Initial Date Petitioner Filed
SPECIAL PERMIT FOR Install one 25 (199.7)	いる SF illuminated pole sign
Statement of what permit is being sou	ght. (i.e., special permit for operation of a restaurant).
AMEND SPECIAL PERMIT #- TO ALL	OW FOR
AMEND SPECIAL PERMIT #- TO ALL ordinance #	Statement of what the amendment is for.
LOCATION 455 N. Highway 67, Florissant, M	O 63031
Address of property.	
1) Comes Now Mers Goodwill c/o Wa	rren Sign Co.
	uch. If applicable include DBA (Doing Business As)
and states to the Planning and Zoning Commission that he (sl the tract of land located in the City of Florissant, State of Mis	
Legal interest in the Property) Owner	Sign Company
State legal interest in the property.	• • •
The petitioner(s) further state(s) that the property herein d     Commercial Retail and that the deed restr would be authorized by said Permit.	escribed is presently being used for
3) The petitioner(s) further states (s) that they (he) (she) are sexisting development showing location and use of all structured by the Zoning Ordinance or determined necessary	ares, off-street parking, and all other information

- 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.):

•	3ehrens	, separate sheets maybe attac	, bbehrens@wai	rrensign.com (	636-282-1300
	NAME	SIGNATURE	email and phone		<del></del> -
FOR	Mers Goo	dwill			
		(company, corpor	ation, partnership)		_
		applicant is a corporation or part cofficer is an individual named in	nership signature must be a CORP 1 corporate papers.	ORATE OFFICER	or a
8) I (we) I	nereby certify that	, as applicant (circle one of t	he following):		
1. I (w	/e) have a legal in	terest in the herein above des	scribed property.		
2. l an	n (we are) the dul	y appointed agent(s) of the pe	etitioner (s), and		
		iven here is true and a statem			
and/or Co		must sign below and provide co	chitect) to present this petition in the	heir behalf, to the C	ommission
ADDRI	<sub>ESS</sub> 1727 Lo	cust Street, St. Lo	ouis, MO 63103		
	STREET	CITY	STATE	ZIP CODE	<del>-</del>
TELEP	HONE / EMAIL	314-486-5302	<sub>/</sub> jrybak@mersgo	odwill.org	<del>_</del>
		BUSINESS		_	
I (we) tl	ne petitioner (s) d	o nereby appoint	nrens, Warren Sign	ո Co.	as
my (our	) duly authorized	Print name o agent to represent me (us) in			
•	. •				

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.

Type of Operation:     Individual	Partnership		Corporation	X
(a) If an individual:				
(1) Name and Addre	ess		·	
(2) Telephone Num	ber			
(3) Business Address	ss			
(4) Date started in b	usiness			
(5) Name in which t	ousiness is operated	l if different from (1)		
(6) If operating under and a copy of the		, provide the name and o	late registered with	the State of Missouri,
(b) If a partnership:				
(1) Names & addres	ses of all partners			
(2) Telephone numb	ers			
(3) Business address				
(4) Name under whi	ch business is opera	ated		
(5) If operating under and a copy of the		provide date the name wa	as registered with th	e State of Missouri,
(c) If a corporation:				
(1) Names & address	ses of all partners _	MERS/Missouri	Goodwill Indu	stries
(2) Telephone number	ers	(314) 241-3464		
(3) Business address	1727 Locu	st Street, St.	Louis, MO 63	103
(4) State of Incorpora	ation & a photocop	y of incorporation paper	rs Missouri	
(5) Date of Incorpora	ntion <u>1939</u>			
(6) Missouri Corpora		N00028561		
(7) If operating unde and a copy of reg		rovide the name and dat N/A	e registered with the	e State of Missouri,
(8) Name in which be	usiness is operated	MERS/Missouri	Goodwill Ind	ustries (Goodwill
	, give dimensions o	(annual registration of co of your space under squ		

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

Name Mers Goodwill		
Address 455 N. Highway	√67, Florissaı	nt, MO 63031
Property Owner Mers Good		
		n of Charbonier Rd. & Lindbergh Blvd.
Dimensions of property		
		ests Rezoning To
Proposed Use of Property Retai	II / Commerci	al
		Height 25'
Type of Construction		Number Of Stories
Square Footage of Building		Number of Curb Cuts
Number of Parking Spaces		Sidewalk Length
Landscaping: No. of Trees		Diameter
No. of Shrubs	Size_	
Fence: Type	Length	Height

# PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

# 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.

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** 

# *MEMORANDUM*



CITY OF FLORISSANT "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."

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To:

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Briteworx Carwash which is in a 'B-5' Zoning District.

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Date: May 16, 2018

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.-P.E.

PWLF, Director Public Works

Applicant,

File

Subject: Request recommended approval of a Special Use Permit to allow for the location of a post sign at a retail establishment (MERS Goodwill) at 455 North

Highway 67 in an existing 'B-3' Zoning District.

Planning and Zoning Commissioners

STAFF REPORT CASE NUMBER PZ-052118-1

I. PROJECT DESCRIPTION: This request for Request recommended approval of a Special Use Permit to allow for the

location of a post sign at a retail establishment (MERS Goodwill) at 455 North

**Highway 67** in an existing 'B-3' Zoning District.

II. EXISTING SITE CONDITIONS: The existing address at 455 N. Highway 67 has been vacant since the closing of the Sears

store. Building permits have been issued for other signage consistent with the City sign code.

The property per public record is 2.2 acres at 455 and an additional 0.81 acres at 465 N.

Hwy 67. The building was built in 1977 and contains 25,432 s.f. There are 154 parking spaces, 102 required.

**III. SURROUNDING PROPERTIES:** 

The property is bounded by residentially zoned properties to the West and the property at the corner is in a 'B-3' District adjacent to the site. The property to the North is the

37

# 41 IV. <u>STAFF ANALYSIS</u>:

- 1. The application is accompanied by a Sign plans BB11116.4, dated 11/27/18, Site Plan by Warren Sign and Site Plan dated 1/9/18 by Warren Sign showing the proposed location and landscape plan for reference, attached.
  - 2. Signs. The wall signs in compliance with the sign code were issued permits along with the following signs approved by the Commission on 1/16/18:
    - a. East Goodwill roof sign mounted to the canopy was reduced to 100 s.f. to comply with roof sign requirements.
    - b. Another East Goodwill individual letter sign at 71 s.f.x0.67 = 47.5 s.f.

3. Post sign would need a Special Use Permit for this location per the sign code: "Section 520.090 Post Signs.

[Code 1980 §23-9; CC 1990 §5-199]

- A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be constructed of sheet metal or other non-combustible materials. Post signsshall be constructed and braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface exposed and shall be securely attached to the pole or post in an approved manner. No post sign erected on private property shall extend more than four (4) feet six (6) inches from the building line, including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height, in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post sign shall exceed twenty-five (25) feet in height.
- B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.

# VI. <u>STAFF RECOMMENDATIONS</u>: Suggested Motion 455 N. Highway 67

I move to recommend approval of a Special Use Permit to allow for the location of a post sign at a retail establishment (MERS Goodwill) at 455 North Highway 67 in an existing 'B-3' Zoning District, as depicted on the attached plans BB11116.4, dated 11/27/18 and Site Plan by Warren Sign and Site Plan dated 1/9/18 by Warren Sign showing the proposed location subject to the conditions set forth below with these conditions being part of the record:

1. PROJECT COMPLETION.

Construction shall start within 60 days issuance of building permits and the project and shall be developed in accordance of the approved amendments to the final development plan within 180 days of start of construction.

(end report and suggested motion)

# 99.7sf D/F Internally Illuminated Pole Sign

FABRICATE & INSTALL ONE DOUBLE FACE ID. CABINET SIGN ON NEW POLE.

CABINET: ALL ALUMINUM CONSTRUCTION - BLEED TO EDGE FLEX FACES. PAINT CABINET MAP BLACK.
MOUNT WHITE LED MODULES INSIDE CABINET AS REQU. FOR EVEN FACE LLUMINATION.
DECORATE WHITE FLEX FACE MATERIAL WI 3M TRANSLUCRIT VINYL DIE-CUT FILM.

POWER: 120 CIRCUIT TO SIGN BY OTHERS BEFORE INSTALLATION. WARREN SIGN TO MAKE FINAL

CONNECTION. SIGN IS UL LISTED.

POLE: 10'DIA. STEEL POLE. PRIME & PAINT BLACK TO MATCH CABINET.

INSTALLATION: CABINET SLIDES OVER SINGLE STEEL POLE SET INTO 2-4" DIA x 7"-4" DEEP
CONCRETE FOOTINGS. STEEL SADDLES MECHANICALLY FASTENED TO SIGN FRAME WELD TO POLE.

SIGN AREA: 11'-6" (138") x 8'-8" (104") = 14,352/144 = 99.7sf

- 2.-0..

.8-.8

6

3M 3630-22 / BLACK 3M 3630-167



1-3 3/8"

1m :100 i

25.-0"

13'-6"

11.-6"

SITE MAP W/ PROPOSED LOCATION OF POLE SIGN. SETBACK TBD. SCALE: NTS

SIDE VIEW

SCALE: 1/" = 1"

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



L O C A T I O N 455 N. Hwy 67, Florissant, MO 63031 S A V E D A S Goodwill/455 N 67/New Facility R E V I S E D 121117 ENLARGED PYLON R E V I S E D 121817 SINGLE POLE SAW SAW P R O J E C T Signage - New Facility BBITTETT O10918 LOCATION REVISED DATE 11.27.2017

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



warrensign.com



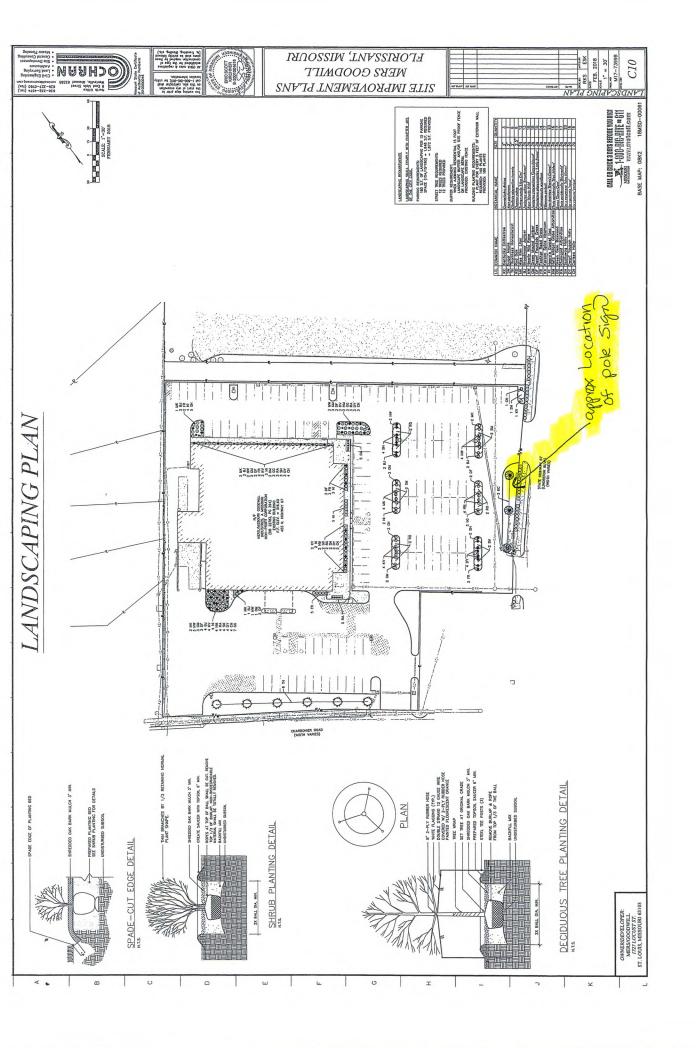
L O C A T I O N 455 N. Hwy 67, Florissant, MO 63031 SAVED AS Goodwill/455 N 6//SP DRAWING NO. BB111617.5P REVISED PROJECT Signage - New Facility REVISED This drawing has been prepared for your exclusive wiewing and is the intellectual property of Varren Sign? It may not be reproduced in whole or in part without written permission.



WORRYFREE
WARRENTY
one-op-Officient signs built to feet.

warrensign.com

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



1 2 3	INTRODUCED BY COUNCILMAN CAPUTA JUNE 25 <sup>TH</sup> , 2018
4	BILL NO. 9396 ORDINANCE NO.
5 6 7 8 9 10	ORDINANCE TO AUTHORIZE AN AMENDMENT TO B-5 ORDINANCE NO. 7998 FOR KKHESLOP LIMITED PARTNERSHIP TO ALLOW FOR A MASONRY BUILDING ADDITION AND ACCESS DRIVEWAY IN AN EXISTING B-5 ZONING DISTRICT FOR THE PROPERTY LOCATED AT 3524 PATTERSON ROAD.
11 12	WHEREAS, as a result of annexation the 3524 was converted to a B-5 Zoning district
13	and
14	WHEREAS The City Council passed and approved B-5 Ordinance No. 7998 which
15	authorized a restaurant in the existing B-5 development at 3524 Patterson; and
16	WHEREAS, ordinance no. 7998 was further amended by ordinance no. 8316 to allow for
17	an ice machine kiosk on the parking lot of 3524 Patterson; and
18	WHEREAS, the Kkhelsop Limited Partnership has applied to allow for a masonry
19	building addition and access driveway for the existing B-5 District located at 3524 Patterson; and
20	WHEREAS, the Planning and Zoning Commission of the City of Florissant has
21	recommended to the City Council at their meeting of June 4th, 2018 that Ordinance No. 7998 be
22	amended to allow for a building addition and access driveway; and
23	WHEREAS, due and lawful notice of public hearing no. 18-06-022 on said proposed
24	change was duly published, held and concluded on 25th day of June, 2018 by the Council of the
25	City of Florissant; and
26	WHEREAS, the Council, following said public hearing, and after due and carefu
27	deliberation, has concluded that the amendment of Ordinance No. 7998, as hereinafter set forth
28	to be in the best interest of the public health, safety and welfare of the City of Florissant; and
29 30 31 32	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
33	Section 1: B-5 Ordinance No. 7998 is hereby amended to allow for a masonry building
34	addition and access drive at 3524 Patterson (Family Video) with the following additiona
35	requirements:

BILL NO. 9396 ORDINANCE NO.

1. Alterations to the site shall of	conform with plans submitted: Site Design for Building	
Addition and Access Driver	way, 9 drawings 1 of 1-9 dated 5/2/18, Architectura	
Plans T101, A001, A101, A2	201, and SP01 by Retail Design Consultants, LLC dated	
3/5/18.		
	ve compatible vinyl covered fence posts and fabric	
	privacy slats of opacity greater than 75%.	
• •	abmitted to the Building Commission for approva	
• •	ndscape planting materials. New 180 square foot islands	
are not required.		
PROJECT COMPLETION.		
Construction shall start within 90 days of the issuance of building permits and the		
structure shall be completed in accordance within 180 days of start of construction.		
Section 2: Except as herein amer	nded Ordinance No.6830 shall remain in full force and	
effect.		
Section 3: This ordinance shall	become in full force and effect immediately upon its	
passage and approval.		
Adopted this day of	, 2018.	
	Jeff Caputa	
	President of the Council	
Approved this day of	, 2018.	
<del>-</del>	Thomas P. Schneider	
	Mayor, City of Florissant	
ATTEST:		
Karen Goodwin, MMC/MRCC		
City Clerk		

1 2 3	INTRODUCED BY COUNCILMAN SCHILDROTH JUNE 25, 2018			
4 5	BILL NO. 9397 ORDINANCE NO.			
6 7 8 9 10 11	ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL PERMIT NO. 7593 TO MACS CONVENIENCE STORES, LLC D/B/A CIRCLE K TO ALLOW FOR CAR WASH DIRECTIONAL SIGNS FOR THE PROPERTY LOCATED AT 1545 S. NEW FLORISSANT ROAD.			
12	WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of			
13	Florissant, by Special Use Permit, after public hearing thereon, to permit the location and			
14	operation of a filling station; and			
15	WHEREAS, the Florissant City Council originally granted Special Use Permit no. 3472			
16	to Shell Oil Company to operate a self-service Shell station and pole sign located at 1545 S. New			
17	Florissant Road; and			
18	WHEREAS, Ordinance no. 5062 was passed replacing ordinance no. 3472 to			
19	accommodate the expansion and addition of a car laundry; and			
20	WHEREAS Ordinance no. 5062 was amended by ordinance no. 5595 to allow for a			
21	canopy extension and installation of a flag pole; and			
22	WHEREAS Ordinance no. 7593 transferred the original Special Use Permit no. 3472 as			
23	amended from Shell Oil Company to Mac's Convenience Stores LLC from the operation of a			
24	convenience store and service station; and			
25	WHEREAS Mac's Convenience stores d/b/a Circle K has applied for an amendment to			
26	ordinance no. 7593 to allow for car wash directional signs for the property located at 1545 S.			
27	New Florissant Road; and			
28	WHEREAS, the Planning and Zoning Commission of the City of Florissant at their			
29	meeting of June 4th, 2018 has recommended that the said Special Use Permit be amended; and			
30	WHEREAS, due notice of public hearing no. 18-06-023 on said application to be held on			
31	the 25 <sup>th</sup> day of June, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly			
32	published, held and concluded; and			
33	WHEREAS, the Council, following said public hearing, and after due and careful			
34	consideration, has concluded that the granting of an amendment to the Special Use Permit			
35	authorized by Ordinance No. 7593 as hereinafter provided would be in the best interest of the			
36	City of Florissant.			

BILL. NO. 9397 ORDINANCE NO.

NOW, THEREFORE, BE IT ORDAINED I FLORISSANT, ST. LOUIS COUNTY, MISSOUR	
Section 1: The Special Use Permit no. 7593	heretofore transferred to Mac's Convenience
Stores LLC d/b/a Circle K is hereby amended to all	ow for car wash directional signs in
accordance with the attached approved plans.	-
Section 2: Said Special Permit shall be	conditioned on and shall remain in full force
and effect so long as the conditions set out in Or	dinance no. 3472 as amended and transferred
by ordinance no. 7593, as now further amended, ar	e adhered to
•	force and effect immediately upon its passage
	torce and effect immediately upon its passage
and approval.	
Adopted thisday of, 2018.	
	Jeff Caputa
	President of the Council
	City of Florissant
Approved this day of, 2018.	
<del></del>	Thomas P. Schneider
	Mayor, City of Florissant
ATTEST:	
Karen Goodwin, MMC/MRCC	
City Clerk	

1 2 3	INTRODUCED BY COUNCILWOMAN PAGANO JUNE 25, 2018
4	BILL NO. 9398 ORDINANCE NO.
5 6 7 8 9	ORDINANCE TO AUTHORIZE A TRANSFER OF SPECIAL USE PERMIT NO. 8394 FROM SIPP, LLC TO SMOKE SESSION TO ALLOW FOR A COCKTAIL LOUNGE LOCATED AT 1833 DUNN ROAD.
11	WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City o
12	Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
13	operation of a cocktail lounge; and
14	WHEREAS, pursuant to Ordinance No. 8394, Sipp, LLC was granted a Special Use
15	Permit for the location and operation of cocktail lounge on the property known as 1833 Duni
16	Road; and
17	WHEREAS, an application has been filed by Smoke Session, LLC to transfer the Specia
18	Use Permit authorized by Ordinance No. 8394 to its name; and
19	WHEREAS, the City Council of the City of Florissant determined at its meeting on June
20	25, 2018 that the business operated under Ordinance Nos. 8394 would be operated in
21	substantially identical fashion as set out herein; and
22	WHEREAS, Smoke Session, LLC has accepted the terms and conditions set out in
23	Ordinance No. 8394.
24 25 26	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
27	Section 1: The Special Use Permit authorized by Ordinance No. 8394 originally issued
28	Sipp, LLC is hereby transferred to Smoke Session, LLC for the location and operation of a
29	cocktail lounge on the property known as 1833 Dunn Road.
30	Section 2: The terms and conditions of said Special Permit authorized by Ordinance No
31	8394 shall remain in full force and effect.
32	Section 3: The Special Use Permit herein authorized shall terminate if the said busines
33	ceases operation for a period of more than ninety (90) days.
34	Section 4: This ordinance shall become in force and effect immediately upon its passage
35	and approval.
36	

BILL NO. 9398 ORDINANCE. NO.

Adopted this day of	, 2018.
	Jeff Caputa
	Council President
Approved this day of	, 2018.
	Thomas P. Schneider
	Mayor, City of Florissant
ATTEST:	

1 2	INTRODUC JUNE 25, 20	CED BY COUNCILMAN JON 018	NES
3 4 5	BILL NO.	9399	ORDINANCE NO.
6 7 8 9	FRC 09-5	OM THE PARK IMPROVE	AN APPROPRIATION OF \$8000 EMENT FUND TO ACCOUNT NO. AL SERVICES – KOCH" FOR THE POOL.
11 12 13	BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:		
14	Sect	ion 1: There is hereby approp	oriated \$8000 from the Park Improvement Fund to
15	Account No	. 09-5-09-50560 "Professional	Services – Koch" for diagnostic services for the pool.
16	Sect	ion 2: This ordinance sha	all become in force and effect immediately upon its
17	passage and	approval.	
18 19 20 21 22 23	Adoj	pted this day of	, 2018.
24 25 26 27 28	<b>A</b>		Jeff Caputa President of the Council City of Florissant
29 30 31 32 33	Appi	roved this day of	Thomas P. Schneider
34 35 36 37	ATTEST:		Mayor, City of Florissant
38 39 40 41 42	Karen Good City Clerk	win, MMC/MRCC	

	TRODUCED BY COUNCIL	MAN PAR	SON
JUI	NE 25, 2018		
BIL	LL NO. 9400		ORDINANCE NO.
	"TRAFFIC CODE",	TABLE V	AN AMENDMENT TO TITLE III THA "SPEED LIMITS ON CERTAIN HE SPEED LIMIT ON A SECTION OF
CO	BE IT ORDAINED BY UNTY, MISSOURI, AS FO		CIL OF THE CITY OF FLORISSANT, ST. LOUI
CO	0111 1, WIBBOOKI, 715 1 O	LLOWS.	
	· · · · · · · · · · · · · · · · · · ·		Code" of the Florissant City Code, Schedule treets" is hereby amended by adding the
	Derhake Road -	Between Po	ohlman Road and St. Catherine - 25
	Section 2: This	ordinance s	hall become in force and effect immediately upon
pas	sage and approval.		
	Adopted this da	ay of	_, 2018.
			Jeff Caputa President of the Council City of Florissant
	Approved this	day of	, 2018.
			Thomas P. Schneider Mayor, City of Florissant
AT	TEST:		
Kar	ren Goodwin, MMC/MRCC y Clerk		