



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 (Ward 4) Application Staff Rpt Plans	Request to issue 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. (Planning and Zoning Commission recommended approval on 6/4/18)	Renee Sclafani
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18-06-023 (Ward 5) Application Staff Rpt Plans	Request to authorize an amendment to Special Use Permit Nos. 5062, 525, 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. (Planning and Zoning Commission recommended approval on 6/4/18)	Jason Buxton
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VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

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

A. BOARD APPOINTMENTS

B. REQUESTS

(Ward 7) Application	Request for 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.	Martez Session
(Ward 7) Application	Request for a Full Liquor by the Drink license for Smoke Session LLC located at 1833 Dunn Road.	Martez 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.	Jones
9396	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.	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



COUNCIL MINUTES

June 11, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, June 11, 2018 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

Councilman Henke moved to approve the Executive and Meeting Minutes of May 29, 2018, seconded by Harris. Motion carried.

The next item on the Agenda was Election of Officers.

Councilwoman Pagano moved to nominate Jeff Caputa as Council President, seconded by Eagan. Councilman Caputa accepted the nomination. Motion carried.

Councilman Caputa moved to nominate Tim Jones as Council Vice President, seconded by Pagano. Councilwoman Pagano accepted the nomination on Councilman Jones's behalf. Motion carried.

Councilwoman Pagano thanked the Council, City Clerk, City Attorney and all the residents for the opportunity to serve and respect she received as Council President. Councilman Caputa thanked Councilwoman Pagano for the excellent job she did as Council President and also thanked the Council for the honor to serve as Council President.

The next item on the agenda was the Beautiful Home Awards.

Debbie Bryant with the Citizens Participation Committee presented the awards.

- Ward 1 – James & Josephine Kuehnlein – 2280 Lindsay Lane
- Ward 2 – Katie Peters – 1275 Ensenada
- Ward 3 – Pamela Stutz – 910 Keeven

- 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
- 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.

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

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

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

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

78 Councilman Henke moved that Bill No. 9388 An Ordinance authorizing a Special Use Permit to
79 S & A BBQ Fish & Deli, LLC d/b/a S & A BBQ, Fish & Deli to allow for the operation of a restaurant
80 for the property located at 1149 N. Highway 67 be read for a second time, seconded by Caputa. Motion
81 carried and Bill No. 9388 was read for a second time. Councilman Henke moved that Bill No. 9388 be
82 read for a third time, seconded by Pagano. Motion carried and Bill No. 9388 was read for a third and
83 final time and placed upon its passage. Before the final vote all interested persons were given an
84 opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Siam
85 yes, Harris yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson
86 yes. Whereupon the Chair declared Bill No. 9388 to have passed and became Ordinance No. 8415.

87 Councilman Siam moved that Bill No. 9389 An Ordinance authorizing a Special Use Permit to
88 Bountiful Blessings North, LLC d/b/a Bountiful Blessings North to allow for an adult day care located
89 at 13210 New Halls Ferry Road be read for a second time, seconded by Harris. Motion carried and Bill
90 No. 9389 was read for a second time. Councilman Siam moved that Bill No. 9389 be read for a third
91 time, seconded by Parson. Motion carried and Bill No. 9389 was read for a third and final time and
92 placed upon its passage. Before the final vote all interested persons were given an opportunity to be
93 heard. Being no citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes,
94 Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes.
95 Whereupon the Chair declared Bill No. 9389 to have passed and became Ordinance No. 8416.

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

99 Bill No. 9390 was read for a second time. Councilman Siam moved that Bill No. 9390 be read for a
100 third time, seconded by Pagano. Motion carried and Bill No. 9390 was read for a third and final time
101 and placed upon its passage. Before the final vote all interested persons were given an opportunity to
102 be heard. Being no citizens who wished to speak, on roll call the Council voted: Siam yes, Harris
103 yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes.
104 Whereupon the Chair declared Bill No. 9390 to have passed and became Ordinance No. 8417.

105 Councilwoman Pagano moved that Bill No. 9391 An Ordinance amending the 2018 Budget by
106 removing a full-time position and adding a part-time Community Development Specialist for the
107 Housing and Community Development Office be read for a second time, seconded by Caputa. Motion
108 carried and Bill No. 9391 was read for a second time. Councilwoman Pagano moved that Bill No. 9391
109 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9391 was read for a third
110 and final time and placed upon its passage. Before the final vote all interested persons were given an
111 opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Siam
112 yes, Harris yes, Jones absent, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson
113 yes. Whereupon the Chair declared Bill No. 9391 to have passed and became Ordinance No. 8418.

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

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

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

128 Before the final vote all interested persons were given an opportunity to be heard. Being no
129 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 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. 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 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.

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 funding legal counsel for the City Council 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. Motion carried.

The next item on the Agenda was Council Announcements.

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 Columbus grounds.

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."

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 9th 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 27th 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.

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The following Bills were signed by the Mayor:

Bill No. 9388	Ord. 8415
Bill No. 9389	Ord. 8416
Bill No. 9390	Ord. 8417
Bill No. 9391	Ord. 8418
Bill No. 9392	Ord. 8419
Bill No. 9393	Ord. 8420

Karen Goodwin, City Clerk



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

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



PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, 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 Ave Glenview, IL 60026
Business Owners Name: Family Video Phone #: 847-904-9000
Business Owners Address: 2500 Lehigh Ave Glenview, IL 60026
DBA (Doing Business As) Family Video
Authorized Agents Name: Renee A. Sclafani CO. Name: Legacy Commercial Property
(Authorized Agent to Appear Before The Commission)
Agents Address: 2500 Lehigh Ave Glenview, IL 60026 Phone #: 847-904-9143

Request _____

Need to amend the ordinance to build out the addition to the space for the new tenant.

State complete request (print or type only).

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

Renee A. Sclafani
Applicant's Signature

05/24/2018

Date

Received by: [Signature] Receipt # 6102310 Amount Paid: 300.00 Date: 5-30-18

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

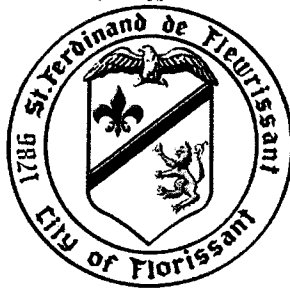
DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 6-4-18

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



PLANNING & ZONING ACTION:

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

SIGN

DATE:

6-4-18

Address of Property:

3524 Patterson Rd

Council Ward

4

Zoning

B-5

Initial Date Petitioner Filed

**Building Commissioner to complete
ward, zone & date filed**

PETITION TO AMEND B-5 ORDINANCE # 7998

Enter ordinance number or number requesting to amend.

1) Comes Now

Renee A Sclafani - Kkheslop Limited Partnership

dba Family Video

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

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

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

Legal interest in the Property Owner

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 4.4
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for Mercantile - Video and Video game rental and sales

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

3. 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

PETITIONER(S) SIGNATURE (S) Print Name Renee A. Sclafani

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 _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

Print name of agent.

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

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 Ave Glenview, IL 60026
Property Owner Kkheslop Limited Partnership
Location of property 3524 Patterson
Dimensions of property Perimeter is 1,844 LF
Property is presently zoned B-5 per ordinance # 7998
Current & Proposed Use of Property Mercantile - Mercantile
Type of Sign none proposed Height 21'8" for building height
Type of Construction 5B Number Of Stories 1
Square Footage of Building 9,350 Number of Curb Cuts 3
Number of Parking Spaces 57 std./1oversized/3 van abled Sidewalk Length 206'
Landscaping: No. of Trees 6 Diameter 8"
No. of Shrubs none Size _____
Fence: Type none Length _____ Height _____

*Eastern third of property is heavily wooded and not affected by this application.

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.

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

1) Type of Operation: Individual: ☐ Partnership: ☒ 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 _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

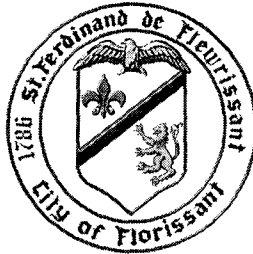
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

See title sheet on drawings.

1

MEMORANDUM



2
3
4
5
6
7

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."

8 To: Planning and Zoning Commissioners Date: May 29, 2018
9
10 From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
11 PWLF Director Public Works
12 Deputy City Clerk
13 Applicant
14 File
15
16 Subject: Request **recommended approval** for a masonry building addition and
17 access drive at **3524 Patterson (Family Video)** in a 'B-5' Zoning District.
18

19
20
21

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

22
23

I. **PROJECT DESCRIPTION:**

24 This is request for recommended approval to amend the B-5 to allow for a masonry
25 building addition and access drive, in a B-5 District. The current video store is within a
26 'B-5' District within the City of Florissant. There is an existing ordinance no. 7998 that
27 describes permitted uses, which include retail and an ice sales business, however, a new
28 exterior change invokes the requirement for a revision of the ordinance.
29

30
31

II. **EXISTING SITE CONDITIONS:**

32 The existing property at 3524 Patterson is owned by Kathleen Know Heslop Limited
33 Partnership. The existing retail space is a video store. It appears the restaurant occupies
34 approximately 1625 s.f. There is a new lease space shown of 2384 square feet, Family
35 Video area of 5361 s.f. and the existing building total area is 9370 s.f. The building
36 consists of masonry walls and metal roofing.
37

38
39

III. **SURROUNDING PROPERTIES:**

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

41
42 **IV. STAFF ANALYSIS:**

43 The application is accompanied by a record plat by Stock & Associates which identifies
44 the Lot, Site Design for Building Addition and Access Driveway, 9 drawings 1 of 1-9
45 dated 5/2/18, Architectural Plans T101, A001, A101, A201, and SP01 by Retail Design
46 Consultants, LLC dated 3/5/18. Staff has the as following comments regarding plans:
47

48 Record plat: indicates that the site limits include area from residential properties to the
49 East and includes the current access drive next to the adjacent filling station.
50

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

- 54 1. Removal plan shows 2 sanitary lines and 5 tree removals.
55 2. Grading Plan shows new access drive to the addition and new trash enclosure
56 detail. The trash enclosure should have a 20' concrete paving in front of the
57 enclosure per city ordinance. The fence shown for the enclosure must have
58 screening slats of acceptable opacity and be of a compatible color to be
59 considered compatible.
60 3. Sanitary Sewer Plan shows a new 8" PVC sanitary line.

61
62 **Architectural Plan Comments:**

- 63 4. A001 access drive configuration does not match the Site Design Package.
64 5. A001 and A101: An addition of 1020 s.f. is shown with notation indicating a
65 Future Family Dollar. There is one overhead door and one exterior man door
66 shown on the plan with three restrooms and a service sink in another room.
67 6. A201 shows the exterior matches existing construction, brick exterior walls and
68 metal fascia and metal roof.
69 7. Parking existing was reduced by the pizza restaurant when outdoor dining is used
70 from 62 to 58. The Ice Business proposal reduced parking to 55.
71 8. Required parking by the current parking regulations is $9370 - 1625 \times 4 / 1000 = 31$
72 plus the pizza restaurant $6 = 37$ Total Required Parking.
73 9. Signs: There are no additional signs proposed. All signs therefore must comply
74 with the sign code, Section 520, where wall signs are less than 40 s.f. and post or
75 ground signs are behind setbacks.
76

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

- 79 10. Frontage trees every 50 feet.
80 11. Building perimeter shrubs 1 for every 5 l.f. of building perimeter.
81 12. Landscaped islands of 180 s.f. for every 15 parking spaces provided.

82 Currently there are few trees or shrubs on the site to meet these requirements.
83
84
85
86

87
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

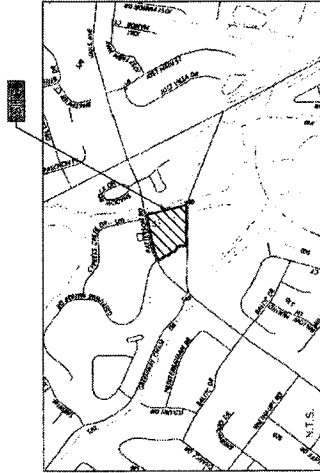
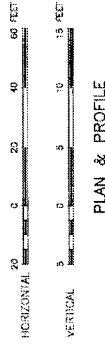
111 (End report and suggested motion)

SITE DESIGN FOR BUILDING ADDITION AND ACCESS DRIVEWAY FOR LEGACY COMMERCIAL PROPERTY FLORISSANT, MISSOURI

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING SITE PLAN
4	PROPOSED SITE PLAN
5	GRADING PLAN
6	SEWER PLAN
7	SEWER PROFILES
8	DETAILS
9	DETAILS

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



UTILITIES

UTILITY TYPE	COMPANY NAME
WATER	MISSOURI AMERICAN WATER CO.
SEWER	ST. LOUIS METROPOLITAN SEWER
ELECTRIC	AMERICAN MISSOURI ELECTRIC
TELEPHONE	ATT DISTRIBUTION
GAS	SURE GAS EAST
CABLE	CHARTER COMMUNICATIONS

(CONTRACTOR TO BE RESPONSIBLE FOR ANY ADJUSTMENTS TO BE MADE.)



Handwritten signature and date: 05/22/18

CIVIL ENGINEER
EXPIRES: 12/31/2018

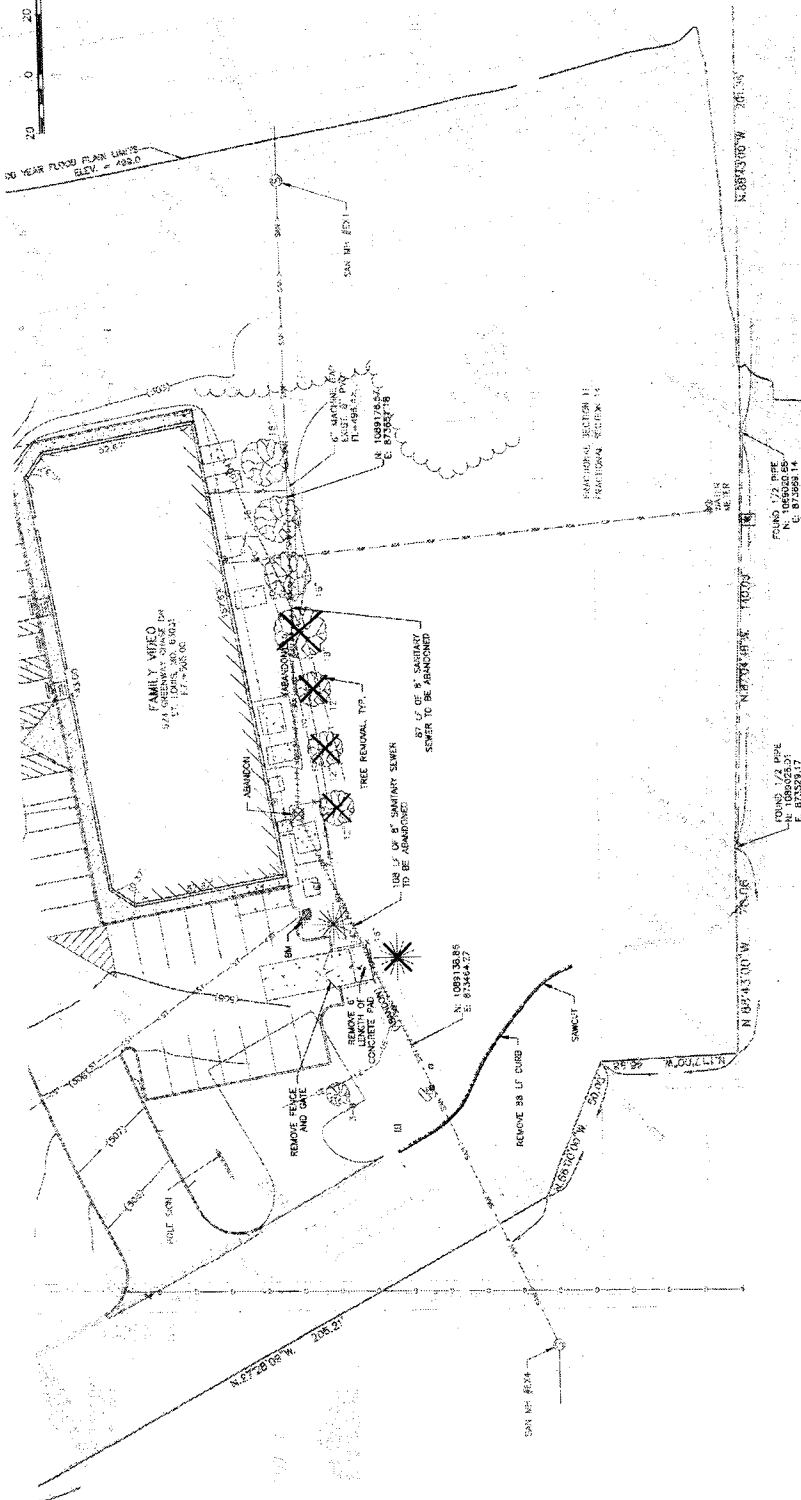
BUILDING PERMIT

REVISION	DATE	BY	DATE
1	05/22/18	FG	05/22/18

[illegible]



30 YEAR FLOOD PLAIN LIMIT
ELEV. = 409.0



NOTE:
MANHOLE TO BE ABANDONED SHALL BE REMOVED TO A MINIMUM OF 2 FEET
DEPTHS. ALL ABANDONED MANHOLES SHALL BE PLUGGED AT EACH END WITH CONCRETE OR
ROUTED FULL



05/02/18
DAVID L. SMITH
CIVIL ENGINEER
EXPIRES: 12/31/2019

JOB NUMBER	
18-274	
SHEET NUMBER	
4 of 9	

REVISIONS	
NO.	DESCRIPTION
1	OF WORK
2	DATE
3	12/20/18

DESIGN BY	DAVID L. SMITH
APPROVED BY	FAC
DATE	4/28/2018
SCALE	AS NOTED

PROJECT NAME - LOCATION
SITE DESIGN FOR BUILDING ACCESS
ADDITIONAL ACCESS ROAD
FLOISSANT, MISSOURI 63031
ST. LOUIS COUNTY

OWNER/OWNER'S NAME
LEGACY COMMERCIAL PROPERTY
2500 LEIGH AVENUE
GLENVIEW, IL 60026

FEHR GRAHAM	
ENGINEERING & ENVIRONMENTAL	

NOT DATE 2018 © 2018 FEHR GRAHAM



304 = NORTHWEST CORNER OF TOP OF INLET STRUCTURE OF INLET ALONG CURB NEAR SOUTHWEST CORNER OF BUILDING AND EAST OF TRASH ENCLOSURE N 108°37'5.25" E AT 5006.99, ELEV 504.83



Civil Engineer
Expires: 12/31/2018

18-274
JAN NUMBER

5 5 8

SHEET NUMBER

SITE PLAN

NEW YORK BUILDING PERMIT

REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	OE REVIEW	02/27/18

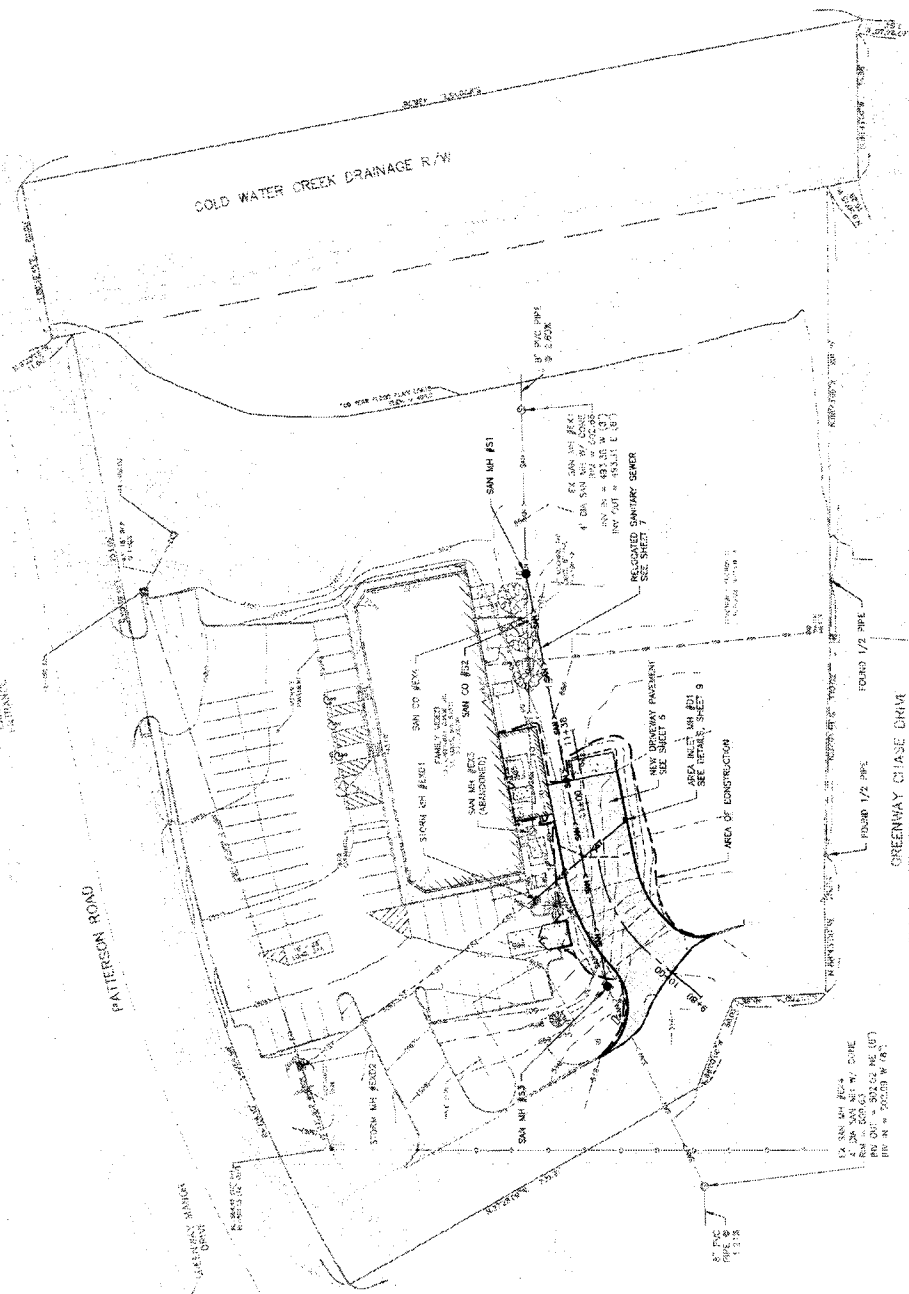
ISSUED BY: MMAY
APPROVED BY: FMC
DATE: 4/26/2011
STATUS: AS NOTED

PROJECT AND LOCATION:
SITE DESIGN FOR BUILDING
ADDITION AND ACCESS DRIVEWAY
3524 PATTERSON ROAD
FLORISSANT, MISSOURI 63031
ST. LOUIS COUNTY

LEGACY COMMERCIAL PROPERTY
2500 LEHIGH AVENUE
GLENVIEW, IL 60026

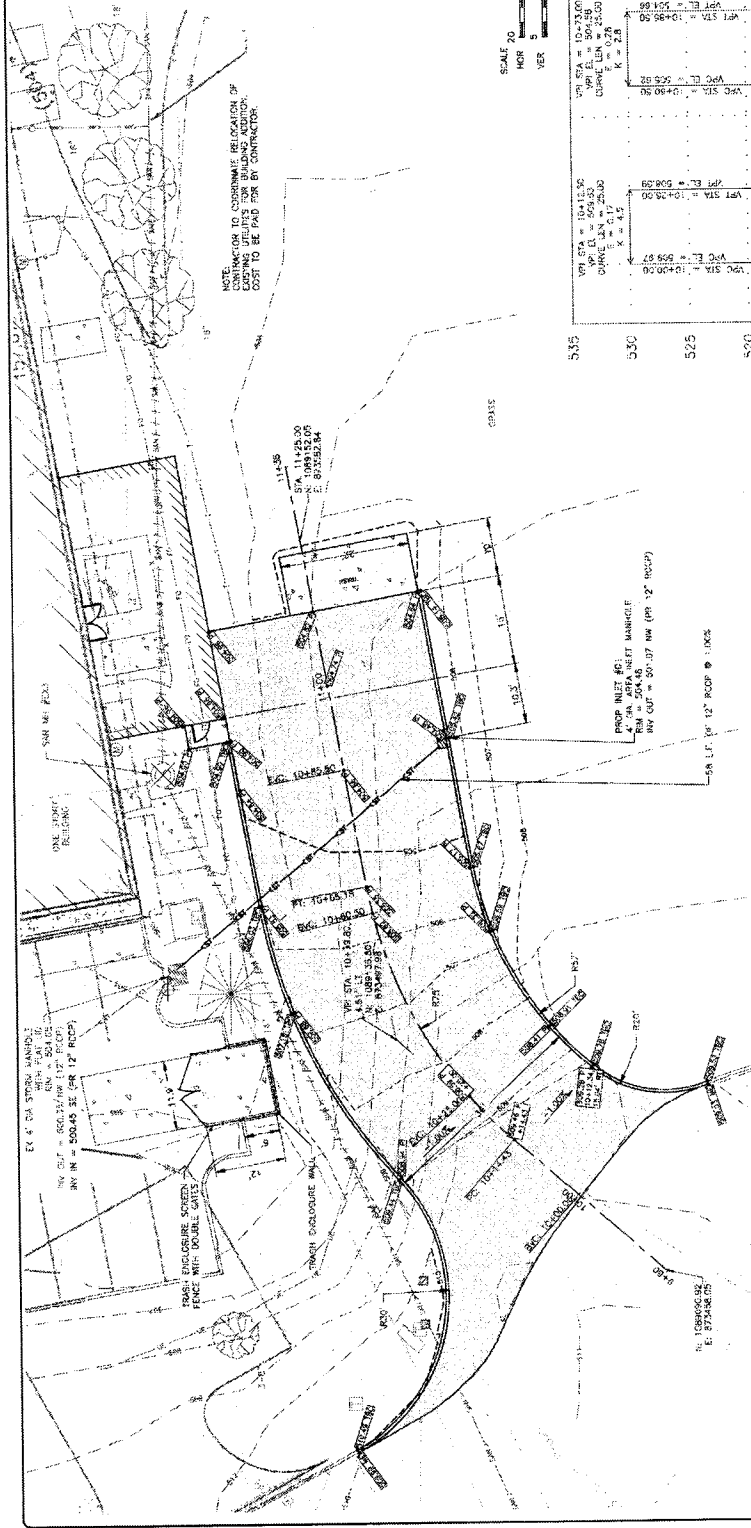
FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

SEP OCT 6/2/16 @ 2018 EHR GRAHAM

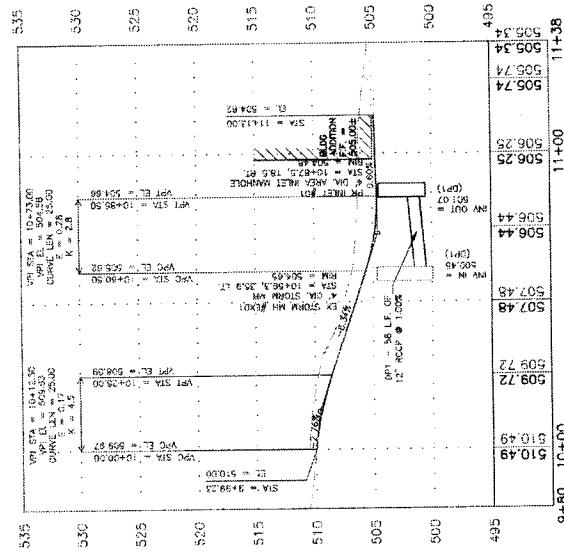




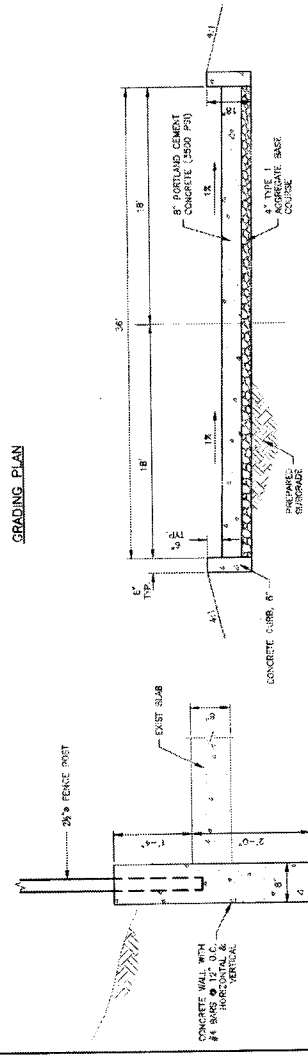
10 0 10 20 30 FEET



SCALE 20' HORIZ. 1" = 20' VERT. 1" = 5'



GRADING PLAN



TRASH ENCLOSURE WALL DETAIL

TYPICAL SECTION



JOB NUMBER
18-274
SHEET NUMBER
6 OF 9

GRADING PLAN
SEE THE BUILDING PERMIT

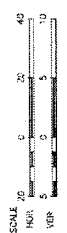
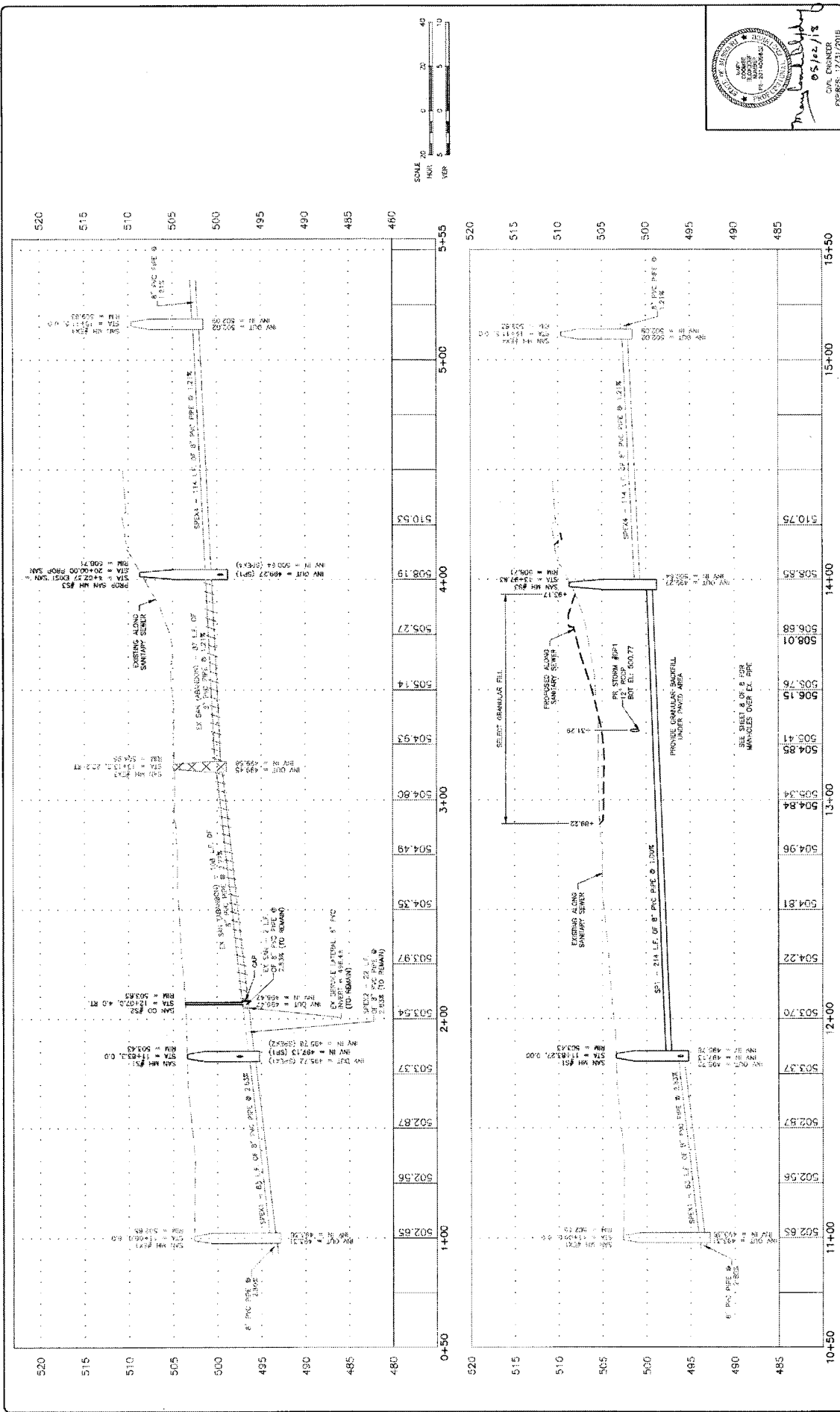
NO.	DATE	DESCRIPTION
1	05/02/18	ISSUED FOR PERMIT

DESIGNED BY: MARY
APPROVED BY: FNC
DATE: 4/26/2018
SCALE: AS NOTED

PROJECT AND LOCATION
FOR BUILDING
ADDITION AND ACCESS DRIVEWAY
3524 PATTERSON ROAD
FLOESSANT, MISSOURI 63031
ST. LOUIS COUNTY

OWNER/CLIENT
LEGACY COMMERCIAL PROPERTY
2500 LEHIGH AVENUE
GLENVIEW, IL 60026

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ENGINEERING & ENVIRONMENTAL
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05/12/18
CPL. ENGINEER
EXP. 12/31/2018

REVISIONS

NO.	DATE	DESCRIPTION
1	07/2018	1.00

PROJECT INFORMATION

PROJECT: SANITARY SEWER PROFILES
SHEET NUMBER: 8 of 9

DESIGNER INFORMATION

DESIGNER: NMY
APPROVED BY: PAC
DATE: 4/26/2018
SHEET AS NOTED

CLIENT INFORMATION

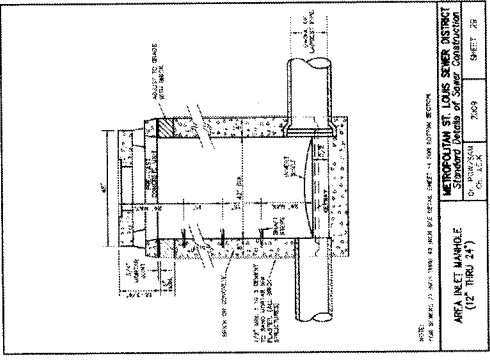
CLIENT: LEGACY COMMERCIAL PROPERTY
2500 LEHIGH AVENUE
GLENVIEW, IL 60026

PROJECT INFORMATION

PROJECT: SITE DESIGN FOR BUILDING ADDITION AND ACCESS DRIVEWAY
3524 PERSIMMON ROAD
CORONA, MISSISSIPPI 39031
ST. LOUIS COUNTY

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

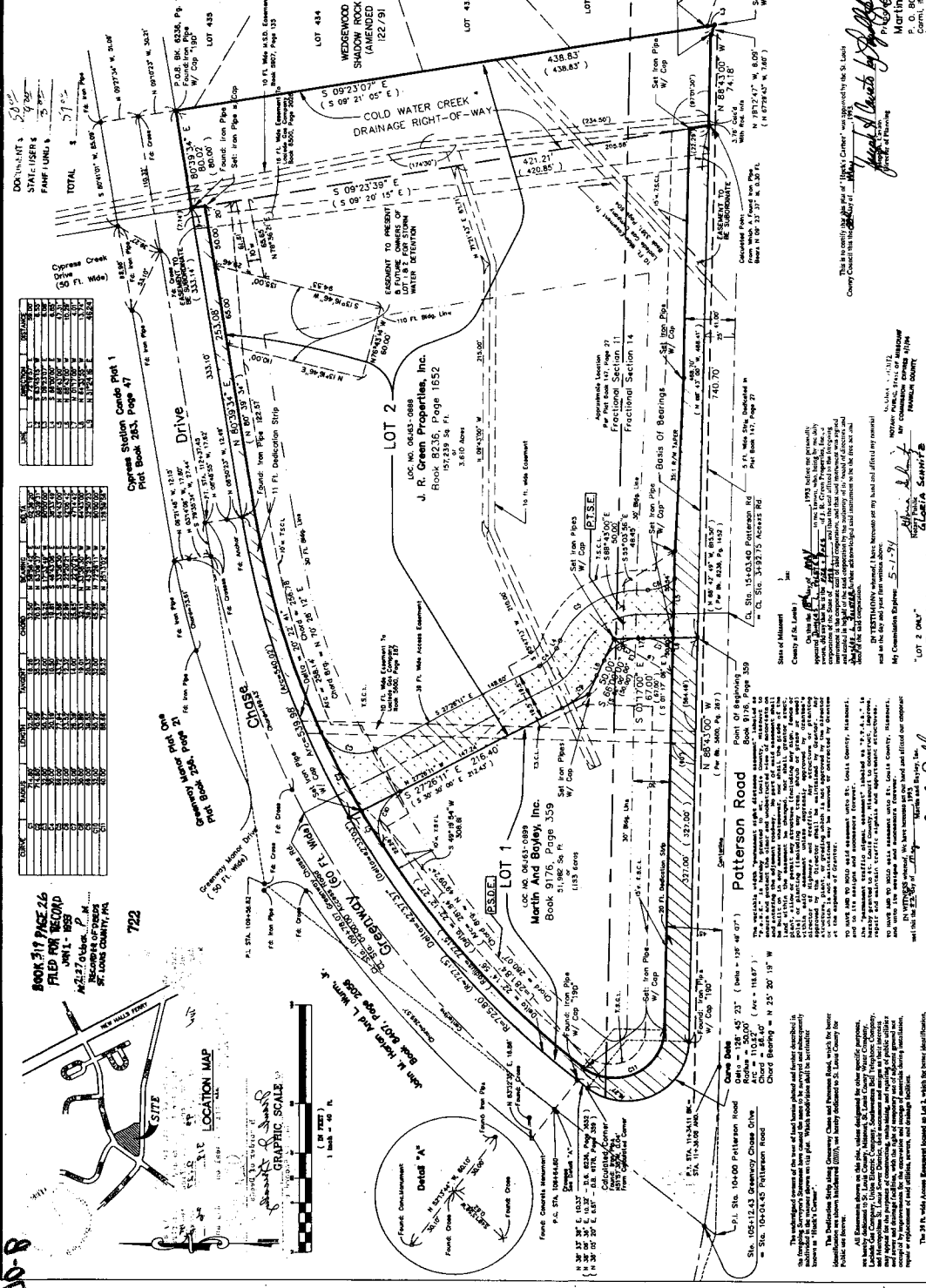
© 2018 FEHR GRAHAM



1974050 CH 31 6107 9 B. 424 146-508

HUCK'S CORNER

A TRACT OF LAND BEING A PART OF
FRACTIONAL SECTION 11 AND FRACTIONAL SECTION 14
IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF
THE FIFTH PRINCIPAL MERIDIAN, IN
ST. LOUIS COUNTY, MISSOURI.



LINE	BEARING	DISTANCE	AREA
1	N 89° 10' 30" E	100.00	10.00
2	S 89° 10' 30" E	100.00	10.00
3	S 89° 10' 30" E	100.00	10.00
4	N 89° 10' 30" E	100.00	10.00
5	N 89° 10' 30" E	100.00	10.00
6	N 89° 10' 30" E	100.00	10.00
7	N 89° 10' 30" E	100.00	10.00
8	N 89° 10' 30" E	100.00	10.00
9	N 89° 10' 30" E	100.00	10.00
10	N 89° 10' 30" E	100.00	10.00

LINE	BEARING	DISTANCE	AREA
1	N 89° 10' 30" E	100.00	10.00
2	S 89° 10' 30" E	100.00	10.00
3	S 89° 10' 30" E	100.00	10.00
4	N 89° 10' 30" E	100.00	10.00
5	N 89° 10' 30" E	100.00	10.00
6	N 89° 10' 30" E	100.00	10.00
7	N 89° 10' 30" E	100.00	10.00
8	N 89° 10' 30" E	100.00	10.00
9	N 89° 10' 30" E	100.00	10.00
10	N 89° 10' 30" E	100.00	10.00

LINE	BEARING	DISTANCE	AREA
1	N 89° 10' 30" E	100.00	10.00
2	S 89° 10' 30" E	100.00	10.00
3	S 89° 10' 30" E	100.00	10.00
4	N 89° 10' 30" E	100.00	10.00
5	N 89° 10' 30" E	100.00	10.00
6	N 89° 10' 30" E	100.00	10.00
7	N 89° 10' 30" E	100.00	10.00
8	N 89° 10' 30" E	100.00	10.00
9	N 89° 10' 30" E	100.00	10.00
10	N 89° 10' 30" E	100.00	10.00

BOOK 31 PAGE 26
FILED IN RECORD
JAN 1 1935
RECORDED IN
ST. LOUIS COUNTY, MO.

HUCK'S CORNER

RECORD PLAT

STOCK & ASSOCIATES

CONSULTING ENGINEERS, INC.

ST. LOUIS, MO. 63101

TELEPHONE 4-1111

STOCK & ASSOCIATES

CONSULTING ENGINEERS, INC.

ST. LOUIS, MO. 63101

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ST. LOUIS, MO. 63101

TELEPHONE 4-1111

STOCK & ASSOCIATES

CONSULTING ENGINEERS, INC.

ST. LOUIS, MO. 63101

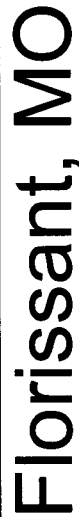
TELEPHONE 4-1111

STOCK & ASSOCIATES

CONSULTING ENGINEERS, INC.

ST. LOUIS, MO. 63101

TELEPHONE 4-1111



Project General Notes

Scope of Work

1. PROVIDE FOUNDATION, WALLS, DOORS AND ROOF TO CREATE NEW STORAGE AREA TO REAR OF BUILDING. SEE CIVIL PLANS FOR MODIFICATION TO SITE.
2. PROVIDE NECESSARY EXIT SIGNS, EMERGENCY LIGHTING AND FIRE EXTINGUISHERS AS REQUIRED BY CODE.
3. ALL OTHER MECHANICAL AND ELECTRICAL BY OTHER UNDER SEPARATE PERMIT.



7580 49th Street, S.E.
Grand Rapids, MI 49512
P. 616.534.2253
Glenn@rdt-llc.com

3524 Patterson Road
Florissant, MO 63031



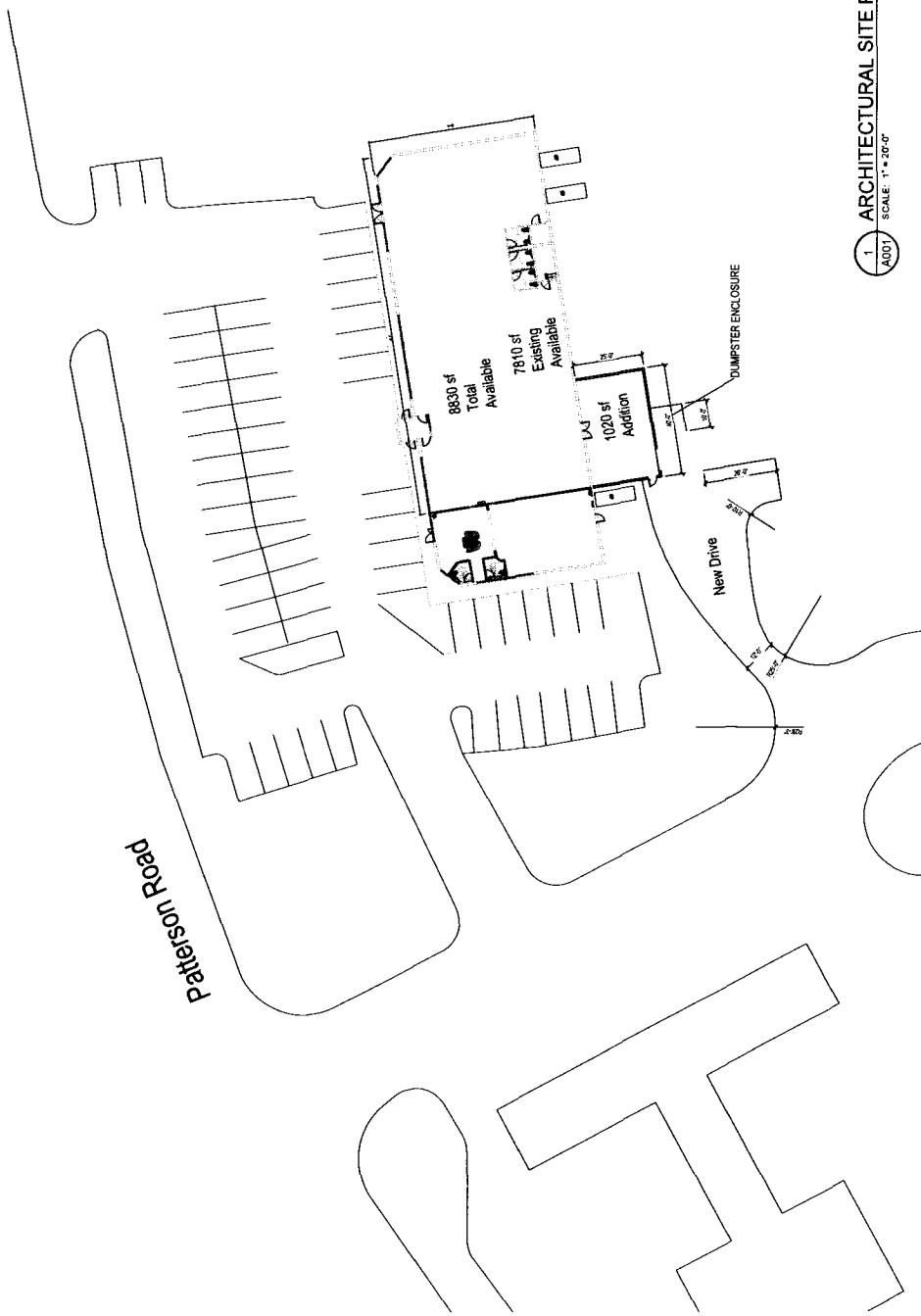
LEGACY
COMMERCIAL
PROPERTY

DATE	ISSUED FOR
03.06.2018	Review

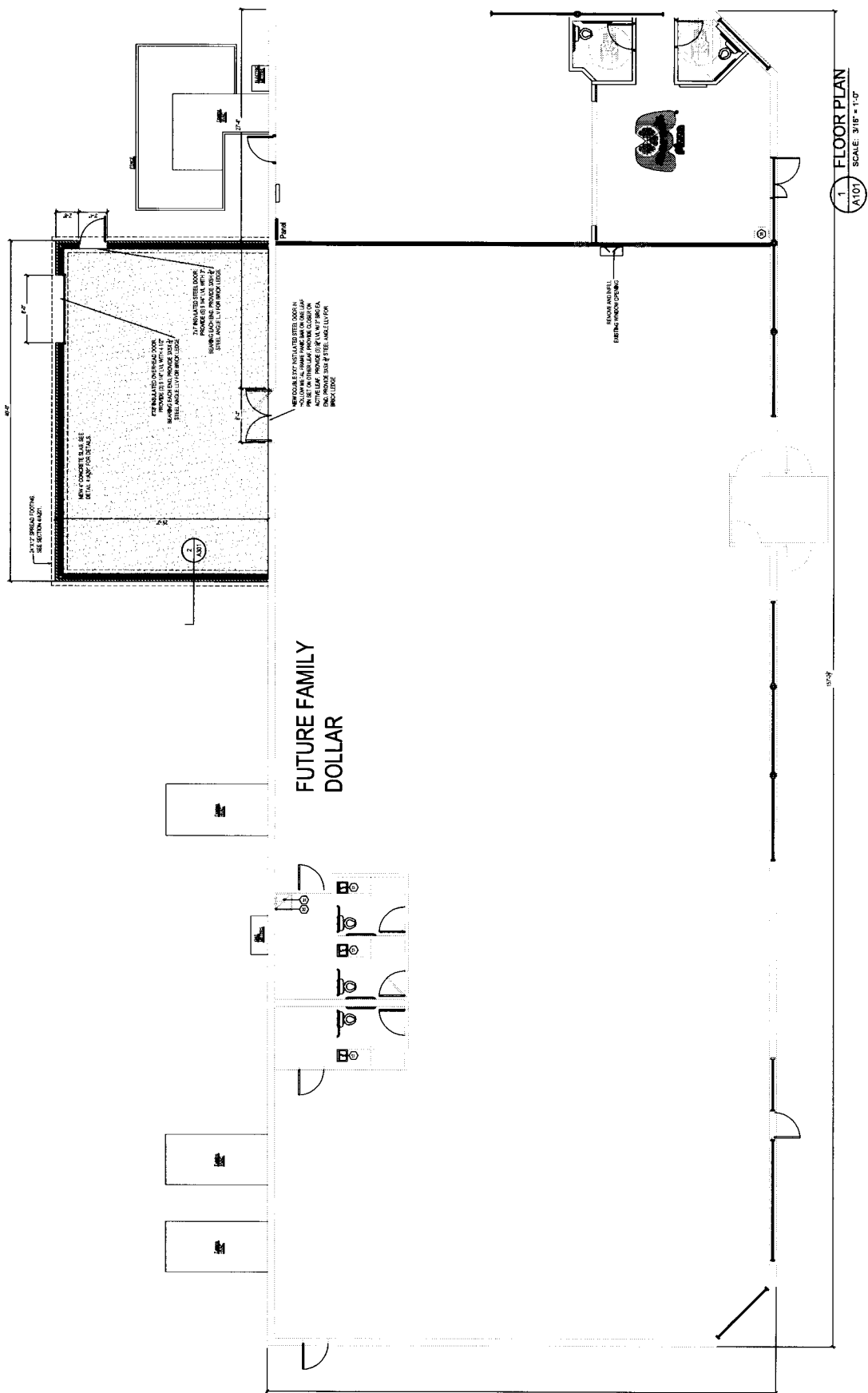
STATE OF MISSOURI
GLEN R. NASH
NAME
NUMBER
A-201 C-10625

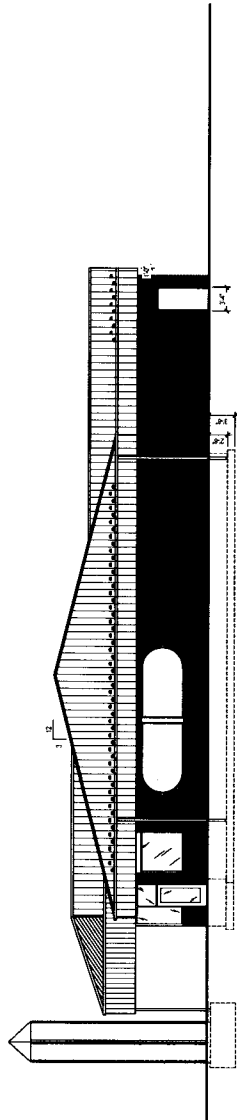
THIS DRAWING IS THE
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COVER SHEET
T101

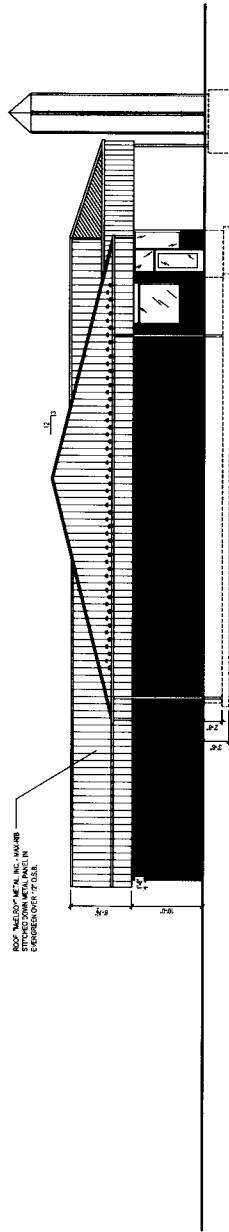


1. ARCHITECTURAL SITE PLAN
 A001 SCALE: 1" = 20'-0"

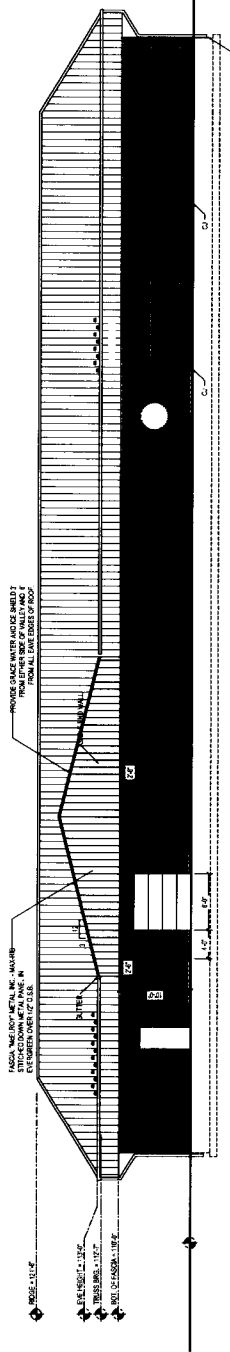




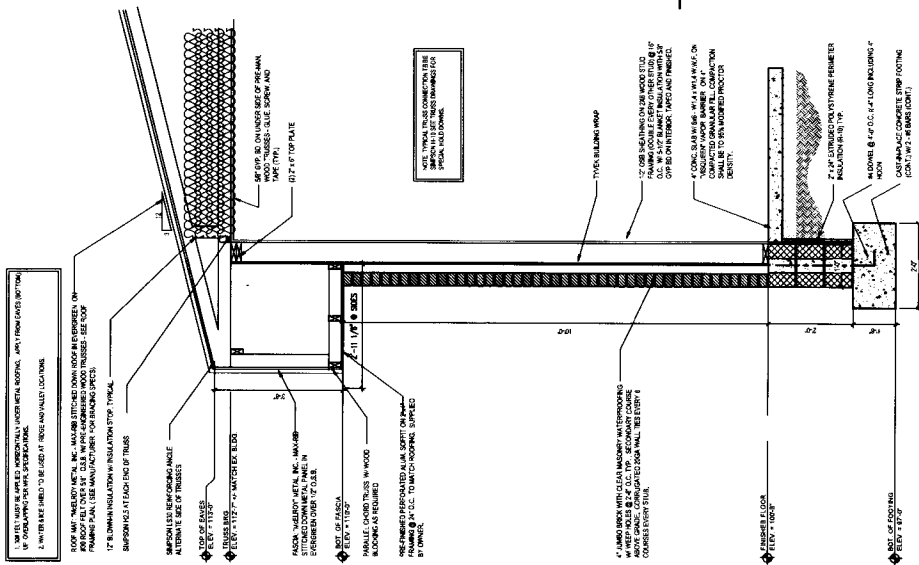
3 SIDE ELEVATION
A201 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
A201 SCALE: 1/8" = 1'-0"



1 REAR ELEVATION
A201 SCALE: 1/8" = 1'-0"



4 EXTERIOR WALL SECTION
A201 SCALE: 3/4" = 1'-0"

CITY OF FLORISSANT

Public Hearing

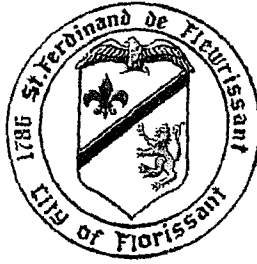


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, June 25, 2018 at 7:30 P.M. on the following proposition:

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, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

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

Please Print neatly or Type the Following Information:

Property Address: 1545 S. New Florissant

Property Owners Name: SPIRIT ENERGY LLC Phone/email: 314-898-9226

Property Owners Address: 7701 FORSYTH BLVD SUITE 325 SAINT LOUIS, MO

Business Owners Name: MACS CONVENIENCE STORES LLC Phone/email: 812-379-9227 ⁶³¹⁰⁵

Business Owners Address: 4080 W. JONATHAN MOORE PIKE COLUMBUS, IN 47201

DBA (Doing Business As) MACS CONVENIENCE STORES LLC DBA CIRCLE K

Authorized Agents Name: JASON BUXTON Co. Name: Midwest Light + Sign
(Authorized Agent to Appear Before The Commission)

Agents Address: 1249 Weber Loop Rd, Farmington Phone/email: 573-760-1994

Request Vinyl Circle K Sign, Vinyl Car Wash Sign, Vinyl Exit Car Wash sign, 3 directional signs

State complete request (print or type only).

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

Karen Dodge
Applicant's Signature

2-1-18
Date

Received by: ff Receipt # 609725 OFFICE USE ONLY Amount Paid: 300.00 Date: 5-18-18

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: Philip E. Linn 5/30/18
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

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

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] 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."

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

Council Ward 5 Zoning B-3

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

SIGN:

DATE:

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

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

LOCATION 1545 S. New Florissant
Address of property.

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

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

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

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

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

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

5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:

(If more space is needed, separate sheets maybe attached)

MIKE SHEWY



773-763-9600

MIKE@COMMONATEIDSOLUTIONS.COM

PRINT NAME

SIGNATURE

email and phone

FOR

CIRQUE K

(company, corporation, partnership)

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

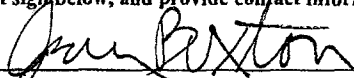
8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.

2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

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

PRESENTOR SIGNATURE



ADDRESS

1244

WEBB

COOK

FARMINGTON

MO

STREET

CITY

STATE

ZIP CODE

TELEPHONE / EMAIL

573-760-1994 /

BUSINESS

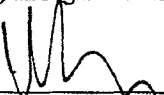
I (we) the petitioner (s) do hereby appoint

JASON BUXTON

as

Print name of agent.

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

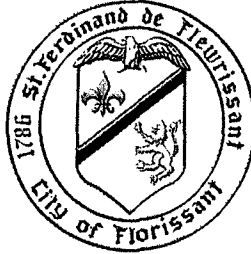

Signature of Petitioner authorizing an agent

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

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

1

MEMORANDUM



2

3

4

5

6

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."

7 To: Planning and Zoning Commissioners Date: May 30, 2018

8

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

10 Director of Public Works

11 Applicant

12 File

13

14 Subject: **1545 S. New Florissant Road** - Request recommended approval to

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

16 a 'B-3' Zoning District.

17

18

19

20

STAFF REPORT

CASE NUMBER PZ-060418-3

21

I. PROJECT DESCRIPTION:

22 This is a request for recommended approval to amend a Special Use, ordinance no. 3472

23 (as amended by ordinances 5062, 5255, 5595, and 7593) in a 'B-3' Zoning District to

24 allow for directional signs.

25

26

II. EXISTING SITE CONDITIONS:

27 The existing property at **1545 S. New Florissant Road** is a 1071 s.f. filling station

28 according to public record. It has been in operation since 1990 and would like to apply

29 for permit for exterior alterations.

30

31

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

34 Road in an 'B-3' District with easement agreement for the retaining wall.

35

36

IV. STAFF ANALYSIS:

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

38 10/31/17 and an undated survey showing sign locations and setback. Staff has the

39 following review comments:

40

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.

V. STAFF RECOMMENDATIONS:

1. 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 520.090 Post 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 signs shall 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.

Suggested Motion to Amend a Special Use:

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 signs as described on related documents presented, *only SW sign* *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 requirements:

1. **GENERAL DEVELOPMENT CONDITIONS.**

- 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.

rec. change ribbon signs to add 'car wash', 'entrance', 'exit'.

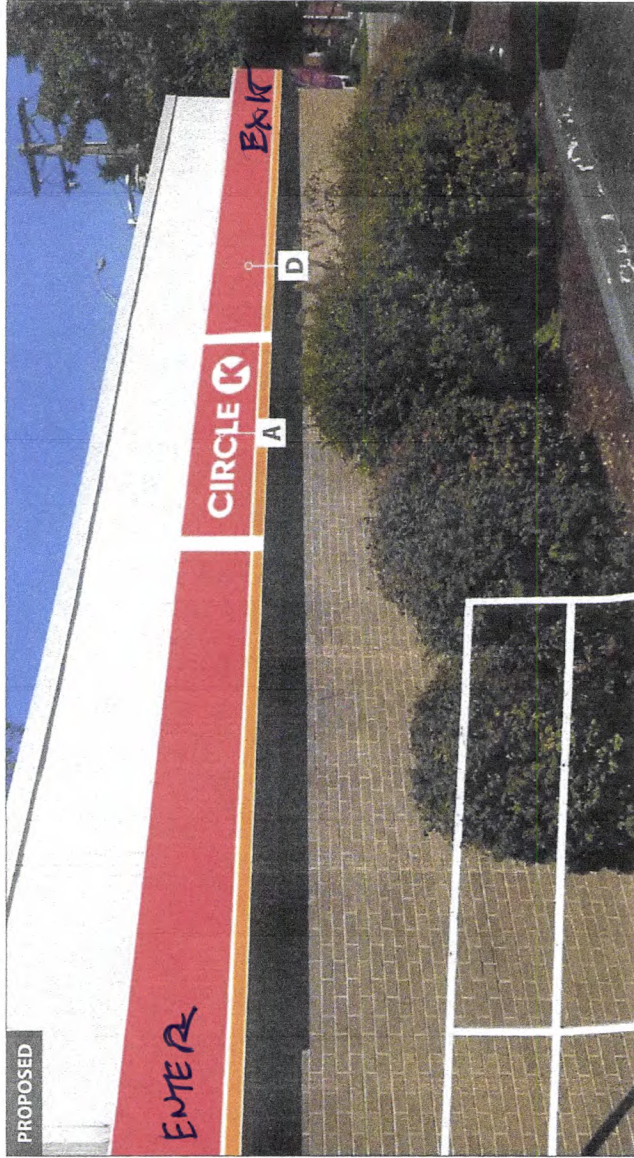
other directional signs not app'd.

84
85
86
87
88
89

2. PROJECT COMPLETION.

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

(End of report and suggested motion)



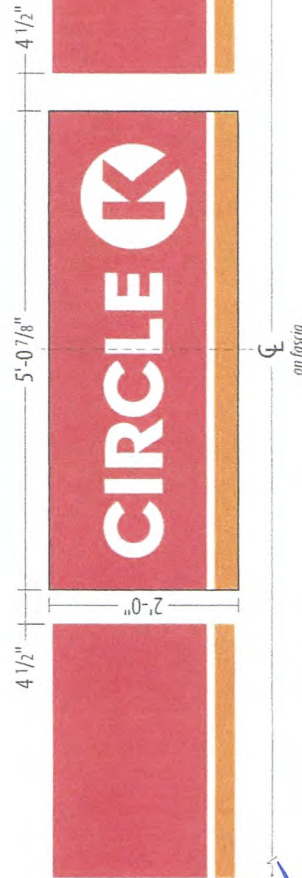
ARTWORK REFLECTS CURRENT SURVEY

BUILDING INFO		HEIGHT	ENTER/EXIT	DEPTH
FASCIA INFO		14'-0"	25'-0"	48'-0"
		2'-0"	25'-0"	48'-0"
	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

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

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. *[Signature]* DATE: 6-4-18



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER
Circle K
SITE NUMBER
1622

LOCATION
Florissant, MO
ACCOUNT REP
Ben DeHayes

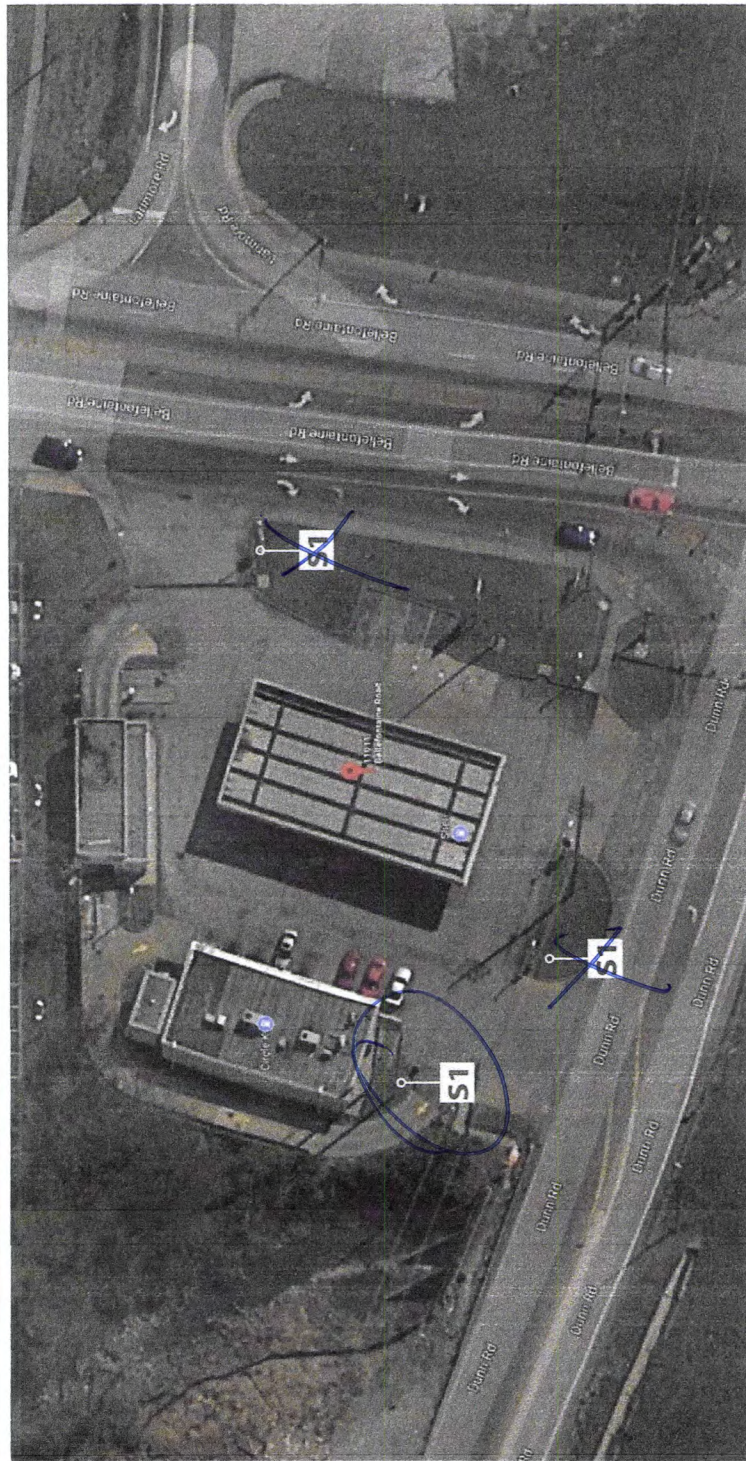
DRAWN BY
SW
DATE
10/31/17

REVISION
01
SCALE
NTS

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

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SIGNATURE
DATE



SECONDARY SIGNAGE

SIGN DESCRIPTION	QTY	SIZE	AREA
S1 Directional - Totem Sign	3	4'-0" x 2'-5"	9.6 SF



SIDE A



SIDE B

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. *[Signature]*

DATE: *6-1-18*



CORPORATE
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SOLUTIONS

CUSTOMER
Circle K
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Ben DeHayes

DRAWN BY
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10/31/17

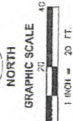
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DATE

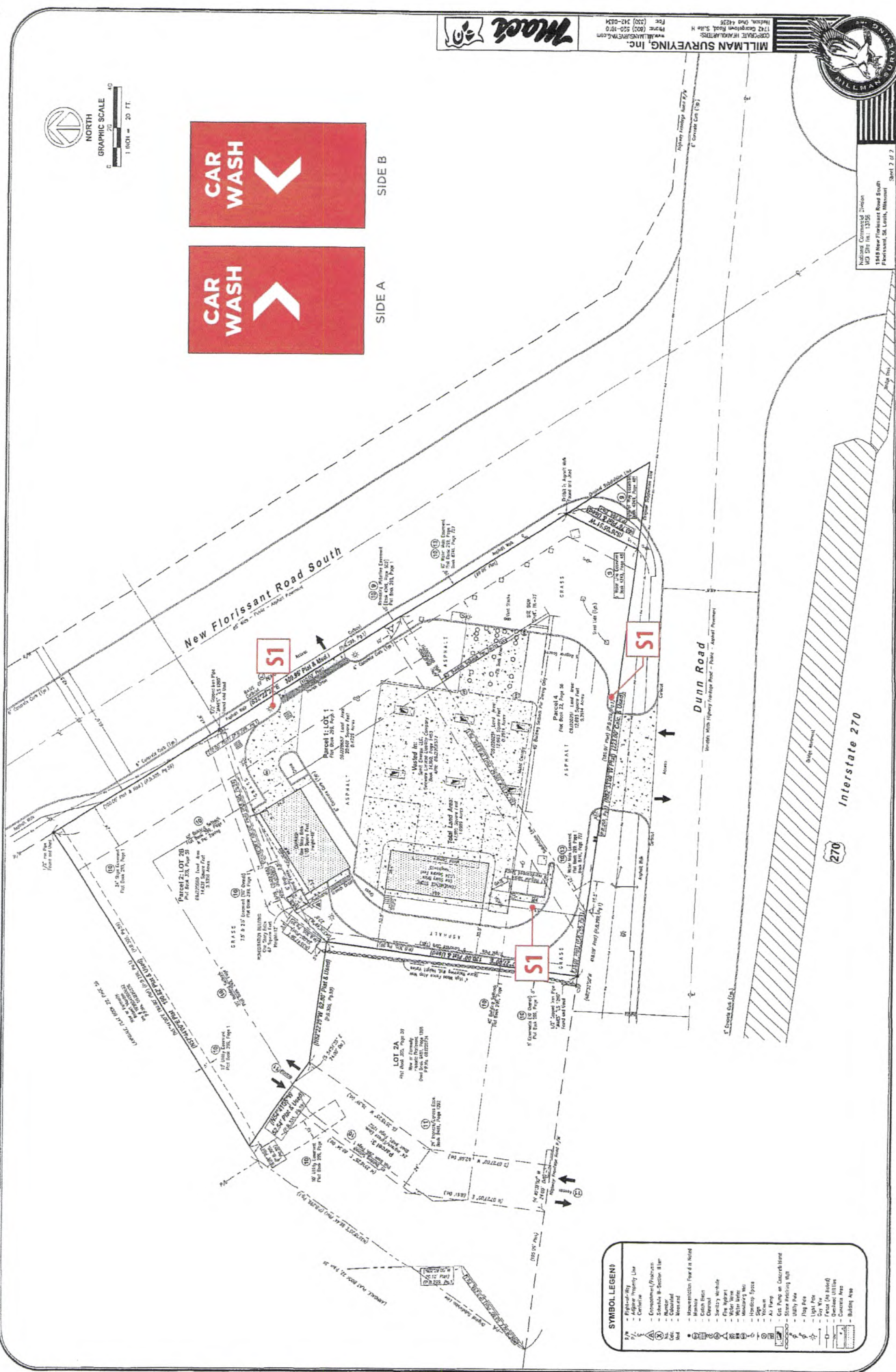
CAR
WASH

SIDE B

CAR WASH

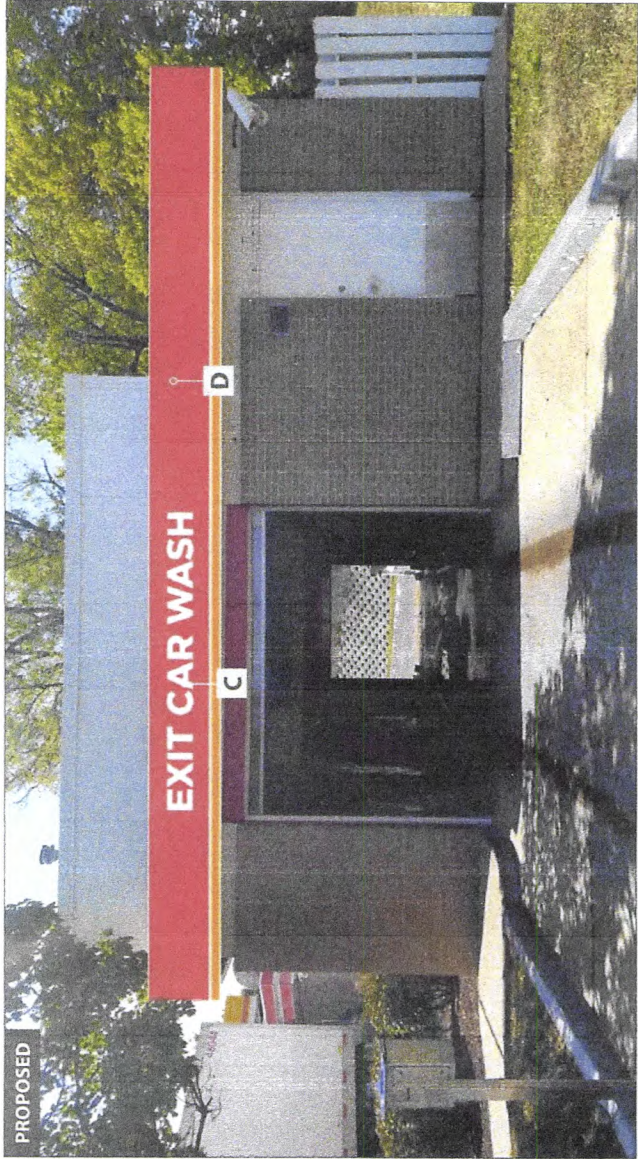


SIDE A



National Commercial Division
 MD Site No.: 13755
 1345 New Florissant Road South
 Florissant, St. Louis, Missouri

Page 2 of 2



ARTWORK REFLECTS CURRENT SURVEY

		HEIGHT	ENTER/EXIT	DEPTH
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D Fascia Bands	1	2'-0" high	98 LF	

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



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER
Circle K
SITE NUMBER
1622

LOCATION
Florissant, MO
ACCOUNT REP
Ben DeHayes

DRAWN BY
SW
DATE
10/31/17

REVISION
01
SCALE
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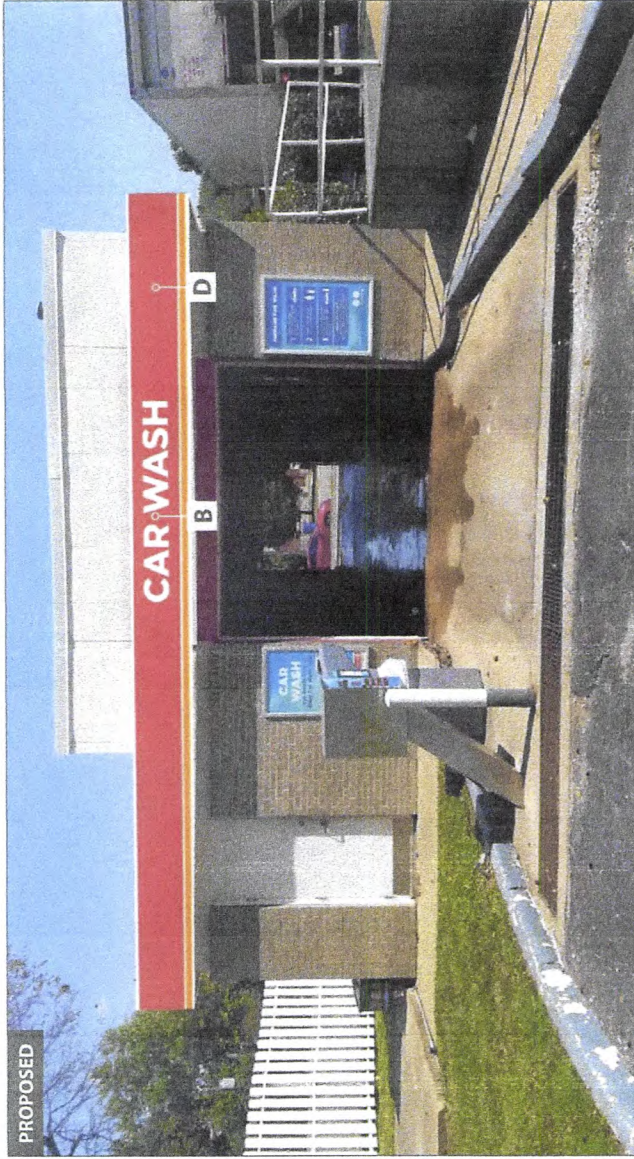
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SIGNATURE

DATE



ARTWORK REFLECTS CURRENT SURVEY

		HEIGHT	ENTER/EXIT	DEPTH
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D Fascia Bands	1	2'-0" high	98 LF	

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

CAR WASH

4'-9 1/8"

7 3/8"



CORPORATE
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SOLUTIONS

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Circle K
SITE NUMBER
1622

LOCATION
Florissant, MO
ACCOUNT REP
Ben DeHayes

DRAWN BY
SW
DATE
10/31/17

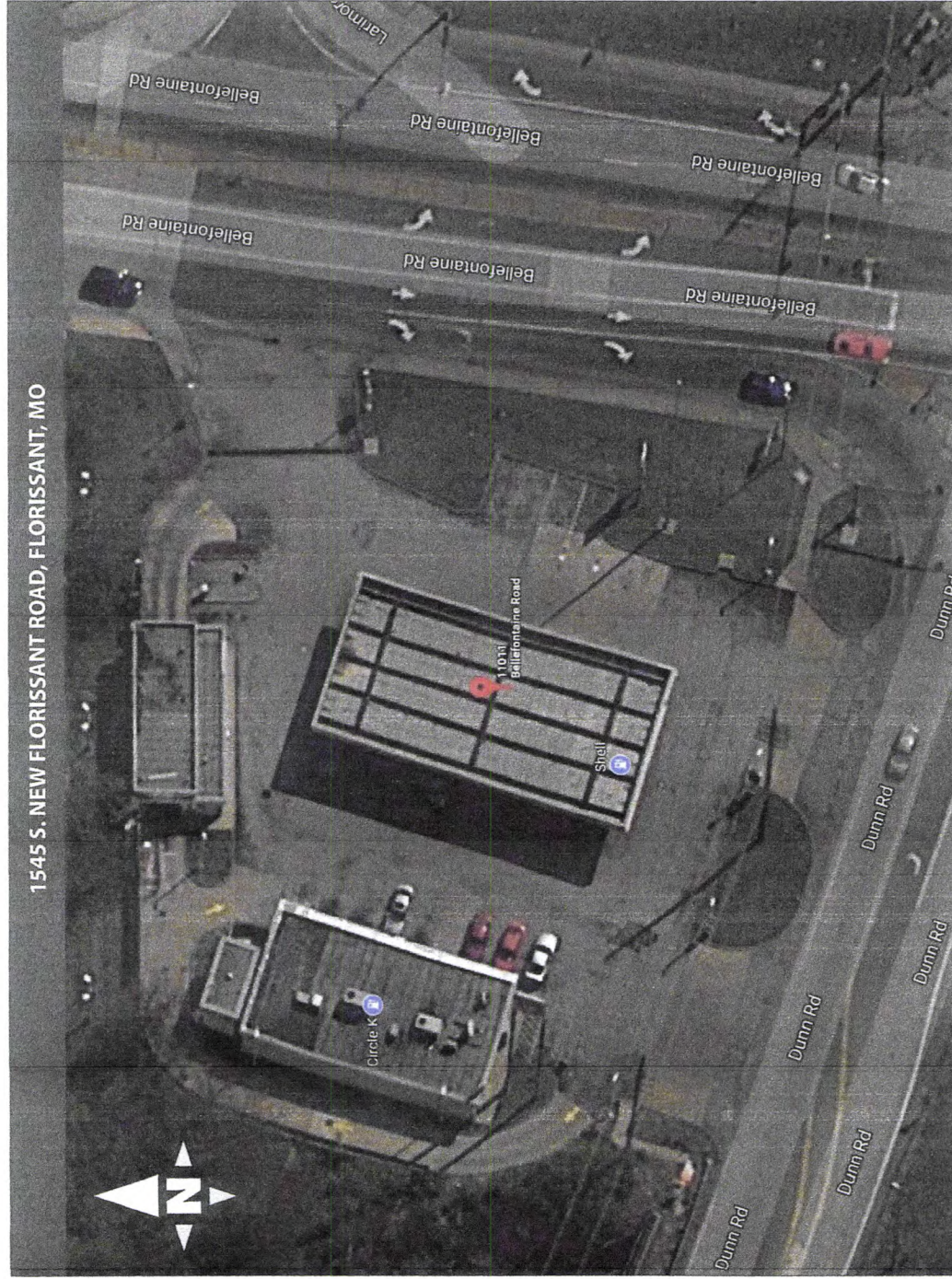
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SIGNATURE

DATE



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SIGNATURE

DATE

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JUNE 11, 2018

3
4 BILL NO. 9394

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$10,000 FROM**
7 **THE GENERAL REVENUE FUND TO ACCOUNT NO. 4050**
8 **“PROFESSIONAL SERVICES” FOR THE PURPOSE OF FUNDING**
9 **LEGAL COUNSEL FOR THE CITY COUNCIL.**

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

13
14 Section 1: There is hereby appropriated from the General Revenue Fund the amount of
15 \$10,000 to account no. 4050 “Professional Services” for the purpose of funding legal counsel for
16 the City Council.

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

20
21
22 Adopted this ____ day of _____, 2018.

23
24
25
26 _____
27 Jeff Caputa
28 President of the Council
29 City of Florissant

30
31 Approved this ____ day of _____, 2018.

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

37
38
39 ATTEST:

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

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8394

FROM Sipp LLC

TO Smoke Session

FOR Cocktail Lounge

ADDRESS 1833 Dunn Rd Florissant MO 63033

Ward 7 Zoning _____ Date Filed 6/13/18 Accepted By [Signature]

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Martez Session and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1833 Dunn Rd Florissant MO 63033 in the City of Florissant, Missouri. Legal interest ☒ Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Martez Session
Individual's Name

FOR: Smoke Session
Company, Corporation, Partnership

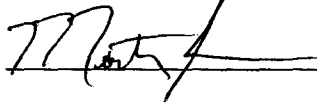
6/13/18
OC to Council
Heath May

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

(X) I (we) have a legal interest in the above described property.

() I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE



ADDRESS

3975 Fairway Dr Florissant MO 63033

Telephone No.

314-546-1136

Email address

midwestsstar@yahoo.com

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



PETITIONER SIGNATURE

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

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



SIGNATURE OF OWNER

See attached

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

Type of Operation: (Select One)

Individual ☐

Partnership ☐

Corporation ☐

LLC ☒

INDIVIDUAL:

Name & address Martez Session 3975 Fairway Dr Florissant MO 63033

Telephone number & email address 314 546 1136 midwestsotara@yahoo.com

Business name/address/phone Smoke Session 1833 Dunn Rd Florissant MO 314 546 1136

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
Number 8394 which authorized a Special Permit:

TO: Sipp, LLC

FOR: operation of a cocktail 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 Session

PRINT - NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

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

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

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

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

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

www.florissantmo.com

~ Gold for the Value of Elective Government ~ White for a Clean, Healthy City ~ Green for the Gift of Fertile Land ~

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 MARCH 12, 2018
3
4

5 SUBSTITUTE BILL NO. 9364

ORDINANCE NO. **8394**

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO SIPP, LLC**
8 **TO ALLOW FOR THE OPERATION OF A COCKTAIL LOUNGE FOR THE**
9 **PROPERTY LOCATED AT 1833 DUNN ROAD.**
10

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

27 Section 1: A Special Use Permit is hereby granted to 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:

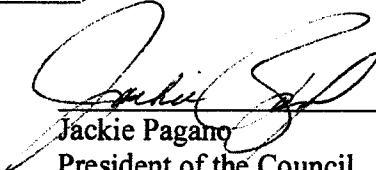
- 30 1. Live bands and/or loud music must stop at or before 10:00 pm.
31 2. All doors are to be kept closed to minimize noise during hours of operation.
32 3. PROJECT COMPLETION.

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.

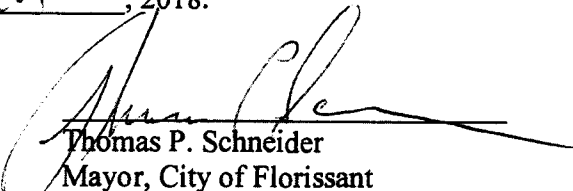
Section 2: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

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

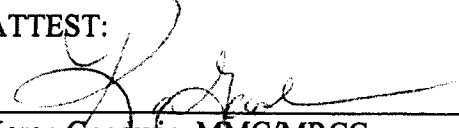
Adopted this 12th day of March, 2018.

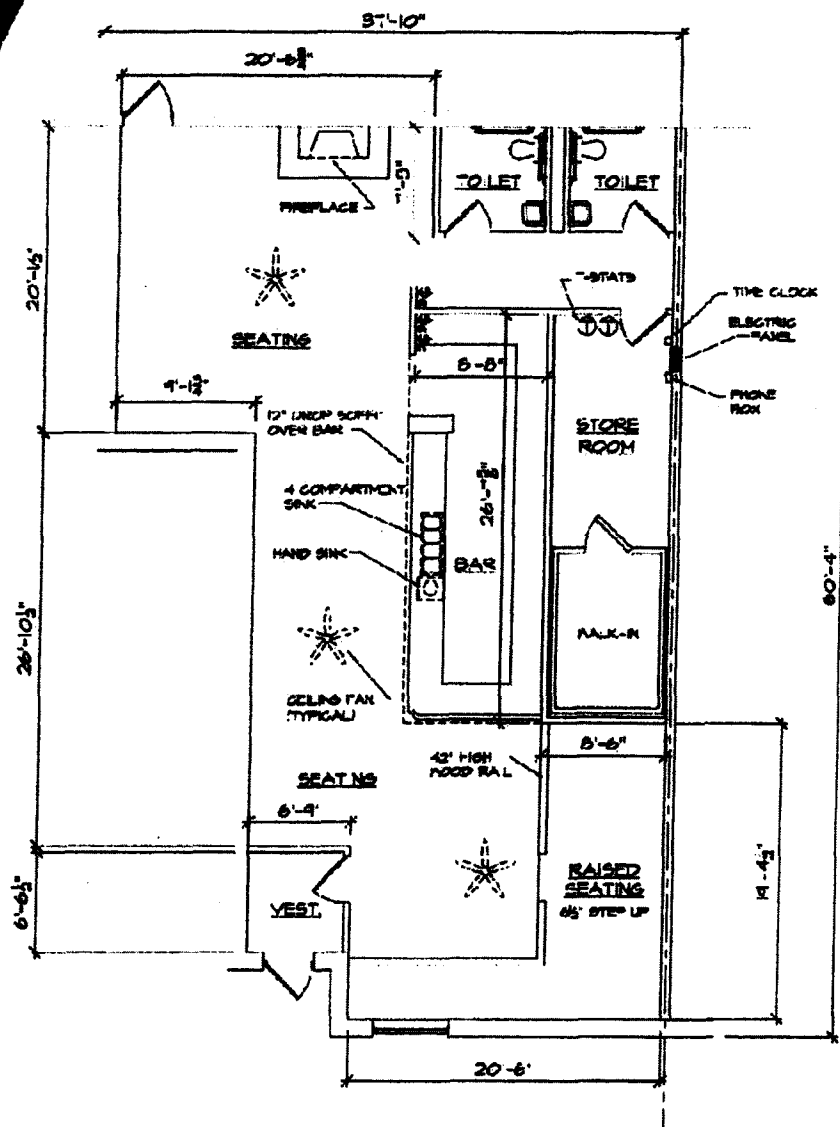

Jackie Pagano
President of the Council
City of Florissant

Approved this 14 day of March, 2018.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk



EXISTING FLOOR PLAN- SUITE 1033
 SCALE: 1/4" = 1'-0" 1/20" RSP
 5-21-66

ALL DIMENSIONS ARE APPROXIMATE
 ELECTRIC PANEL CAT # 60642UF, SERIES 501

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Smoke Session LLC
LC001577569

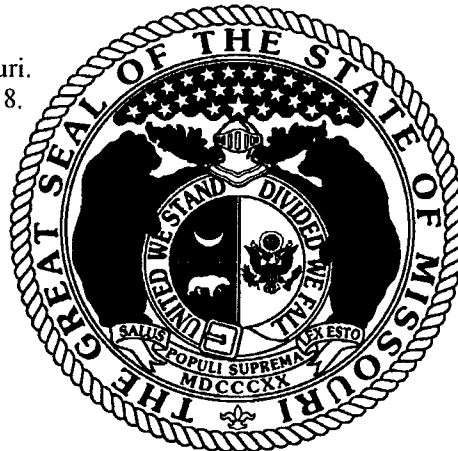
filed its Articles of Organization with this office on the 19th day of February, 2018, and that filing was found to conform to the Missouri Limited Liability Company Act.

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
Phone: 314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

- ☒ Full Liquor by the Drink ☐ Full Package Liquor ☐ Consumption of Liquor
☐ Malt Liquor & Wine by the Drink ☐ Malt Liquor & Wine Package ☐ Tasting
☐ Full Liquor by Drink (Non-Profit)

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 (Attach list of Partners) ☐ Corporation - Attach list of officers, addresses, phone no. ☒ Limited Liability Corp

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 Mark Session

Home Address 3975 Fairway Dr Florissant MO 63033 Years at address 1
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth 11/1/1981 Cape Girardeau MO Cell Phone 314 546 1136

Managing Officer Driver's License No. P001071022 Social Security Number* 111-11-1111
(Provide a copy of driver's license) * Social Security Number will be used for purposes of identification in running record check.

Managing Officer Personal Property Taxes 2017 Paid? ☒ Yes ☐ No (Attach most recent copy)

Managing Officer Register Voter of Missouri? ☒ Yes ☐ No (Attach a Voter Registration Certificate)

Have you ever been arrested?: No What Charge? N/A
Where? N/A Disposition? N/A

Citizen of U.S.A.? ☒ Yes ☐ No Naturalized? ☐ Yes Date ☒ 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

If so, when and where

6/4/18 CC to Council
Hend + Mayor

Have you ever had a liquor license suspended or revoked? No
If so, give details _____

Have you ever been convicted of any violation of any federal or state law? No
If so, give details _____

Have you ever been convicted of any municipal or county ordinance violation? No
If so, give details _____

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? No
If so, give details _____

Has the location previously been occupied as a liquor establishment, liquor store or tavern? Yes
If so, state name Petes Pub

Is the location within 200 feet of property used for church, school or public playground? Yes

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

Smoke Session
Trade Name
[Signature]
Signature of Managing Officer

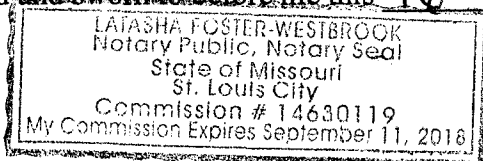
STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Smoke Session, 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]
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 16th day of May, 2018.



My Commission Expires: 9/11/18

[Signature]
Notary Public

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 7700
ADDRESS 8706 Manchester Road CITY St. Louis STATE MO ZIP 63144
NAME OF BUSINESS Smoke Session PHONE 314 546 1136
ADDRESS 1833 Dunn Road CITY Florissant STATE MO ZIP 63033
BUSINESS HOURS Tuesday - Saturday 5pm - 1:30am Sunday 5pm - midnight
OWNER/MANAGER Martez Session PHONE 314 546 1136
HOME ADDRESS 3975 Fairway Drive CITY Florissant STATE MO ZIP 63033

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 Martez Session ADDRESS 3975 Fairway Drive
CITY & STATE Florissant MO ZIP 63033 PHONE 314 546 1136
HAS KEY: YES (☒) NO ()

CONTACT #2

NAME LaShonda Griffin ADDRESS 3975 Fairway Drive
CITY & STATE Florissant MO ZIP 63033 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: Martez Session and/or LaShonda 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 (☒)

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES (☒) 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 15th, 2018

TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:

1. FULL NAME Martez Tavian Session
SOC. SEC. NO. _____ PLACE OF BIRTH Cape Girardeau MO
DATE OF BIRTH _____ SEX Male
PHONE NUMBER _____
ADDRESS 3915 Fairway Drive Florissant MO 63033
LAST PREVIOUS ADDRESS 1458 Urbandale Florissant MO 63031
NO. OF YRS. 2

2. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

3. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

4. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

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

APPLICATION FOR SUNDAY LIQUOR LICENSE

Authorizing the sale of retail liquor by the drink or package in Florissant on Sunday from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual _____ Partnership _____ Corporation _____ LLC X

NAME OF BUSINESS: Smoke Session LLC

LOCATION: 1833 Dunn Road Florissant MO 63033 Telephone: 314 516 1136

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):

Smoke Session LLC

TRADE NAME IF DIFFERENT: N/A

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from 9:00 a.m. to Midnight for the period beginning July 1, 2018, and expiring June 30, 2023, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

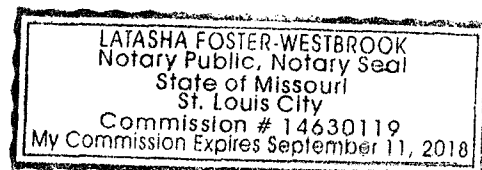
1) I/WE presently hold License No. _____ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI)SS
COUNTY OF _____)

I/WE Mark Session of lawful age, being first duly sworn upon (my) (our) oath(s),
name of managing officer (or owner or partner)

depose and say that (I) (we) have read this application and that (I) (we) fully understand the same; that (I) (we) know the contents thereof and the statements contained therein and that the same are true of (my) (our) own knowledge.

[Signature]
Signature of managing officer (or owner or partner)



SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF May 2018

MY COMMISSION EXPIRES 09/11/2018

[Signature]
Notary Public

JOHN R. ASHCROFT

MISSOURI
SECRETARY
OF STATE

[Business
Services](#)[Elections
& Voting](#)[Investor Protection
& Securities](#)[State
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 Outreach Portal.

[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](#)[Do Another Search](#)

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](#)



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.

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, 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.

<u>A Moore</u> Witness	<u>[Signature]</u> Signature
<u>5-14-18</u> Date	<u> </u> Date of Birth
<u>4</u> ** Social Security Number	<u>P001071022</u> **Driver's License Number & State

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

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Smoke Session LLC
LC001577569

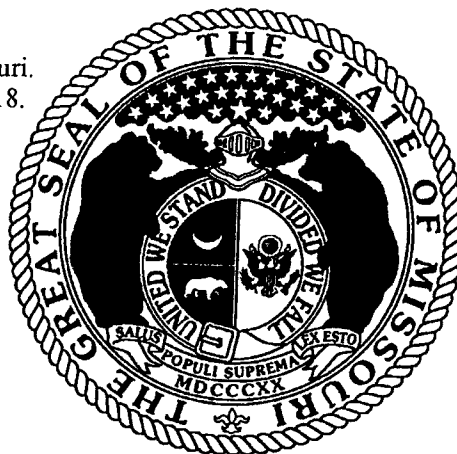
filed its Articles of Organization with this office on the 19th day of February, 2018, and that filing was found to conform to the Missouri Limited Liability Company Act.

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 intoxicating liquors of all kinds by the drink for consumption on the premises where sold shall be issued unless a petition approving the issuance of such license shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed property owners of the 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

Smoke Session

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

1933 Dunn Rd Florissant MO 63033

BUSINESS ADDRESS

NAME

ADDRESS

PHONE

<u>Tracy Whitehorn</u>	<u>1827 Dunn Rd Florissant Mo 63033</u>	<u>(314) 486-1100</u>
<u>Charles W. Lousche, Jr.</u>	<u>1847 Dunn Rd. Florissant, MO 63033</u>	<u>(314) 549-70</u>
<u>Jacqueline Holliman</u>	<u>1501 S Waterford dr. Florissant, MO 63033</u>	
<u>John Stuel</u>	<u>1501 S Waterford dr Florissant Mo 63033</u>	
<u>Robert Bratter</u>	<u>482-8361 1495 S Waterford 63033</u>	<u>314) 486-1100</u>
<u>Ronald Whitehorn</u>	<u>1827 Dunn Rd. Florissant Mo. 63033</u>	

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens of the city of Florissant, Missouri, who own 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.

Matthew Aese
Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 30 day of May, 2018.

[Signature]
Notary Public

Commission Expires: 02-20-2021

PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizen 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

Smoke Session

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

1833 Dunn Rd Florissant MO 63033

BUSINESS ADDRESS

NAME

ADDRESS

PHONE

<u>Dayla Dumas</u>	<u>1819 Dunn Rd</u>	<u>314-839-6570</u>
<u>Mark</u>	<u>1505 Dunn Rd</u>	<u>314-332-5979</u>

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens 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.

[Signature]

Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 30 day of May, 2018.

[Signature]
Notary Public

My Commission Expires: 02-20-2021

ANNIE J ROSE
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13708538
My Commission Expires Feb 20, 2021

ACCOUNT NUMBER	SCHOOL/SUB	CITY CODE	SITE CODE
I00391718	111XT	024	2463

ST LOUIS COUNTY, MISSOURI
PERSONAL PROPERTY TAX BILL

TAX WAIVER
05/14/2018

TAX YEAR
2018

VALUATION	TYPE x	RATE PER \$100 =	CURRENT TAX +	INTEREST +	PENALTIES +	TOTAL FEES =	PIN

PAY THIS AMOUNT

Make checks payable to: COLLECTOR OF REVENUE

		DESCRIPTION OF PROPERTY	VEHICLE FEE	VALUATION
013486	A06	DODG STRATUS VIN 1B3EL46X46N224829		
122786	A12	AUDI A7 VIN WAU2GAF6CN174980		

PRINT
MAILING
ADDRESS
CHANGE

SESSION MARTEZ J
3975 FAIRWAY DR
FLORISSANT MO 63033

WAIVER OF PERSONAL PROPERTY TAX ASSESSMENT FOR THE
YEAR 2016 AND 2017 AUTHORIZED BY

[Signature]

WATERFORD PLAZA SHOPPING CENTER LEASE

THIS LEASE (Lease), made as of this 11 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

MS

1

Landlord's Initials

WFL

EXHIBIT E

BROKERAGE DISCLOSURE

BROKERAGE ADDENDUM TO LEASE

Landlord's Licensee: Geoffrey M. Daniels Broker: Daniels Realty Group, Inc.
Tenant's Licensee: Greg Yawitz Broker: Keat Properties, 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.)

Landlord's Licensee is a (☒ X ☐) Landlord's Agent; and
Tenant's Licensee is a (☒ X ☐) Tenant's Agent

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.

Tenant's Agents: Landlord acknowledges that a Tenant's Agent and his/her Broker (and additional designated agents or other affiliated Licensees where no designated agency has been appointed) work on behalf of the Tenant as a limited agent and the commission or payment being made to the Tenant's Agent is being paid either directly or indirectly as provided in paragraph 32 of the foregoing Lease.

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.

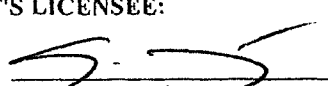
2. **Broker Disclosure Form.** Tenant acknowledges, in instances where it was not being represented under a written agency agreement, that it was provided, at the earliest practicable opportunity during or following the first substantial contact with a Licensee, a Broker Disclosure Form. Alternatively, if Tenant is being represented, a Broker Disclosure Form was provided prior to the Tenant entering into any agreement for brokerage services with the Licensee, but in no event later than the Licensee obtaining personal financial information from the party.

By signing below, the Licensees acknowledge having made the required Brokerage Relationship Disclosure and having provided the Broker Disclosure Form as required by Chapter 339, RSMo.

LANDLORD'S LICENSEE:

Signature: 
Print Name: Geoffrey M. Daniels

TENANT'S LICENSEE:

Signature: 
Print Name: Greg Yawitz

LANDLORD'S
BROKER: Daniels Realty Group,
Inc.

TENANT'S
BROKER: Keat Properties, LLC
GREG YAWITZ

1 INTRODUCED BY COUNCILMAN JONES
2 JUNE 25, 2018
3
4

5 BILL NO. 9395

ORDINANCE NO.

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL PERMIT TO MERS/MISSOURI**
8 **GOODWILL INDUSTRIES D/B/A GOODWILL TO ALLOW FOR THE**
9 **LOCATION OF A POST SIGN AT A RETAIL ESTABLISHMENT FOR THE**
10 **PROPERTY LOCATED AT 455 N. HIGHWAY 67.**
11

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

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 meeting 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, held and
20 concluded; and

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

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

27 Section 1: Special Permit to allow for the location of a post sign at a retail establishment (MERS
28 Goodwill) at 455 N. Highway 67 in a B-3 Zoning District is hereby granted, as depicted on the attached
29 plans BB11116.4, dated 11/27/18 and site plan - dated 1/9/18 by Warren Signs showing the proposed
30 located subject to the conditions set forth below with these conditions being part of the record:

31
32 **PROJECT COMPLETION.**

33 Construction shall start within 60 days of the issuance of building permits the project shall be
34 developed in accordance of the approved amendments to the final development plan within 180 days of
35 start of construction.
36

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

Adopted this _____ day of _____, 2018.

Jeff Caputa
President of the Council
City of Florissant

Approved this _____ day of _____, 2018.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



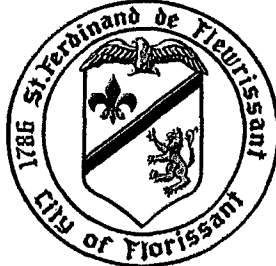
In accordance with Section 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, June 11, 2018 at 7:30 p.m. on the following proposition:

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

pd 5-16-18 300⁰⁰
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 Ward _____ Zoning _____

**RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN**

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

SIGN [Signature] **DATE** 5-21-16
SPECIAL PERMIT FOR Install one 25' tall / 99.7 SF illuminated pole sign

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

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

LOCATION 455 N. Highway 67, Florissant, MO 63031
Address of property.

1) Comes Now Mers Goodwill c/o Warren Sign Co.
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

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

5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit: See Separate Sheet
(If more space is needed, separate sheets maybe attached)

Bill Behrens

bbehrens@warrensign.com 636-282-1300

PRINT NAME

SIGNATURE

email and phone

FOR **Mers Goodwill**

(company, corporation, partnership)

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

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

1. I (we) have a legal interest in the herein above described property.

2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

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

PRESENTOR SIGNATURE

ADDRESS **1727 Locust Street, St. Louis, MO 63103**

STREET

CITY

STATE

ZIP CODE

TELEPHONE / EMAIL **314-486-5302** **jrybak@mersgoodwill.org**

BUSINESS

I (we) the petitioner (s) do hereby appoint **Bill Behrens, Warren Sign Co.** as

Print name of agent.

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

Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation X

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

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

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

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

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

(c) If a corporation:

(1) Names & addresses of all partners MERS/Missouri Goodwill Industries

(2) Telephone numbers (314) 241-3464

(3) Business address 1727 Locust Street, St. Louis, MO 63103

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

(5) Date of Incorporation 1939

(6) Missouri Corporate Number N00028561

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

(8) Name in which business is operated MERS/Missouri Goodwill Industries (Goodwill)

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

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, Florissant, MO 63031
Property Owner Mers Goodwill c/o Jason Rybak
Location of property North corner at intersection of Charbonier Rd. & Lindbergh Blvd.
Dimensions of property _____
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property Retail / Commercial
Type of Sign Ground / Pole 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

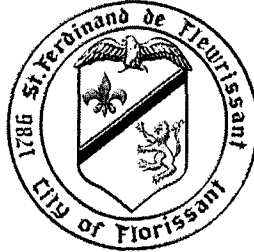
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1

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."

To: Planning and Zoning Commissioners

Date: May 16, 2018

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

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

41 **IV. STAFF ANALYSIS:**

42 1. The application is accompanied by a Sign plans BB11116.4, dated 11/27/18, Site Plan
43 by Warren Sign and Site Plan dated 1/9/18 by by Warren Sign showing the proposed
44 location and landscape plan for reference, attached.

45
46 2. Signs. The wall signs in compliance with the sign code were issued permits along
47 with the following signs approved by the Commission on 1/16/18:

48 a. East Goodwill roof sign mounted to the canopy was reduced to 100 s.f.
49 to comply with roof sign requirements.

50 b. Another East Goodwill individual letter sign at $71 \text{ s.f.} \times 0.67 = 47.5 \text{ s.f.}$
51

52 3. Post sign would need a Special Use Permit for this location per the sign code:

53 *"Section 520.090 Post Signs.*

54 *[Code 1980 §23-9; CC 1990 §5-199]*

55 *A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless*
56 *such sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall*
57 *not extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be*
58 *constructed of sheet metal or other non-combustible materials. Post sign shall be constructed and braced*
59 *to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface*
60 *exposed and shall be securely attached to the pole or post in an approved manner. No post sign erected on*
61 *private property shall extend more than four (4) feet six (6) inches from the building line, including*
62 *attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height, in which case*
63 *the maximum projection shall be six (6) feet six (6) inches from the building line. No post sign shall exceed*
64 *twenty-five (25) feet in height.*

65 *B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a*
66 *post sign may be issued by the Council if the Council finds that the issuance of such permit shall*
67 *alleviate a hardship and is not simply for the convenience of the applicant, that such*
68 *proposed sign would be consistent with good planning practices, can be maintained in a manner which*
69 *is visually compatible with the use of the property in the surrounding area and other sign structures*
70 *within the surrounding area and is not located in the historic district.*
71

72 **VI. STAFF RECOMMENDATIONS:**

73 **Suggested Motion 455 N. Highway 67**
74

75 I move to recommend approval of a Special Use Permit to allow for the location
76 of a post sign at a retail establishment (**MERS Goodwill**) at **455 North Highway**
77 **67** in an existing 'B-3' Zoning District, as depicted on the attached plans
78 BB11116.4, dated 11/27/18 and Site Plan by Warren Sign and Site Plan dated
79 1/9/18 by Warren Sign showing the proposed location subject to the conditions set
80 forth below with these conditions being part of the record:
81

82 1. PROJECT COMPLETION.
83

84 Construction shall start within 60 days issuance of building permits and
85 the project and shall be developed in accordance of the approved
86 amendments to the final development plan within 180 days of start of
87 construction.
88

(end report and suggested motion)

IF YOU CAN READ THIS ON A PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTIONS.

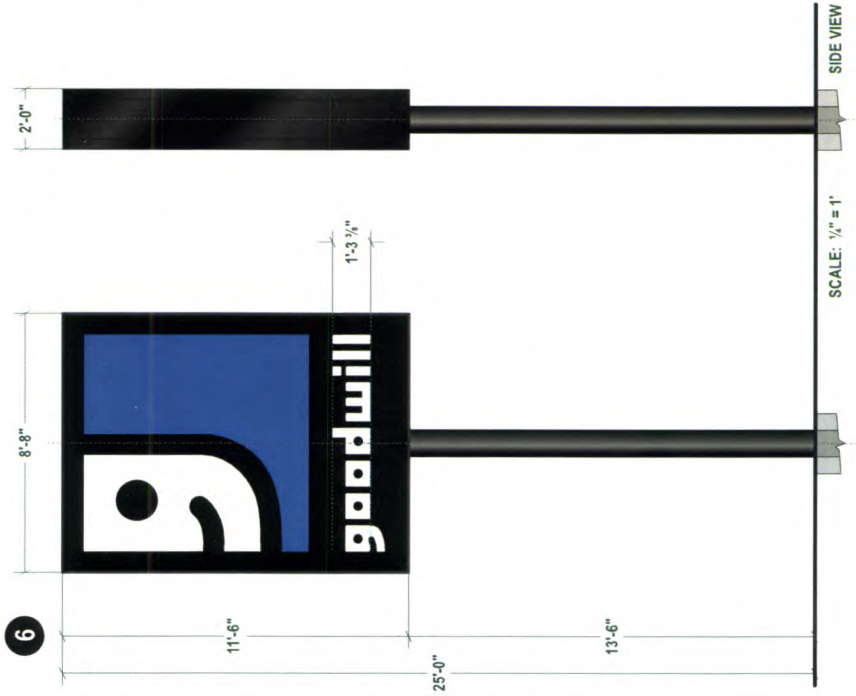
St. Louis' Largest Sign Contractor Delivering Quality Since 1929

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 REQD. FOR EVEN FACE ILLUMINATION.
DECORATE WHITE FLEX FACE MATERIAL W/ 3M TRANSLUCENT VINYL DIE-CUT FILM.
POWER: 120V 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'-6" DIA. x 7'-8" 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

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



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

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.

IF YOU CAN READ THIS ON A PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTIONS.



**WARREN
SIGN**
2955 Arnold Lindbrook Rd.
P: 636-282-1300 F: 636-282-3388

CLIENT
Goodwill

PROJECT
Springe - New Facility

LOCATION
455 N. Hwy 67, Florissant, MO 63031

DATE
11.27.2017

SAVED AS
Goodwill\455 N 67\New Facility

DRAWING NO.
881116174

REVISED
121117 ENLARGED Pylon

REVISED
121817 SINGLE POLE

REVISED
010919 LOCATION

DESIGNED BY
SAW

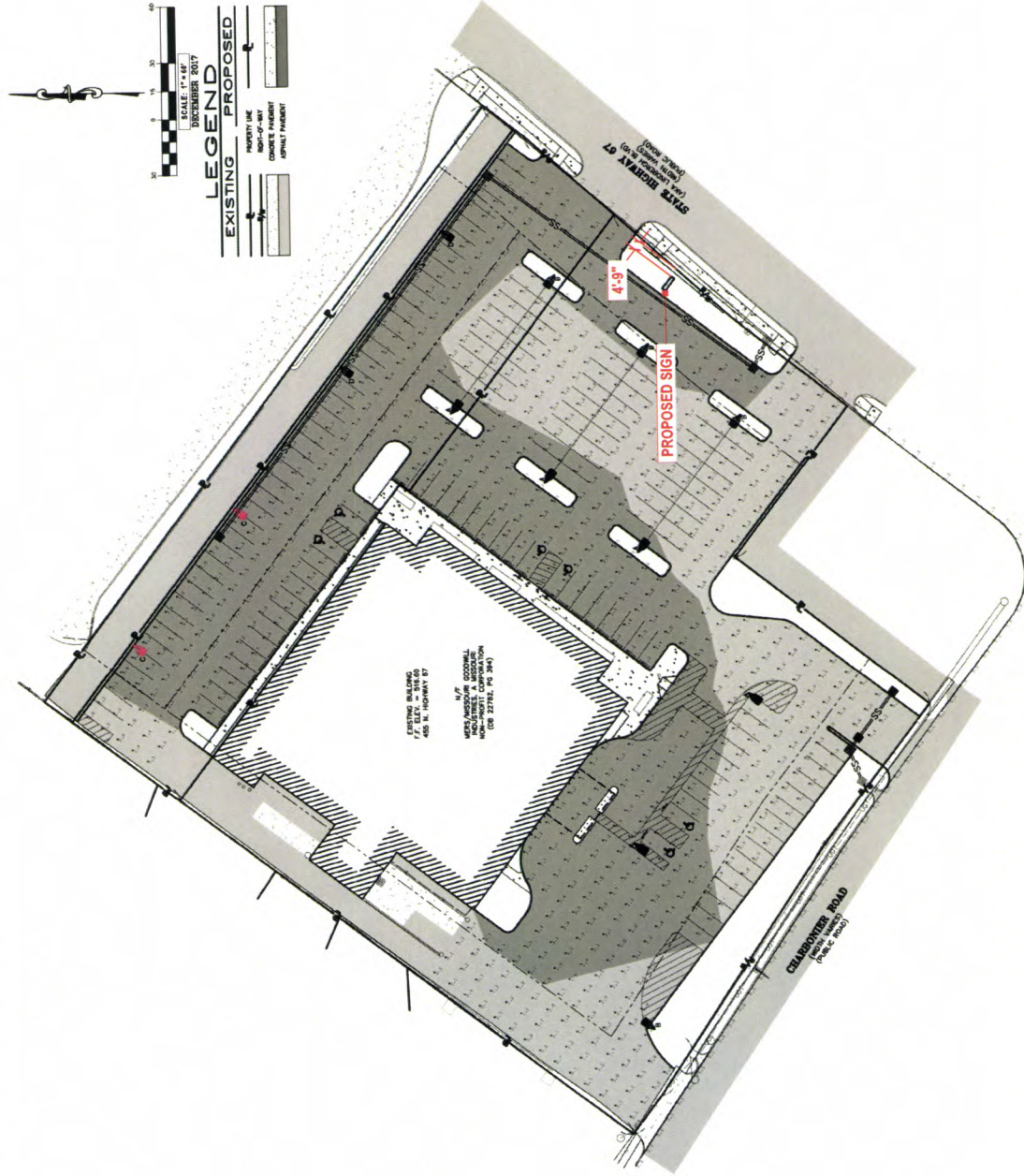


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WARREN SIGN
 2555 Arnold Tenbrook Rd.
 St. Louis, MO 63114
 P: 636-262-1300 F: 636-262-3388

CLIENT: Goodwill
 PROJECT: Signage - New Facility
 LOCATION: 455 N. Hwy 67, Florissant, MO 63031
 DATE: 01.09.2018
 SAVED AS: Goodwill\455 N 67\SP
 DRAWING NO.: 88111417.SP
 REVISED: REVISED
 REVISED: REVISED
 REVISED: REVISED
 DESIGNED BY: SAW



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IF YOU CAN READ THIS ON A PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT - ACTUAL SIZE - FROM YOUR PDF PRINT OPTIONS.

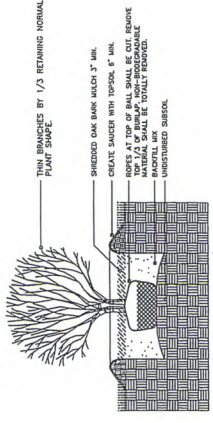
SPADE EDGE OF PLANTING BED

SHREDDED OAK BARK MULCH 3" MIN.

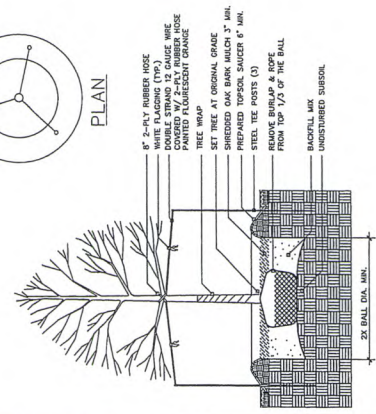
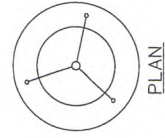
PREPARED PLANTING BED
SEE SHRUB PLANTING FOR DETAILS

UNSTIRRED SUBSOIL

SPADE-CUT EDGE DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

approx Location
of pole sign

[illegible]

CALL OR CLICK 3 DAYS BEFORE YOU DIE!
EX-1-800-DIG-ATE-611
 MISSOURI
 DEPARTMENT OF REVENUE
 WWW.MOTCALL.COM

BASE MAP: 08K2 18MSD-00061

SITE IMPROVEMENT PLANS
MERS GOODWILL
FLORISSANT, MISSOURI

[illegible]

• Master Planning
 • General Consulting
 • Site Development
 • Architecture
 • Land Surveying
 • Civil Engineering

636-232-4574 (Tel.)
 636-232-0760 (fax)
 www.bcdh.com

COCHRAN
 North Office
 8 East Main Street
 Westbury, Missouri 63355

Missouri State Certificate
 of Authority Number:
 3010000046

Two working days prior to
the start of any excavation
on this site, contractor shall
call 1-800-692-2017 for utility
location information.

All OSHA rules & regulations
established for the type of
construction required by these
plans and to be observed
(i.e. trenching, shoring, etc.)

1 INTRODUCED BY COUNCILMAN CAPUTA
2 JUNE 25TH, 2018
3

4 BILL NO. 9396

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO B-5 ORDINANCE**
7 **NO. 7998 FOR KKHELOP LIMITED PARTNERSHIP TO ALLOW FOR A**
8 **MASONRY BUILDING ADDITION AND ACCESS DRIVEWAY IN AN**
9 **EXISTING B-5 ZONING DISTRICT FOR THE PROPERTY LOCATED AT**
10 **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 careful
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 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
32

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 additional
35 requirements:

- 36 1. Alterations to the site shall conform with plans submitted: Site Design for Building
37 Addition and Access Driveway, 9 drawings 1 of 1-9 dated 5/2/18, Architectural
38 Plans T101, A001, A101, A201, and SP01 by Retail Design Consultants, LLC dated
39 3/5/18.
- 40 2. Trash enclosure area to have compatible vinyl covered fence posts and fabric
41 compatible with building and privacy slats of opacity greater than 75%.
- 42 3. Landscape plan shall be submitted to the Building Commission for approval
43 meeting city minimums for landscape planting materials. New 180 square foot islands
44 are not required.

45 **PROJECT COMPLETION.**

46 Construction shall start within 90 days of the issuance of building permits and the
47 structure shall be completed in accordance within 180 days of start of construction.

48
49 Section 2: Except as herein amended Ordinance No.6830 shall remain in full force and
50 effect.

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

53
54 Adopted this _____ day of _____, 2018.
55

56
57 _____
58 Jeff Caputa
59 President of the Council

60 Approved this _____ day of _____, 2018.
61

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

66 ATTEST:
67

68 _____
69 Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JUNE 25, 2018

3
4 BILL NO. 9397

ORDINANCE NO.

5
6
7 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL**
8 **PERMIT NO. 7593 TO MACS CONVENIENCE STORES, LLC D/B/A**
9 **CIRCLE K TO ALLOW FOR CAR WASH DIRECTIONAL SIGNS FOR**
10 **THE PROPERTY LOCATED AT 1545 S. NEW FLORISSANT ROAD.**
11

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location 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 25th 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.

1 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
2 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
3

4 Section 1: The Special Use Permit no. 7593 heretofore transferred to Mac's Convenience
5 Stores LLC d/b/a Circle K is hereby amended to allow for car wash directional signs in
6 accordance with the attached approved plans.

7 Section 2: Said Special Permit shall be conditioned on and shall remain in full force
8 and effect so long as the conditions set out in Ordinance no. 3472 as amended and transferred
9 by ordinance no. 7593, as now further amended, are adhered to.

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

12
13 Adopted this ____ day of ____, 2018.
14
15

16
17 _____
18 Jeff Caputa
19 President of the Council
20 City of Florissant

21
22 Approved this ____ day of ____, 2018.
23
24

25
26 _____
27 Thomas P. Schneider
28 Mayor, City of Florissant

29 ATTEST:
30
31

32 _____
33 Karen Goodwin, MMC/MRCC
34 City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 JUNE 25, 2018

3
4 BILL NO. 9398

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8394 FROM SIPP, LLC TO SMOKE SESSION TO**
8 **ALLOW FOR A COCKTAIL LOUNGE LOCATED AT 1833 DUNN**
9 **ROAD.**

10
11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
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 Dunn
16 Road; and

17 WHEREAS, an application has been filed by Smoke Session, LLC to transfer the Special
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 a
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 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

26
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 business
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

37

38 Adopted this ____ day of _____, 2018.

39

40

41

42

Jeff Caputa
Council President

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44

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46 Approved this ____ day of _____, 2018.

47

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49

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Thomas P. Schneider
Mayor, City of Florissant

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52

53 ATTEST:

54

55

Karen Goodwin, MMC/MRCC
City Clerk

56

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1 INTRODUCED BY COUNCILMAN JONES
2 JUNE 25, 2018

3
4 BILL NO. 9399

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$8000**
7 **FROM THE PARK IMPROVEMENT FUND TO ACCOUNT NO.**
8 **09-5-09-50560 “PROFESSIONAL SERVICES – KOCH” FOR**
9 **DIAGNOSTIC SERVICES FOR THE POOL.**

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

13
14 Section 1: There is hereby appropriated \$8000 from the Park Improvement Fund to
15 Account No. 09-5-09-50560 “Professional Services – Koch” for diagnostic services for the pool.

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

18
19
20 Adopted this ____ day of _____, 2018.

21
22
23 _____
24 Jeff Caputa
25 President of the Council
26 City of Florissant
27

28
29 Approved this ____ day of _____, 2018.

30
31
32 _____
33 Thomas P. Schneider
34 Mayor, City of Florissant
35

36
37 ATTEST:

38
39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk
42

1 INTRODUCED BY COUNCILMAN PARSON
2 JUNE 25, 2018

3
4 BILL NO. 9400

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO TITLE III**
7 **“TRAFFIC CODE”, TABLE VIIA “SPEED LIMITS ON CERTAIN**
8 **STREETS” BY CHANGING THE SPEED LIMIT ON A SECTION OF**
9 **DERHAKE ROAD.**

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

13
14 Section 1: Title III “Traffic Code” of the Florissant City Code, Schedule
15 VII-A “Speed limits on certain streets” is hereby amended by adding the
16 following:

17
18 **Derhake Road – Between Pohlman Road and St. Catherine - 25**

19
20 Section 2: This ordinance shall become in force and effect immediately upon its
21 passage and approval.

22
23 Adopted this _____ day of _____, 2018.

24
25
26 _____
27 Jeff Caputa
28 President of the Council
29 City of Florissant

30
31
32 Approved this _____ day of _____, 2018.

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

39
40 ATTEST:

41
42 _____
43 Karen Goodwin, MMC/MRCC
44 City Clerk