



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, April 24, 2017
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes and Executive Session of April 10, 2017

IV. OLD BUSINESS

A. SECOND READINGS

9274	Ordinance to authorize a Special Use Permit to First Collinsville Bank to allow for a monument sign for the property located at 14040 New Halls Ferry Road.	2 nd reading Siam
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9275	Ordinance authorizing an appropriation of \$353,770 from the Capital Improvement Fund to account no. 03-5-03-20000 "Debt Service" and an appropriation of \$338,310 from the Park Improvement Fund to account no. 09-5-09-20000 "Debt Service" to provide funding for the principal and interest payments for the special obligation bonds.	2 nd reading Pagano
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V. RESOLUTIONS

996	Resolution of the Florissant City Council honoring Mark Schmidt for his twenty one years of service as the Council Representative from Ward 8.	Council as a Whole
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(Presentation of the Resolution to Councilman Mark Schmidt)

VI. SWEARING IN OF NEWLY ELECTED OFFICIALS

WARD 2 – Timothy Jones
WARD 4 - Jeff Caputa
WARD 6 – Gerard Henke
WARD 8 - Robert Parson, Jr.

BREAK TO RESEAT THE COUNCIL

VII. HEARING FROM CITIZENS

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

VIII. COMMUNICATIONS

None

IX. PUBLIC HEARINGS

17-04-012 (Ward 4) Application Staff Rpt Plans	Request to authorize an amendment to B-5 Ordinance No. 7998 to allow for an ice machine kiosk in the parking lot for the property located at 3524 Patterson Road. (Planning and Zoning recommended approval on 4/3/2017)	Roy Williams III
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X. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 3	Request to keep three hens for Laura Zito located at 1390 Tahoe Drive.	Laura Zito
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C. BILLS FOR FIRST READING

9276	Ordinance to authorize an amendment to B-5 Ordinance No. 7998 to allow for an ice machine kiosk in the parking lot for the property located at 3524 Patterson Road.	Caputa
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9277	Ordinance amending Chapter 125.056 “Wage Increase & Schedule” by amending subsection A “Job Classification And Grade Level” by changing the grade level for the court clerk from “8” to “9”.	Lee
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9278 Ordinance authorizing a transfer of \$4,000 from Account no. Pagano
Memo 0339 "Ice/Snow Removal to Account no. 0334 "Street
Markings" to replace the 134 banners on N. Lindbergh and N.
Highway 67 with new banners.

XI. MOTION TO MOVE THE MAY 8TH MEETING TO TUESDAY, MAY 9TH DUE TO A CONFLICT WITH THE VALLEY OF FLOWERS QUEEN'S DINNER.

XII. COUNCIL ANNOUNCEMENTS

XIII. MESSAGE FROM THE MAYOR

XIV. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL APRIL 21, 2017 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, APRIL 24, 2017.

CITY OF FLORISSANT



COUNCIL MINUTES

April 10, 2017

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, April 10, 2017 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

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

Councilman Jones moved to approve the Meeting Minutes and Executive Minutes of March 27, 2017, seconded by Schmidt. Motion carried.

The Chair stated that the next item on the agenda was *Hearing from Citizens* and asked any citizen who wished to speak to come forward.

John Engelmeyer, 1281 Graham Rd., requested that a Charter Review Commission be established to revise the outdated Master Plan. He asked if the Council had received a report from the Master Plan Commission regarding the construction of the court house. He also stated that the residents would appreciate an update on the new court house building at each Council meeting. Mr. Engelmeyer also stated that Graham Road, a main entry into Florissant, was in bad shape. He asked to be put on the City's bidder list and he has not heard a response.

Kevin O'Donnell, 512 Rancho, asked why Bill No. 9275 was not separated into two separate ordinances since the funds were for separate accounts. He asked for a more in depth explanation of this bill since it involved long term bonds affecting the residents.

The Chair stated that the next item on the agenda was Communications of which there none.

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #17-04-011 to be held this night on a request to authorize a Special Use Permit to First Collinsville Bank to allow for a monument sign for the property located at 14040 New Halls Ferry Road had been advertised in substantially the same form as appears

37 in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be
38 open and invited those who wished to be heard to come forward.

39 Ms. Sue DeMond, petitioner, appeared before the Council. Ms. DeMond stated that the Bank
40 planned on using a shorter, smaller sign than was previously located there. The top portion will be
41 routed out lettering and LED lit. A message board is included in the sign package and will comply
42 with the city's regulations as far as timing and brightness requirements. The background will not be
43 lighted. All wiring and construction material will be enclosed.

44 Councilman Siam asked if the sign was located in the right of way. Ms. DeMond responded
45 that the sign could be moved back, but since it is a low profile sign, it would be hard to see with the
46 drive-thru. She stated that the sign company used the building line set back. She stated that she did not
47 have the engineer calculations regarding the right-of-way, only the building line setbacks. She
48 approximated that it was 47 feet, but she could have the engineer calculations by the next meeting.

49 Councilman Schmidt suggested locating the sign in the green island area in order to meet the
50 right-of-way requirements. Kevin Stein, First Collinsville Bank, stated that he thought that that
51 location was not considered because it would interfere with utility lines. They will bring revised plans
52 to the next meeting. Discussion was had regarding the location of the sign.

53 Kevin O'Donnell, 512 Rancho Lane, stated that he was concerned about other signs in
54 Florissant that are in violation of the right-of-way requirements. He felt that there were inconsistencies
55 with sign location enforcement in the city.

56 The Chair asked if there were any other citizens who would like to speak on said public hearing.
57 Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #17-04-011,
58 seconded by Schmidt. Motion carried.

59 Councilman Jones moved that Bill No. 9270 An Ordinance to authorize a Special Use Permit to
60 Wilkes Family 4 LLC d/b/a Stix & Ice to allow for the operation of a restaurant for the property located
61 at 31 & 35 Florissant Oaks Shopping Center be read for a second time, seconded by Lee. Motion
62 carried and Bill No. 9270 was read for a second time. Councilman Siam moved that Bill No. 9270 be
63 read for a third time, seconded by Eagan. Motion carried and Bill No. 9270 was read for a third and
64 final time and placed upon its passage. Before the final vote all interested persons were given an
65 opportunity to be heard. On roll call the Council voted: Schildroth yes, Henke yes, Pagano yes,
66 Schmidt yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Whereupon the Chair declared
67 Bill No. 9270 to have passed and said Bill became Ordinance No. 8311.

68 Councilperson Pagano recused herself from voting on the following Bill due to a conflict of
69 interest. Councilman Henke moved that Bill No. 9271 An Ordinance authorizing a Special Use Permit
70 to the Hertz Corporation d/b/a Hertz Car Sales to allow for an auto leasing and sales establishment for
71 the property located at 1390 & 1400 N Highway 67 be read for a second time, seconded by Eagan.

72 Councilman Henke asked the petitioner if they had submitted the color renderings that had been
73 requested at the last meeting. The petitioner, John Pennington, responded that he had them carried on
74 Friday to Mr. Lum. Mr. Pennington did not hear back from Mr. Lum that he had received them, until
75 today. The City Clerk stated that she had not received them in her office. Mr. Pennington stated that
76 the current color of the building is white with a checkered banner that runs the entire length of the
77 building. The entire building will be painted over white, including the checkered banner.

78 Councilman Henke moved to amend to paint the checkered banner white, seconded by Eagan.
79 Motion carried. Councilman Eagan stated that the petitioner did everything that was required by the
80 city, and he would not be holding up the petitioner's request. Councilman Jones apologized on behalf
81 of the city.

82 On the motion for a second reading, motion carried and Bill No. 9271 was read for a second
83 time. Councilman Henke moved that Bill No. 9271 be read for a third time, seconded by Jones.
84 Motion carried and Bill No. 9271 was read for a third and final time and placed upon its passage.

85 Ben Hammond, Florissant Park, stated that he felt that there were some steps being missed
86 before the petitioners come before Council. He has noticed this over the last several months.

87 Before the final vote all other interested persons were given an opportunity to be heard. On roll
88 call the Council voted: Schildroth yes, Henke yes, Pagano abstained, Schmidt yes, Siam yes, Lee yes,
89 Jones yes, Eagan yes and Caputa yes. Whereupon the Chair declared Bill No. 9271 to have passed and
90 said Bill became Ordinance No. 8312.

91 Councilman Lee moved that Bill No. 9272 An Ordinance amending Title III of the Florissant
92 City Code, Schedule XIII "Parking Prohibited at all times on Certain Streets" by adding thereto a
93 portion of Leisurewood Court be read for a second time, seconded by Eagan. Motion carried and Bill
94 No. 9272 was read for a second time. Councilman Siam moved that Bill No. 9272 be read for a third
95 time, seconded by Henke. Motion carried and Bill No. 9272 was read for a third and final time and
96 placed upon its passage.

97 Before the final vote all interested persons were given an opportunity to be heard. On roll call
98 the Council voted: Schildroth yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes,

99 Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Whereupon the Chair declared Bill No. 9272
100 to have passed and said Bill became Ordinance No. 8313.

101 Councilman Schildroth moved to reappointment Christine Keil, 110 rue St. Pierre, to the
102 Landmark Historic District Commission as a member from Ward 5 for a term expiring on 4/14/2020,
103 seconded by Eagan. Motion carried.

104 Councilman Caputa moved to reappointment Robert Smith, 2823 Chapel View Drive, to the
105 Citizens Participation Committee as a member from Ward 4 for a term expiring on 3/24/2018, seconded
106 by Eagan. Motion carried.

107 Councilman Caputa moved to appointment Matthew Gramlich, 445 Limedale, to the Parks and
108 Recreation Advisory Board as a member from Ward 4 for a term expiring on 4/10/20, seconded by
109 Schildroth. Motion carried.

110 Council as a Whole introduced Resolution No. 994 A Resolution of the Mayor and the
111 Florissant City Council expressing opposition to any legislation which weakens the law that required
112 cities, schools and other governmental entities to pay prevailing wages for construction projects and
113 said Resolution was read for the first time. Councilman Schildroth moved that Resolution No. 994 be
114 read for a second time, seconded by Eagan. Motion carried and Resolution No. 994 was read for a
115 second time. Councilman Henke moved that Resolution No. 994 be read for a third time, seconded by
116 Schildroth. On roll call the Council voted: Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam
117 yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Having received the unanimous vote of all
118 members present Resolution No. 994 was read for a third and final time and placed upon its passage.

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

120 John Engelmeyer, 1281 Graham Rd., stated that he appreciated this Resolution being adopted
121 by the Council and Mayor. Being no persons who wished to speak, on roll call the Council voted:
122 Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes, Eagan yes and
123 Caputa yes. Whereupon the Chair declared Resolution No. 994 to have been adopted.

124 Councilperson Siam introduced Bill No. 9274 An Ordinance to authorize a Special Use Permit
125 to First Collinsville Bank to allow for a monument sign for the property located at 14040 New Halls
126 Ferry Road and said Bill was read for the first time by title only.

127 Councilperson Pagano introduced Bill No. 9275 An Ordinance authorizing an appropriation of
128 \$353,770 from the Capital Improvement Fund to Acct. No. 03-5-03-20000 "Debt Service" and an
129 appropriation of \$338,310 from the Park Improvement Fund to Acct. No. 09-5-09-20000 "Debt

130 Service” to provide funding for the principal and interest payments for the special obligation bonds
131 and said Bill was read for the first time by title only.

132 The next item on the Agenda was Council Announcements.

133 Councilman Henke thanked all the residents who voted in the recent election. Again he
134 reminded residents to “spruce up” their homes and neighborhoods in light of upcoming Valley of
135 Flowers Festival.

136 Councilman Lee addressed the concerns of Mr. O’Donnell, explaining the two separate aspects
137 of the appropriations and obligation bonds of Bill No. 9275.

138 Councilman Eagan announced The Maryland Heights Police Association will have their golf
139 tournament on June 2nd at the Golf Club of Florissant. He also thanked all the residents who voted in
140 the recent election, especially those who voted in favor of Prop P.

141 Councilman Schildroth thanked the Valley of Flowers Committee for a wonderful Queens
142 Dinner and wished all the queen candidates good luck.

143 Councilman Caputa thanked all the residents who voted in the recent election. He also
144 encouraged residents to secure their firearms and not leave them in their vehicles.

145 Councilman Jones encouraged all residents to volunteer/donate to T.E.A.M. He thanked all
146 the residents of Ward 2 on his recent re-election as Councilman.

147 The next item on the Agenda was Mayor Announcements. He thanked all those involved in
148 making the recent Senior Resource Fair successful. There will be a seminar held on 4/12 for the
149 Community Development Block Grant (CDBG) for anyone interested in information of the program.
150 The city celebrated Arbor Day on April 6th and planted trees at the Eagan Center. The electronic
151 recycling event held last weekend was very successful. The Document Shredding Event will also be
152 held at St. Ferdinand Park on April 22, 9-noon. Food Truck Night to benefit T.E.A.M. will be held on
153 Friday April 21st. There will be a Florissant Garage Sale on April 29 at the Eagan Center ice rink.
154 May 5, 6, and 7 will be the annual Valley of Flowers Festival with numerous events and the parade on
155 May 7. “Pitch, Hit and Run” will be held on May 4th at Koch Park. Summer Camp will be held on
156 June 5th through July 14th. St. Louis Admirals Model Boat Club will hold their weekly meetings at St.
157 Ferdinand Lake.

158 A Work Session is scheduled for April 17 at the Eagan Center, Room A, 7:00 pm. One of the
159 items to be discussed is the new court house.

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161 The next City Council Meeting is scheduled for Monday, April 24, 2017 at 7:30 pm.
162 Councilman Schmidt moved to adjourn the meeting, seconded by Pagano. Motion carried. The
163 meeting was adjourned at 8:27 p.m.

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The following Bills were signed by the Mayor:

Bill No. 9270 Ord. 8311

Bill No. 9271 Ord. 8312

Bill No. 9272 Ord. 8313

Karen Goodwin, MMC/MRCC

City Clerk

**CITY OF FLORISSANT
CITY COUNCIL**

OPEN EXECUTIVE SESSION

April 10, 2017



The City Council of the City of Florissant met in open Executive Session on Monday, April 10, 2017 at 7:00 pm. in the Council Conference Room at the Florissant City Hall, 955 rue St. Francois, with Council President Jackie Pagano presiding. On Roll Call the following Council members were present: Caputa, Schildroth, Henke, Pagano, Schmidt, Siam, Lee, Jones and Eagan. Also present was Mayor Schneider, City Clerk Karen Goodwin and City Attorney John Hessel.

Councilman Lee moved to call for a closed meeting to confer with the City Attorney regarding litigation pursuant to Section 610.021(2) of the Revised Statutes of Missouri, seconded by Eagan. On Roll Call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Motion carried.

The Council conferred with the City Attorney regarding litigation.

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

There being no further business to discuss, Councilwoman Pagano motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:25 pm.

Karen Goodwin
City Clerk

INTRODUCED BY COUNCIL SIAM
APRIL 10, 2017

BILL NO. 9274

ORDINANCE NO.

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO FIRST COLLINSVILLE BANK FOR THE INSTALLATION OF MONUMENT SIGN FOR THE PROPERTY LOCATED AT 14040 NEW HALLS FERRY ROAD

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

WHEREAS, an application has been filed by First Collinsville Bank; and

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

WHEREAS, due notice of public hearing no. 17-04-011 on said application to be held on the 10th of April 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Permit is hereby granted to First Collinsville Bank for the property located at 14040 New Halls Ferry Road to allow for a ground sign in a B-3 Zoning District subject to the conditions set forth below with these conditions being part of the record:

1. Still images only
2. Ten second intervals
3. No effects between images
4. To be dimmed at night

GENERAL DEVELOPMENT CONDITIONS.

Unless, and except to the intent otherwise specifically stated, development shall be effected only in accordance with all ordinances of the City of Florissant.

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 180 days of start of construction.

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

Adopted this ____ day of _____, 2017.

Jackie Pagano
President of the Council

Approved this ____ day of _____, 2017.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, April 10, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to First Collinsville Bank to allow for a monument sign for the property located at 14040 New Halls Ferry 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, 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: 14040 New Nallid Jerry
Property Owners Name: First Collinsville Bnk Phone #: 618 973 6069
Property Owners Address: 800 Best Line Call, 162234
Business Owners Name: Same Phone #: _____
Business Owners Address: Same
DBA (Doing Business As) Same
Authorized Agents Name: Sue DeMond DeMond Signs Inc CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: PO Box 414 Gallen MO 62269 Phone #: 618 624 7268
Request Special use for set back for monument sign

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

Sue DeMond
Applicant's Signature

2/4/17
Date

Received by: CF Receipt # 598772 OFFICE USE ONLY Amount Paid: 125.00 Date: 2/6/17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

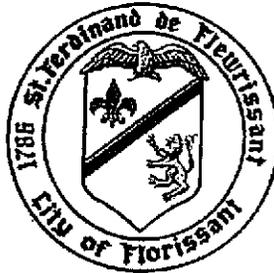
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 3/20/2017

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



**City Of Florissant – Public Works
314-839-7648**

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

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

Council Ward _____ Zoning _____

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

SIGN. *[Signature]* DATE: 3/20/17

SPECIAL PERMIT FOR placement of a ground sign set back 7' from West property line.
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 14040 New Halls Ferry Road, Florissant, MO 63033
Address of property.

1) Comes Now First Collinsville Bank
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) purchaser of 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 vacant and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

Sue DeMond/DeMond Signs _____ 618-978-3403 signwench@sbcglobal.net
 PRINT NAME SIGNATURE email and phone

FOR First Collinsville Bank

 (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 800 Beltline Road, Collinsville, IL 62234
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 618-973-6069 , kstine@fcbbanks.com
 BUSINESS

I (we) the petitioner (s) do hereby appoint Sue DeMond/DeMond Signs 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 n/a
- (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 n/a
- (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 sole shareholder - First Co Bancorp, Inc., 800 Beltline Road, Collinsville, IL 62234 _____
- (2) Telephone numbers 618-973-6069
- (3) Business address 800 Beltline, Collinsville, IL 62234
- (4) State of Incorporation & a photocopy of incorporation papers Illinois Chartered Bank _____
- (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. n/a
- (8) Name in which business is operated First Collinsville Bank
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

Attached

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

ATTACHED

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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

Name First Collinsville Bank

Address 800 Beltline Road, Collinsville, IL 62234

Property Owner Styger Family, LLC

Location of property 14040 New Halls Ferry, Florissant, MO

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign ground sign Height 7'11"

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts 0

Number of Parking Spaces 0 Sidewalk Length 0

Landscaping: No. of Trees 0 Diameter 0

No. of Shrubs 0 Size 0

Fence: Type 0 Length 0 Height 0

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.

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. *Paul J. Mc...* DATE: 3/20/2017

ZONED R-6

219.50'

EXIST. 6' H. WD. SIGHT-PROOF FENCE

EXIST. UTILITY POLE

10' Utility Easement

LT. POLE

EXISTING WALK

LT. POLE

TRASH SCREEN

35' Rear Yard Setback

2

FCB

2,200 S.F.

REQUIRED PARKING = 8
PROVIDED PARKING = 20

.52 ACRES

ZONED B-3

ATM

4

CROSS KEYS DR.

69.99'

40' Front Yard Setback

ZONED B-5

134.48'

EXIST. UTILITY POLE

40' Front Yard Setback

H.C.

10' Utility Easement

LANDSCAPE LEGEND

= SHRUBS/PLANTS - SPECIES TBD

= TREES - IMPERIAL HONEYLOCUST

SITE PLAN

SCALE: 1/16" = 1'-0"



←

→

↓

↑

EXISTING WALK

136.23'

GROUND SIGN

7'-0"

LT. POLE

EXIST. UTILITY POLE

FCB BANK

FLORISSANT MO.

NEW HALLS FERRY RD.

THIS ILLUSTRATION IS PRELIMINARY IN NATURE AND MAY BE SUBJECT TO CHANGE.

REV. 01/30/17

SP-2

01/23/17

1617

W. SIGN

ST. LOUIS, MISSOURI 63117

TEL. 314-862-1101

FAX. 314-862-8001

ARCHITECTS * PLANNERS * INTERIORS

FCB NEW HALLS FERRY
6317 CLAYTON ROAD
ST. LOUIS, MISSOURI 63117



The St. Louis Area's #1 Custom Sign Builder

"Signs as They Should Be" Since 1937

8'-1"



Fabricated from 1.5x1.5 Alum.
Angle with .090 Alum. Routed Faces
Primed and Painted with Matthews
Acrylic Polyurethane Finish

19.6 MM Full Color RGB
LED Display
32 x 120 Matrix

RECOMMENDED APPROVAL

PLANNING & ZONING

CHAIRMAN

[Signature]

SIGN. DATE: 2/20/17

DeMond
Signs
800-323-7260
618-978-3403

DeMond Signs, Inc.
P.O. Box 414 O'Fallon, IL 62269

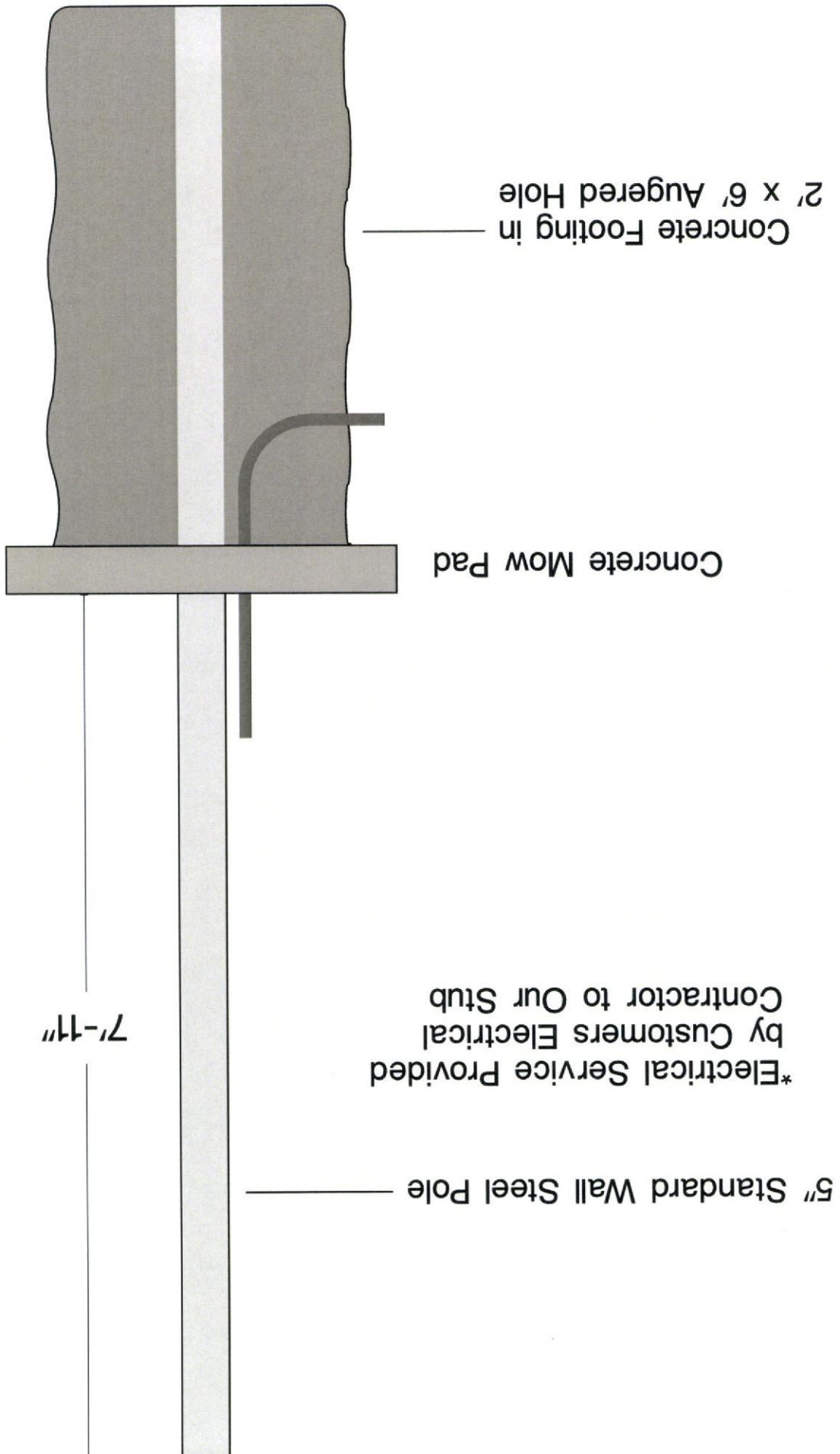
LOCATION:
DATE:

CUSTOMER APPROVAL
REVISIONS / REMARKS



LICENSED ELECTRICAL
CONTRACTOR
UL APPROVED

This sketch and ideas are the property of DeMond Signs, Inc. It is submitted for your approval for the project planned by DeMond Signs, Inc. Reproduction of any part of this design without written permission of DeMond Signs, Inc. is punishable by law.





CROSS KEYS DR.

EXISTING WALK

69.99'

ZONED R-6

219.50'

EXIST. 6' H. WD. SIGHT-PROOF FENCE

EXIST. UTILITY POLE

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PROVIDED PARKING = 20

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ZONED B-3

ATM

4

40' Front Yard Setback

6

H.C.

40' Front Yard Setback

ZONED B-5

134.48'

EXIST. UTILITY POLE

= SHRUBS/PLANTS - SPECIES TBD

= TREES - IMPERIAL HONEYLOCUST

LT. POLE

GROUND SIGN

136.23'

EXIST. UTILITY POLE

EXIST. UTILITY POLE

40 FT. SETBACK FROM ROAD CENTERLINE

56' - 6"

NEW HALLS FERRY RD.

VARIABLE WIDTH ROAD



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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: February 15, 2017

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

Subject: **14040 New Halls Ferry (First Collinsville Bank)- Request**
recommended approval of a Ground Sign and location in a 'B-3' Zoning
District.

STAFF REPORT
CASE NUMBER PZ-022117-1

I. PROJECT DESCRIPTION:

This is a request for Recommended Approval of a Ground Sign and location in a 'B-3' Zoning District.

II. EXISTING SITE CONDITIONS:

The existing property at **14040 New Halls Ferry** is a property in the 'B-3' zoning district and has been vacated by the previous occupant, a florist. The petitioner received approval for the development of a bank, which is a permitted use in the 'B-3' District on the property. The site development plan and remodeling is subject to Approval by the Commission.

The subject property is approximately 0.52 Acres. Drawings attached show the proposed location of the proposed sign and setbacks.

41 **III. SURROUNDING PROPERTIES:**

42
43 The properties to the East are the Cross Keys Apartments owned by Intergroup Cross
44 Keys, Inc. located in the 'R-6' Multi Family Dwelling District and the property to the
45 South is the Stygar Funeral Home, Zoned 'B-5' Planned Commercial District.

46
47 **IV. STAFF ANALYSIS:**

48
49 Drawings include Signage proposed Demond Sign and Site Plan, dated rev. 1/30/16.

50
51 The proposed sign location is not permitted use in the 'B-3' District without Council
52 approval per the zoning code under section 520.050:

53
54 **SECTION 520.050: GROUND SIGNS**

55 *A. Material. All ground signs for which a permit is required under this Article shall have a surface*
56 *or facing of incombustible material, but combustible structural trim may be used thereon.*

57 *B. Letters, Figures, Etc. All letters, figures, characters or representations in cut-out, irregular form,*
58 *maintained in conjunction with, attached to or superimposed upon any sign, which shall be safely and*
59 *securely built or attached to the sign structure, shall comply with all the requirements of this Article.*

60 *C. Height. It shall be unlawful to erect any ground sign whose total height is greater than twenty-*
61 *five (25) feet above the level of the street upon which the sign faces or above the adjoining ground level if*
62 *such ground level is above the street level; however, such sign or signs may be erected and maintained to a*
63 *total height of forty (40) feet upon approval by a majority of the Planning and Zoning Commission, subject*
64 *to conditions and restrictions deemed appropriate by the Planning and Zoning Commission and as*
65 *otherwise required by this Article.*

66 *D. Location. No ground sign shall be nearer than two (2) feet to any other sign, building or*
67 *structure. No ground sign shall be nearer the street than the building line established by law. Ground*
68 *signs are prohibited in shopping centers and all existing ground signs in a shopping center shall be*
69 *removed by July 31, 1973; however, a special permit authorizing the location of a ground sign may be*
70 *issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is*
71 *not simply for the convenience of the applicant, that such proposed sign would be consistent with good*
72 *planning practices, can be maintained in a manner which is visually compatible with the use of the*
73 *property in the surrounding area and other sign structures within the surrounding area and is not located*
74 *in the historic district.*

75 *E. Support. All ground signs shall be securely built, constructed and erected upon posts and*
76 *standards designed by standard engineering practice and shall not be supported and braced by timbers or*
77 *metal rods.*

78 *F. Treating Of Posts. All posts of wood shall be treated to protect them from moisture by creosoting*
79 *or other approved methods when they rest upon or enter into the ground.*

80 *G. Maintenance. All ground signs and the premises surrounding the sign shall be maintained by the*
81 *owner thereof in a clean, sanitary and inoffensive condition and free and clear of all obnoxious substances,*
82 *rubbish and weeds.*

83
84 **VI. STAFF RECOMENDATIONS:**

85 After comparison with above requirements the P&Z Commission can recommend a
86 location of the sign on the Site Development Plan with stipulations. Therefore, the
87 suggested motion is offered:

92 Suggested Motion 14040 New Halls Ferry (2/15/17):

special use permit for a

93
94 I move to Recommended Approval of ~~z~~ Ground Sign and location at 14040 New
95 Halls Ferry in the 'B-3' Extensive Business District, subject to the conditions
96 set forth below with these conditions being part of the record:
97

- 98 1. still images 2.10 second images.
- 99 2. no affects bet
- 100 3. dimmed @ night
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111 1. GENERAL DEVELOPMENT CONDITIONS.

112
113 a. Unless, and except to the extent, otherwise specifically, development shall
114 be effected only in accordance with all ordinances of the City of
115 Florissant.
116

117 2. PROJECT COMPLETION.

118 Construction shall start within 90 days of the issuance of building permits for
119 the project and shall be developed in accordance of the approved final
120 development plan within 180 days of start of construction.
121

122 (End of report and suggested motion 2/15/17)

123
124
125 (End of report and suggested motion)

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 APRIL 10, 2017

3
4 BILL NO. 9275

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$353,770**
7 **FROM THE CAPITAL IMPROVEMENT FUND TO ACCOUNT NO.**
8 **03-5-03-20000 “DEBT SERVICE” AND AN APPROPRIATION OF**
9 **\$338,310 FROM THE PARK IMPROVEMENT FUND TO ACCOUNT**
10 **NO. 09-5-09-20000 “DEBT SERVICE” TO PROVIDE FUNDING FOR**
11 **THE PRINCIPAL AND INTEREST PAYMENTS FOR THE SPECIAL**
12 **OBLIGATION BONDS.**

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

16
17 Section 1: There is hereby appropriated and set apart the amount of \$353,770 from
18 the Capital Improvement Fund to Account No. 03-5-03-20000 “Debt Service” to provide funding
19 for the principal and interest payments for the Special Obligation Bonds; and

20 Section 2: There is hereby appropriated and set apart the amount of \$338,310 from the
21 Park Improvement Fund to Account No. 09-5-09-20000 “Debt Service” to provide funding for
22 the principal and interest payments for the Special Obligation Bonds.

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

25
26 Adopted this ____ day of _____, 2017.

27
28 _____
29 Jackie Pagano
30 President of the Council
31 City of Florissant

32
33 Approved this ____ day of _____, 2017.

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

38
39 ATTEST:
40
41 _____
42
43 Karen Goodwin, MMC/MRCC
44 City Clerk
45

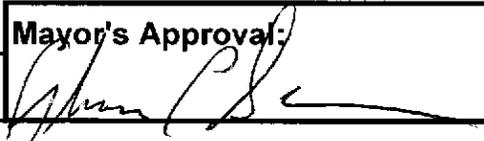
FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: April 4, 2017

Mayor's Approval:

Agenda Date Requested: April 10, 2017



Description of request: A supplemental appropriation request to provide funding for the principal and interest payments due during fiscal year 2017 on the 2016 Special Obligation Bonds. See attached memo.

Department: Finance

Recommending Board or Commission: N/A

Type of request:

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

Y/N

Y/N

Public Hearing needed: Yes / No

No

3 readings? : Yes / No

No

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

City of Florissant, Missouri

Memorandum

To: Mayor Thomas P. Schneider
 From: Randy McDaniel, Director of Finance
 Subject: Supplemental Appropriation
 Date: April 4, 2017

4-4-17
MM
040417

In December, 2016 the City completed the financing for the James J. Eagan Civic Center HVAC project and the municipal court building renovation project using Special Obligation Bonds (SOB's). When the 2017 budget was prepared the debt service for the new bond issue was unknown and so was not included in the budget deliberations. The 2016 audited financial report is now complete and funds are available in reserve to allocate towards the debt service payments due during the 2017 fiscal year.

The debt service for the renovation of the municipal court building will be paid out of the 1/2 Cent Capital Improvement Sales Tax Fund (CIF). A portion of the 2011 COPS bond issue is also being paid out of the CIF. The remaining debt service for the 2011 COPS in the CIF is as follows:

2017	\$228,000
2018	\$ 44,000
2019	\$ 38,000
2020	\$ 43,000
2021	\$ 37,000
2022	\$186,000

The debt service for the HVAC improvements at the James J. Eagan Civic Center will be paid out of the 1/2 Cent Park Improvement Sales Tax Fund (PIF). A portion of the 2011 COPS bond issue is also being paid out of the CIF. The remaining debt service for the 2011 COPS in the PIF is as follows:

2017	\$675,000
2018	\$543,000
2019	\$537,000
2020	\$543,000
2021	\$543,000
2022	\$397,000

I respectfully request the following supplemental appropriation to fund debt service payments on the 2016 SOB's.

<u>Fund</u>	<u>Account #</u>	<u>Description</u>	<u>Amount</u>
Capital Improvement	03-5-03-20000	Debt Service	\$353,770
Park Improvement	09-5-09-20000	Debt Service	\$338,310

OFFERED BY COUNCIL AS A WHOLE
APRIL 24TH, 2017

RESOLUTION NO.

**RESOLUTION OF THE FLORISSANT CITY COUNCIL
HONORING MARK SCHMIDT FOR HIS TWENTY ONE
YEARS OF SERVICE AS THE COUNCIL REPRESENTATIVE
FROM WARD 8.**

WHEREAS, Mark Schmidt has lived in the City of Florissant since 1982, he and his wife Peggy have four daughters, Erin, Katie, Emily and Carrie, and five grandchildren; and

WHEREAS, Mark was first elected as councilman in 1996 and served 4 terms as Council President and 2 terms as Council Vice President; and

WHEREAS, Mark is a member of the Local 562 Pipefitters and a member of the North County Labor Legislative Club; and

WHEREAS, Mark is a member of St. Rose Philippine Duchesne Parish and a member of the Knights of Columbus Council 2951; and

WHEREAS, Mark was a advocate for promoting Economic Development and played a large role in the Cross Keys redevelopment project; and

WHEREAS, Mark consistently promoted fiscal responsibility working with the administration during the budget process to encourage transparency and strategic spending; and

WHEREAS, Mark supported efforts to preserve property values and increase safety initiatives; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, speaking for itself and on behalf of the citizens of the City of Florissant, congratulates **COUNCILMAN MARK SCHMIDT** for his 21 years of dedicated service and wishes him great success in the future.

Adopted this 24th day of April.

Jackie Pagano
President of the Council

ATTEST:

Karen Goodwin
City Clerk

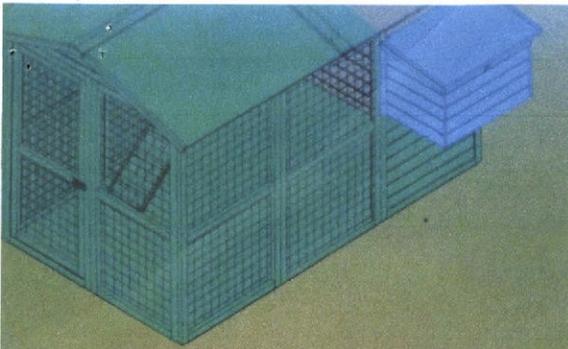


St. Louis County Parcel Viewer

1390 T

Go!





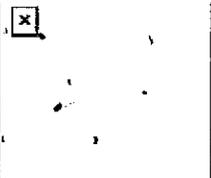
CHICKEN COOP SPECIFICATIONS

(Width x Depth x Height)

- Exterior:** 76.5in x 49.6in x 49.6in
(194,5cm x 126cm x 126cm)
- Run Space:** 46in x 41.6in x 41.4-49.6in
(117cm x 105,8cm x 105,2-126cm)
- Coop Area:** 41.6in x 23in x 21.9-30.1in
(105,8cm x 58,5cm x 55,7-76,5cm)
- Nesting Box:** 23in x 14.4in x 13.1-15.3in
(58,5cm x 36,6cm x 33,4-39cm)

*Dimensions may vary slightly





CITY OF FLORISSANT – Health Department
Application for keeping domestic animals, fowl or bees

Applicant Name: Laura Kito Address: 1390 Tahoe Dr Florissant

Home Phone: 314-583-1884 Cell Phone: 314-583-1884

Designate number & type of animal(s) to be kept: three hens

Designate where animal(s), fowl or bees will be kept: Backyard

Facilities/shelter to be provided: Chicken Coop 76in x 49.6in x 49.6in

Size of applicant's property: Backyard - 3,762 sq ft.

Are the animals being requested on the application going to be bred or used for a home business in any way?
No

What other animals are being kept on the premises? One Dog - Registered with Florissant

Has the applicant spoken with adjoining property owners concerning this application? YES NO

The following documentation is required and has been attached to this application:

- Plot plan/drawings showing property and location of animal housing, pen or cage ...
- Veterinarian statement of Health risks and vaccination requirements ...

I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER I ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.

Applicant Signature: Laura Kito Date: 4/17/17

Health Department Action & Recommendation:
Approve

*OK to Blessel
Mayer + Co*

Health Superintendent: Fred Schaefer Date: 4-19-17

Director of Public Works: Rae Jacobs Date: 4-19-17



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Laura Wito

SITE ADDRESS: 1390 Tahoe Dr, Florissant, MO, 63081

TYPE OF ANIMAL BEING APPLIED FOR: 3 hens

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
Mary Jo Manning	1370 TAHOE	314 231 8590	4-10-17
COR ROSE	1375 Yagui		4-10-17
Danielle Mattingly	1400 Tahoe	618-960-6030	4/10/2017

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday

- B. Upon Health Department approval, said application will be forwarded to the City Council for approval or denial.
 - C. Permit is valid for a period of three (3) years from date of Council approval unless sooner revoked by the Council following a hearing.
11. *Cross Reference --- Licenses and miscellaneous business regulations generally, ch. 605.*

Section 205.370. Provisions of Sections Not To Apply To Farms.

[Code 1980 §4-75; CC 1990 §4-128]

Provisions set out in Sections ~~205.350~~ and ~~205.360~~ shall not apply to any premises within the City which is used for and as a farm.

Section 205.380. Certain Domestic Animals Permitted.

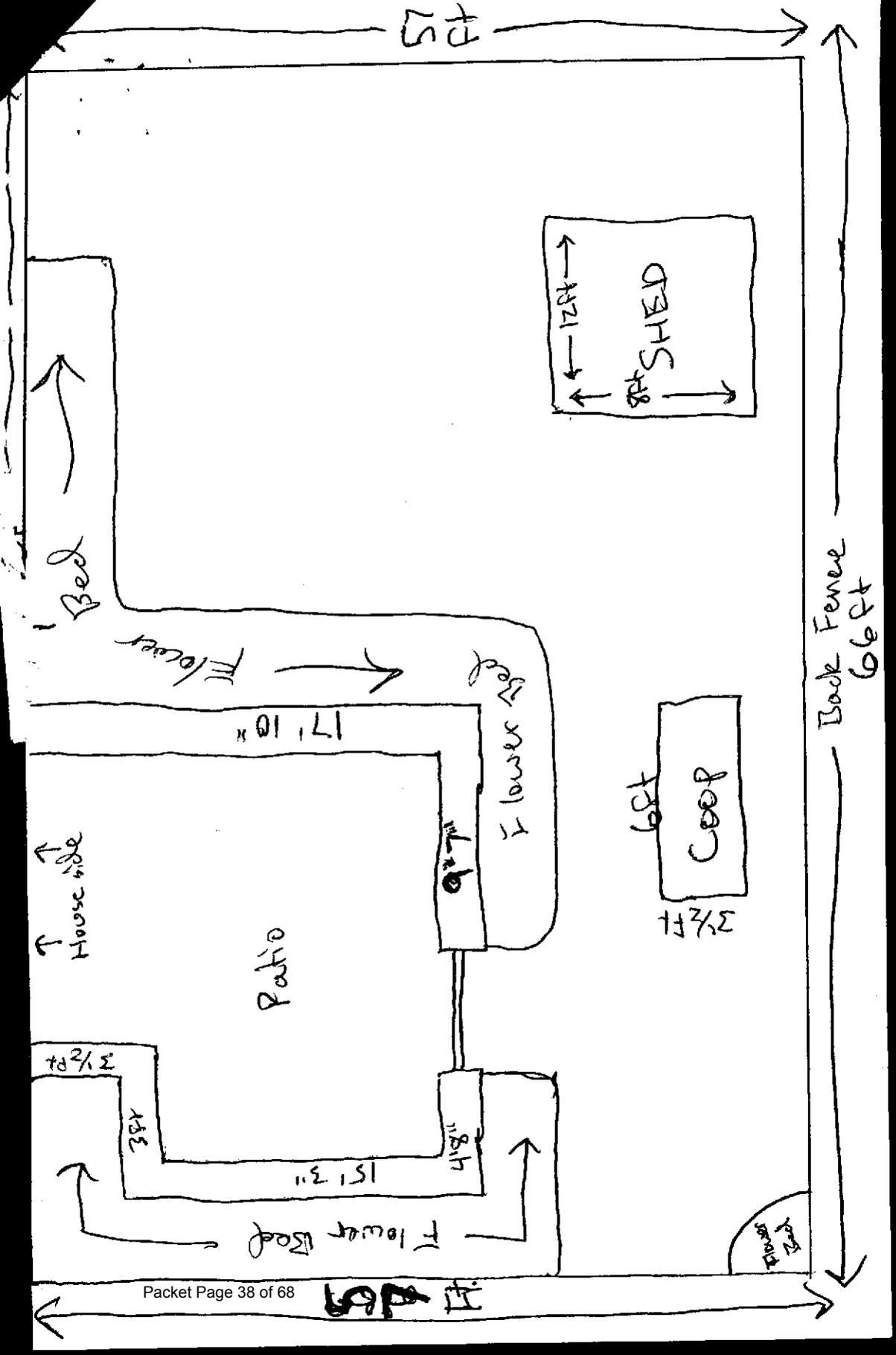
[Code 1980 §4-76; CC 1990 §4-129]

Nothing in this Article shall prohibit the keeping of the usual domestic animals and fowl such as the usual children's pets provided they do not exceed four (4) in number.

Section 205.390. Animals, Fowl, Bees To Be Kept in Enclosures — Maintenance of Enclosures.

[Code 1980 §§4-77, 12-3; CC 1990 §4-130]

- A. All domestic animals, fowl and bees, while on the premises of their owner, shall be under the immediate control of their owner or custodian or shall be surely restrained or enclosed in a suitable outbuilding or enclosure.
- B. All domestic animals or fowl, when off the premises of the owner or custodian, shall be on a leash or harness not exceeding six (6) feet in length or shall be confined in an enclosure; however, a horse shall at no time be permitted to be ridden or driven on any street or public place or easement within the City, except that any person desiring to ride a horse in a parade may do so upon obtaining a permit as provided in Section ~~340.040~~ of this Code.
- C. Any building or enclosure contemplated by this Section must be kept in a clean and sanitary condition so that no offensive odors escape therefrom. Any building or enclosure contemplated by this Section must be cleaned at least every twenty-four (24) hours so that no offensive odor or unsightly condition exists.
- D. Every pen, run, cage or yard wherein any domestic animals are kept shall be maintained so that no offensive, disagreeable or noxious smell, odor or stench shall





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, April 24, 2017 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 7998 to allow for an ice machine kiosk in the parking lot 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

Property Owners Name: Kathleen Knox Heslop Ltd. Part. Phone #: _____

Property Owners Address: _____

Business Owners Name: Highland Pure Water & Ice Phone #: _____

Business Owners Address: 2500 Lehigh Ave. Glenview, IL 60026

DBA (Doing Business As) Family Video

Authorized Agents Name: Roy Williams CO. Name: 314-308-1258
(Authorized Agent to Appear Before The Commission)

Agents Address: Same as above Phone #: _____

Request Owner Operated Ice Sales

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

[Signature]
Applicant's Signature

X 3-17-17
Date

Received by: [Signature] Receipt # _____ Amount Paid: 125.00 Date: 3/28/17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 3/22/17
[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature]

DATE: 4-3-17

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



PLANNING & ZONING ACTION:

Address of Property:

3524 Patterson Road

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 4 Zoning B-5

Initial Date Petitioner Filed 3/17/17
Building Commissioner to complete
ward, zone & date filed

SIGN. [Signature] DATE: 4-3-17

PETITION TO AMEND B-5 ORDINANCE # 7998

Enter ordinance number or number requesting to amend.

1) Comes Now KATHLEEN KNOX HESLOP LIMITED PARTNERSHIP

(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 3.58 Acres

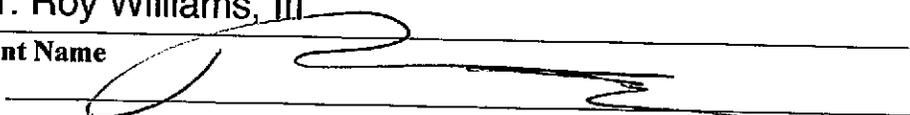
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for Family Video store with associated parking lot

State current use of property, (or, state: vacant). Family Video Store and Marcos Pizza.

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
For the addition of an Ice Kiosk to the parking lot, as shown.

List reason for the amendment request.

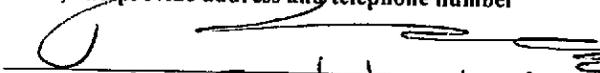
- 4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
- 5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) 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 Mr. Roy Williams, III
Print Name
PETITIONER(S) SIGNATURE (S) 
FOR KATHLEEN KNOX HESLOP LIMITED PARTNERSHIP
(company, corporation, partnership)

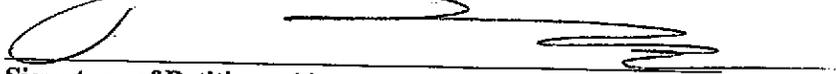
Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

- 6. I (we) hereby certify that (indicate one of the following):
 - () I (we) have a legal interest in the herein above described property.
 - () 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 710 East Brooke Dr. Ballwin, MO, 63021
STREET CITY STATE ZIP CODE
TELEPHONE NUMBER 314-308-1258
BUSINESS

I (we) the petitioner (s) do hereby appoint Roy Williams III 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 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 Kathleen Knox Helsop (General Partner), Anna Lee Helsop (Partner) Knox Alexander Helsop (Partner)
- (2) Telephone numbers 801-935-4037
- (3) Business address 54 N. Wolcott St., Salt Lake City, UT. 84103
- (4) Name under which business is operated Kathleen Knox Helsop Limited Partnership.
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

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

Please fill in applicable information requested.

Name KATHLEEN KNOX HESLOP LIMITED PARTNERSHIP

Address 1022 East Adams St. Springfield, IL 62703

Property Owner KATHLEEN KNOX HESLOP LIMITED PARTNERSHIP

Location of property South Side of Patterson Road, 840 ft west of New Halls Ferry Rd.

Dimensions of property Approx. 591' wide by 369' deep, see attached

Property is presently zoned B-5 per ordinance # _____

Current & Proposed Use of Property Family Video Retail Store

Type of Sign _____ Height _____

Type of Construction Ice Kiosk Number Of Stories 1

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

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

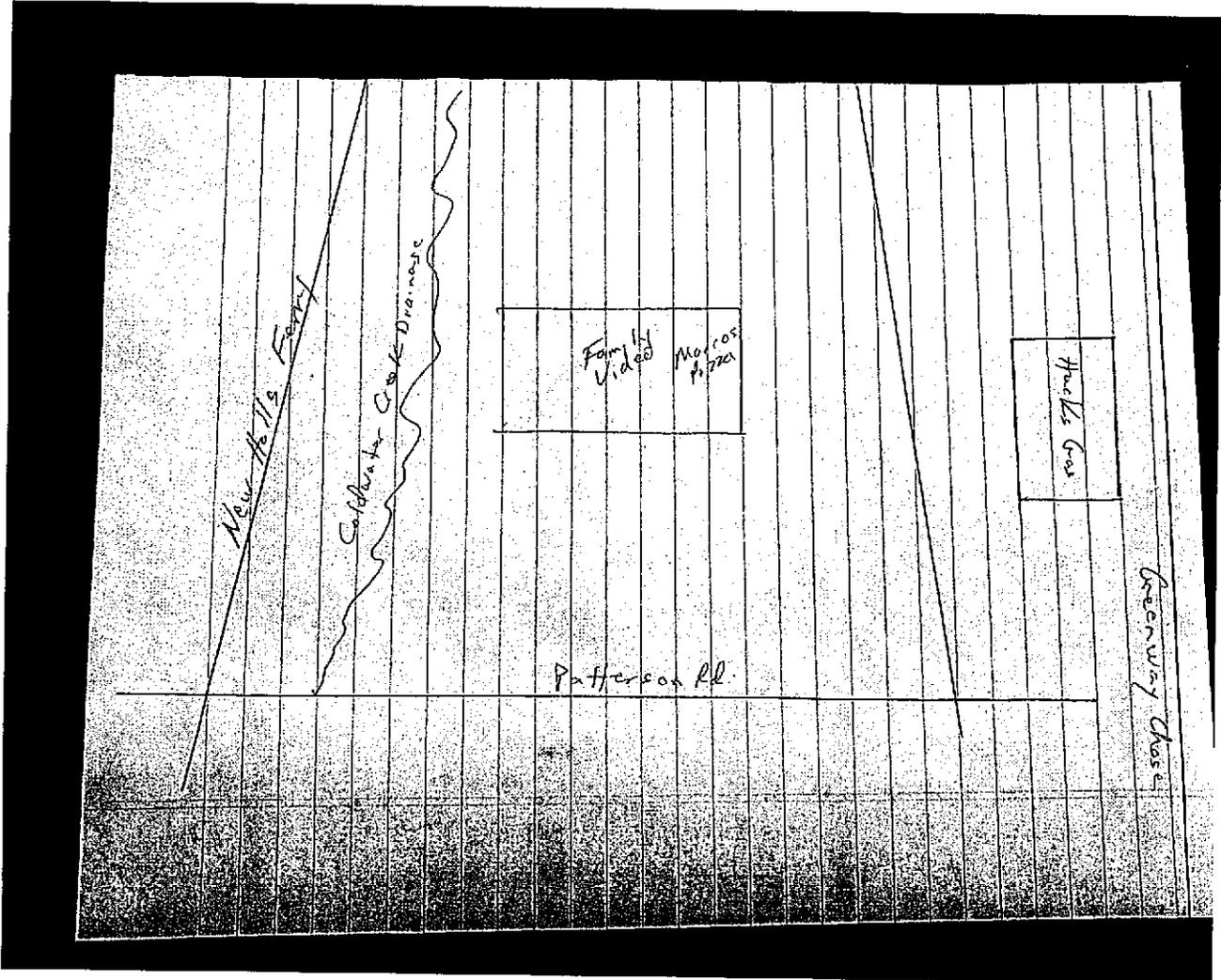
1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking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

From: Roy Williams roy.williams@highlandventuresltd.com

Subject:

Date: March 17, 2017 at 9:19 AM

To: roy.williams III roy.williams@familyvideo.com



Sent from my iPhone
Roy williams III

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

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

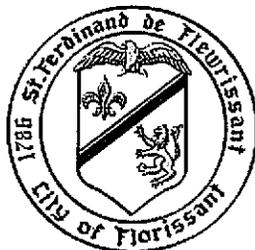
Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

Lot 2 of Huck's Corner, a subdivision in St Louis County, according to the plat thereof recorded in Plat Book 319, Page 26 of the St. Louis County Records.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

1
MEMORANDUM



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7
CITY OF FLORISSANT- BUILDING DEPARTMENT

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15
"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

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To: Planning and Zoning Commissioners Date: March 29, 2017

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

Subject: Request Recommended Approval of Ice Machine Equipment at 3524
Patterson (Family Video) in a 'B-5' Zoning District.

STAFF REPORT
CASE NUMBER PZ-040317-1

I. **PROJECT DESCRIPTION:**

This is request for recommended approval to amend the B-5 to allow for Ice Machine Equipment in a B-5 District. The current video store is within a 'B-5' District within the City of Florissant. There is an existing ordinance no. ~~7998~~ that describes permitted uses, which include retail, however, a new exterior change invokes the requirement for a revision t of the ordinance.

get as of ord.

II. **EXISTING SITE CONDITIONS:**

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

41 **III. SURROUNDING PROPERTIES:**

42
43 The adjacent property to the West is 3500 Patterson (a Service Station) in a B-5 District.
44

45 **IV. STAFF ANALYSIS:**

46
47 The application is accompanied by a photo, Site Plan 1 of 1 dated 12/27/16 and complete
48 building plans dated 8/4/16. The Petitioner has responded to Staff requests as follows:
49

- 50 1. Site Plan indicates location of proposed equipment in excess of 40 feet from the
- 51 property lines.
- 52 2. Parking existing was reduced by the pizza restaurant when outdoor dining is used
- 53 from 62 to 58. If so, this proposal reduces parking to 55.
- 54 3. Required parking by the current parking regulations is $9370 - 1625 \times 4 / 1000 = 31$
- 55 plus the pizza restaurant $6 = 37$ Total Required Parking.
- 56 4. Signs: The largest sign can be the ice sign on the side = 88 s.f. if the photo of the
- 57 ice cubes is considered a part of the sign. All other signs are less than 40 s.f.
- 58

59 **VI. STAFF RECOMMENDATIONS:**

- 60
- 61 1. See attached suggested motion .

62 **Suggested Motion:**

63 I move to recommend approval to amend a Special Use, ordinance 7998 to allow
64 **Ice Machine Equipment at 3524 Patterson (Family Video)** in a 'B-5' Zoning
65 District with the following additional requirements:

66 *outside*
67 • *truck can adjacent to bldg.*
68
69

70
71
72
73
74
75
76
77
78
79 **PROJECT COMPLETION.**

80 Construction shall start within 30 days of the issuance of building permits, and
81 the structure shall be completed in accordance with the plans within 100 days
82 of start of construction.
83

84 (End report and suggested motion)

1st olds
2nd minks

1 INTRODUCED BY COUNCILMAN CAPUTA
2 OCTOBER 14, 2013

3
4 BILL NO. 8946

ORDINANCE NO. 7998

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO AN EXISTING B-**
7 **5 ORDINANCE TO ALLOW FOR A SIT-DOWN, CARRY-OUT**
8 **RESTAURANT FOR THE PROPERTY LOCATED AT 3524**
9 **PATTERSON ROAD**

10

11 WHEREAS, the shopping center for this address was annexed from the St. Louis County
12 Zoning District to a B-5 within the City of Florissant; and

13 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
14 recommended to the City Council at their meeting of September 16th, 2013 that the Ordinance B-5
15 Zoning be amended to allow for a sit-down, carry-out restaurant for the property located at 3524
16 Patterson Rd. ; and

17 WHEREAS, due and lawful notice of public hearing no. 13-10-022 on said proposed
18 change was duly published, held and concluded on 14th day of October, 2013 by the Council of
19 the City of Florissant; and

20 WHEREAS, the Council, following said public hearing, and after due and careful
21 deliberation, has concluded that the amendment of the B-5 zoning for the property located at 3524
22 Patterson, as hereinafter set forth, to be in the best interest of the public health, safety and welfare
23 of the City of Florissant; and

24

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

27

28 Section 1: The B-5 Ordinance for 3525 Patterson is here by amended to include the
29 following requirements:

30

31 **1. PERMITTED USES**

32 The uses permitted for this property shall be limited to a sit down, carry-out restaurant
33 and those within the 'B-3 "Extensive Business District" without a Special Permit.
34 Other uses than those permitted shall require approval by amendment to this B-5
35 Ordinance.

36

37 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

38 The building space shall be limited to a single story 9370s.f. building with uses
39 permitted within the B-3 "Extensive Business District" without a Special Permit.

40

41 **3. PERFORMANCE STANDARDS**

42 In addition to all other requirements, uses within the "B-5" Planned Commercial
43 District shall conform to the most restrictive performance standards as follows:

- 44 1. Vibration. Every use shall be so operated that the maximum ground
45 vibration generated is not perceptible without instruments at any point on
46 the lot line of the lot on which the use is located.
- 47 2. Odor. Every use shall be so operated that no offensive or objectionable
48 odor is perceptible at any point on the lot line on which the use is located.
- 49 3. Smoke. Every use shall be so operated that no smoke from any source
50 shall be emitted of a greater density than the density described as No. 1 on
51 the Ringelmann Chart as published by the United States Bureau of Mines.
- 52 4. Toxic gases. Every use shall be so operated that there is no emission of
53 toxic, noxious or corrosive fumes or gases.
- 54 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
55 Emission of dirt, dust, fly ash and other forms of particulate matter shall
56 not exceed eighty-five one-hundredths (0.85) pounds per one thousand
57 (1,000) pounds of gases of which amount not to exceed five-tenths (0.5)
58 pound per one thousand (1,000) pounds of gases shall be of such size as to
59 be retained on a 325-mesh U.S. standard sieve. In the case of emission of
60 fly ash or dust from a stationary furnace or a combustion device, these
61 standards shall apply to a condition of fifty percent (50%) excess air in the
62 stack at full load, which standards shall be varied in proportion to the
63 deviation of the percentage of excess air from fifty percent (50%).
- 64 6. Radiation. Every use shall be so operated that there is no dangerous
65 amount of radioactive emissions.
- 66 7. Glare and heat. Any operation producing intense glare or heat shall be
67 performed in an enclosure in such a manner as to be imperceptible along
68 any lot line.

69 **8. Screening.**

- 70 a. All mechanical equipment, air-handling units, cooling towers,
71 condensers, etc., on roof or grade shall be screened architecturally in such a
72 manner as to be a part of the design of the building.
- 73 b. Incinerators and stacks shall be enclosed in the same material as the
74 main exterior building material.

75 **4. TRASH ENCLOSURES**

76 Trash container shall be kept within a gated sight-proof fenced area existing at the
77 Southwest corner of the building existing.
78

79 **5. PLAN SUBMITTAL REQUIREMENTS**

80 A final site development plan shall be submitted to the Building Commissioner to
81 review for compliance to this ordinance and other city ordinances prior to issuance
82 of land disturbance permits or building permits. Final Development Plan shall
83 include improvements as shown on drawing T101, A100 Floor Plan, A-103
84 Storefront Elevation A104, A105 dated 8/14/13 and Sign package attached, site
85
86

87 plan shall be revised to include entire property, trash enclosures, landscape, lighting
88 and legal description.
89

90
91 **3. SITE DEVELOPMENT PLAN CRITERIA:**
92

93 a. Height, Area And Bulk Restrictions:
94

95 1. Height, Area And Bulk Regulations. The height, area and bulk regulations for
96 uses in the "B-3" Extensive Commercial District
97

98 b. Internal Drives:
99

100 (1) There shall be parking to be indicated on the Final Development Plan.
101

102 c. Minimum Parking/Loading Space Requirements.
103

104 (1) There shall be a minimum of 58 required parking spaces provided on the
105 property.
106

107 d. Road Improvements, Access and Sidewalks (not applicable)
108

109 e. Lighting Requirements.
110

111 Lighting of the property shall comply with the following standards and
112 requirements:
113

114 (1) The light level for parking lot lighting shall be 0.5 fc minimum. Future total
115 replacement poles and fixtures shall be a maximum height of site lighting,
116 including base, light fixture and light standard, shall be 25 feet above grade.
117

118 (2) All site lighting and exterior building lighting shall be directed down and
119 inward
120

121 f. Sign Requirements.
122

123 (1) All signage shall comply with the City of Florissant sign ordinance for
124 commercial districts.
125

126
127 g. Landscaping and Fencing.
128

129 (1) Existing Landscaping shall be indicated on the Final Development Plan.
130

131 (2) Any modifications to the landscaping shall be reviewed and approved by the
132 Planning and Zoning Commission.

133

h. Storm Water.

134
135 Storm Water and drainage facilities shall comply with the following standards and
136 requirements:

137
138 (1) The Director of Public Works shall review the storm water plans to assure that
139 storm water flow will have no adverse affect the neighboring properties.

140
141 (2) No building permits shall be issued until the storm water plan has been
142 approved by the St. Louis Metropolitan Sewer District.

143
144 i. Miscellaneous Design Criteria.

145
146 (1) All applicable parking, circulation, sidewalks, and all other site design features
147 shall comply with the Florissant City Code.

148
149 (2) All dumpsters and grease containers shall be contained within a trash enclosure
150 with gates compatible with existing building.

151
152 (3) All storm water and drainage facilities shall be constructed, and all landscaping
153 shall be installed, prior to occupancy of the building, unless remitted by the
154 Director of Public Works due to weather related factors.

155
156 (4) All mechanical equipment, electrical equipment, and communication
157 equipment shall be screened in accordance with the Florissant Zoning Code.

158
159 (5) The exterior design of the buildings shall be constructed in accordance with
160 the renderings as approved by the Florissant Planning and Zoning Commission
161 and attached hereto.

162
163 (6) All other requirements of the Florissant Municipal Code and other ordinances
164 of the city shall be complied with unless otherwise allowed by this ordinance.

165
166
167 **7. FINAL SITE DEVELOPMENT PLAN**

168 A final site development plan shall be submitted to the Building Commissioner to
169 review for compliance with the applicable "B-5" Planned Commercial
170 Development ordinance prior to recording. Any variations from the ordinance
171 approved by the City Council and/or the conceptual plans attached to such
172 ordinance shall be processed in accordance with the procedure established in the
173 Florissant Zoning Code.

174
175 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

176

177 Any changes to the approved plans attached hereto must be reviewed by the Building
178 Commissioner. The Building Commissioner must make a determination as to the extent
179 of the changes per the following procedure:
180

- 181 1. The property owner or designate representative shall submit in writing a request
182 for an amendment to the approved plans. The building commissioner shall review
183 the plans for consistency with the purpose and content of the proposal as
184 originally or previously advertised for public hearing and shall make an advisory
185 determination.
- 186 2. If the building commissioner determines that the requested amendment is not
187 consistent in purpose and content with the nature of the purpose as originally
188 proposed or previously advertised for the public hearing, then an amendment to
189 the special use permit shall be required and a review and recommendation by the
190 planning and zoning commission shall be required and a new public hearing shall
191 be required before the City
192 Council.
- 193 3. If the building commissioner determines that the proposed revisions are consistent
194 with the purpose and content with the nature of the public hearing then a
195 determination of non-necessity of a public hearing shall be made.
- 196 4. Determination of minor changes: If the building commissioner determines that an
197 amendment to the special use permit is not required and that the changes to the
198 plans are minor in nature the Building Commissioner may approve said changes.
- 199 5. Determination of major changes: If the Building Commissioner determines that an
200 amendment to the B-5 is not required but the changes are major in nature, then the
201 owner shall submit an application for review and approval by the Planning and
202 Zoning commission.
203

204 9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- 205 a. Any new roadway improvements shall be completed prior to the issuance of any
206 final occupancy permit.
207
- 208 b. Any new stormwater detention shall be completed prior to the issuance of any
209 occupancy permit.
210
- 211 c. All fencing and/or landscaping intended as screening properties shall be completed
212 prior to the issuance of any occupancy permit, unless remitted by the Director of
213 Public Works due to weather related factors.
214

215 10. GENERAL DEVELOPMENT CONDITIONS.

- 216 a. Unless, and except to the extent, otherwise specifically provided herein,
217 development shall be effected only in accordance with all ordinances of the City of
218 Florissant.
219
220
221

222 b. The Department of Public Works shall enforce the conditions of this ordinance in
223 accordance with the Final Site Development Plan approved by the Planning &
224 Zoning Commission and all other ordinances of the City of Florissant.
225

226 **9. PROJECT COMPLETION.**
227

228 Construction shall start within 60 days of the issuance of building permits for the
229 project and shall be developed in accordance of the approved final development plan
230 within 6 months of start of construction.
231

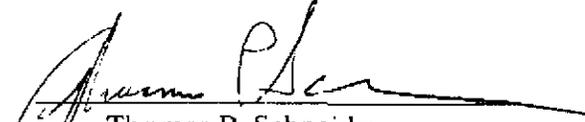
232 Section 2: Except as herein amended the B-5 Zoning for the property at 3524 Patterson
233 shall remain in full force and effect.
234

235 Section 3: This ordinance shall become in full force and effect immediately upon its
236 passage and approval.
237

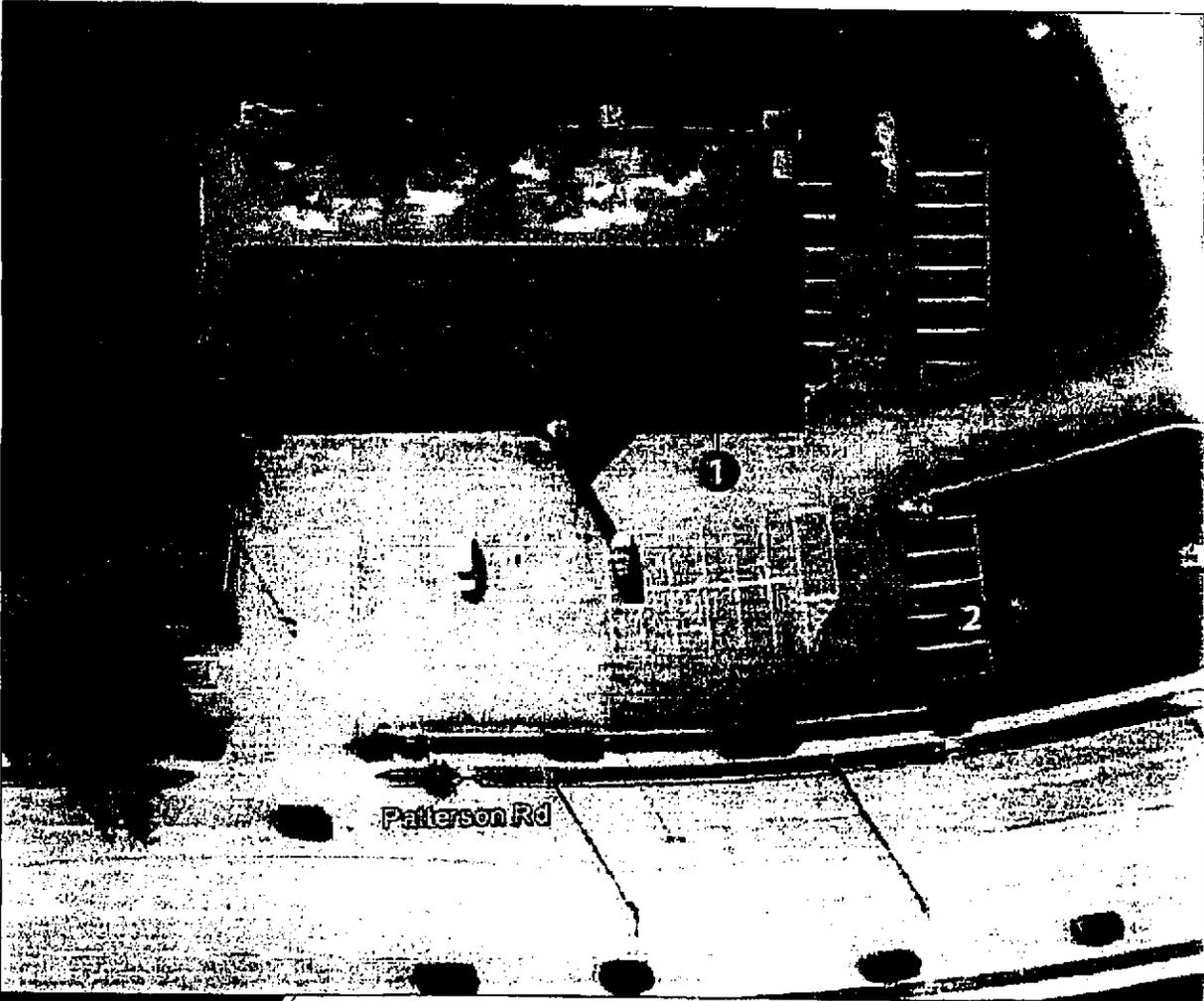
238 Adopted this 28 day of October, 2013.
239

240 
241
242 Keith Schildroth
243 President of the Council
244
245

246 Approved this 29 day of October, 2013.
247

248 
249
250 Thomas P. Schneider
251 Mayor, City of Florissant
252

253 ATTEST:
254 
255
256 Karen Goodwin, MMC/MRCC
257 City Clerk



Customer / Job Site

**Marco's
Pizza**

3524 PATTERSON RD.
FUNKSSTON, MO 63001

Description

- 1) Marco's Pizza
- standard 24' channel
letter set
- see attached for
details
- 2) Existing 78 st Family
Video Monument
Sign



This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 402 N. 4TH ST • SPRINGFIELD, IL 62707 • 217 522-8117

JOB#: 16333

PROOF DATE: 06/05/13

SCALE: none

designed by: AB

APPROVED AS IS

APPROVED BY CHANGES

C. P. DAWSON, CHAIRMAN

24" Channel Letters Specs

SCALE: 3/8" = 1"

A. Internally Illuminated M Logo

- 30" x 47" overall size
- LED Illumination
- White Acrylic Face
- Cut Vinyl Graphics
 - 8500-017 Cherry Red
 - 8500-020 Golden Yellow
 - 8500-070 Black
- Red Returns
- Red Trim Cap

B. Channel Letters

- 24" x 16" overall size
- LED Illumination
- White Acrylic Face
- 1-1/2" Inset red translucent vinyl outline
 - 8500-017 Cherry Red
- Red Returns
- Red Trim Cap

C. Pizza Slice Apostrophe

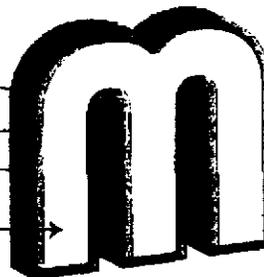
- 10-7/8" x 10-1/2" overall size
- LED Illumination
- White Acrylic Face
- Cut Vinyl Graphics
 - 8500-017 Cherry Red
 - 8500-020 Golden Yellow
 - 8500-070 Black
- Red Returns
- Black Trim Cap

D. Registered Trademark Symbol

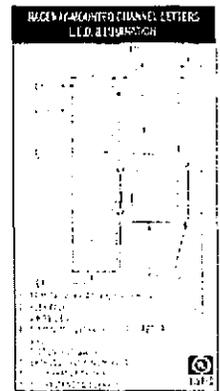
- 3-1/2" x 3-1/2" overall size
- Non-Illuminated
- Aluminum
- Black Vinyl Graphics



- Hot Rod Red Returns (MP - 10224)
- Red Trim Cap
- Inset Red Translucent Vinyl Outline (8500-017)
- White Acrylic Faces



40 SQ. FT.



www.acesignco.com 2540 South First St. Springfield IL 62704 tel 217.522.8417 fax 217.522.5848



Customer Job Site

**Marco's
Pizza**

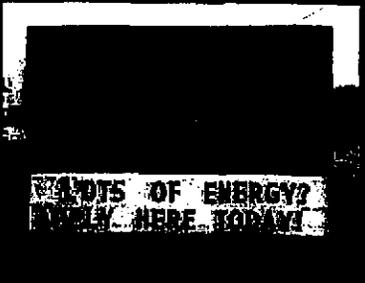
3524 PATTERSON RD
Florissant, MO 63031

Description

- Existing Family Video Monument Sign
- New Faces
 - New right divider bar
- Family Video
VO: 24-1/2" x 121-1/2"
CS: 26-1/2" x 125"
- Marco's Pizza
VO: 31" x 121-1/2"
CS: 23" x 125"

78
SQ. FT.

SCALING & SIZES
ARE APPROXIMATE



This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is therefore not to be used in whole or in part without written permission of ACE SIGN CO. • 402 N. 4TH ST. • SPRINGFIELD, IL 62707 • 317 523-8417

JOB#: 16332
designed by: AB

PROOF DATE: 08/05/13 SCALE: 1/2" = 1'

APPROVED AS IS APPROVED W/ CHANGES RE-DRAWN W/ CHANGES

7993

From: "Bryan M. Duney"
<bryan.duney@familyvideo.com>

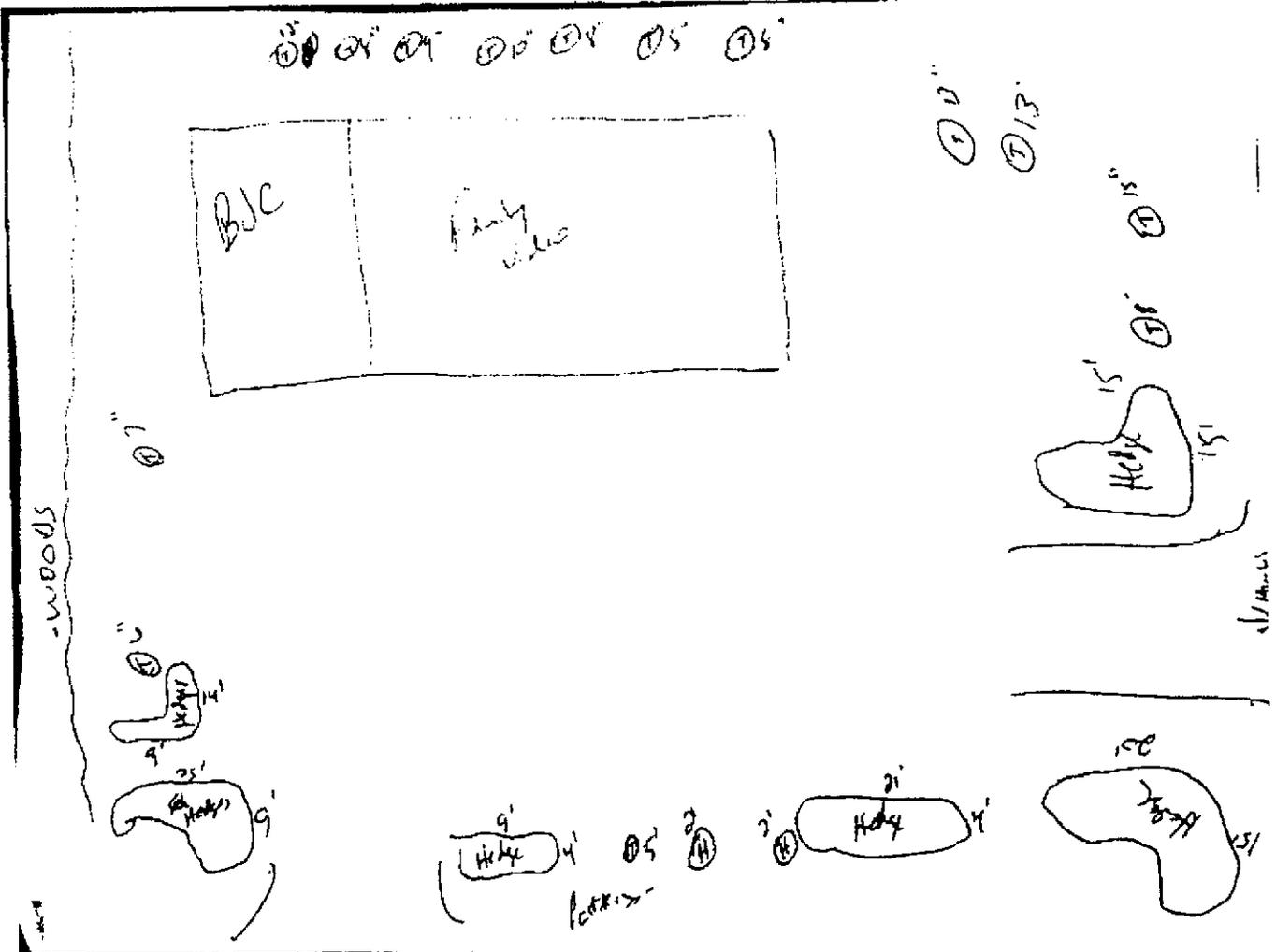
Subject: 161 landscaping

Date: August 8, 2013 3:00:43 PM CDT

To: Roy Williams <roy.williams@familyvideo.com>

Attachment, 115 KB

Sent with Genius Scan for iOS.



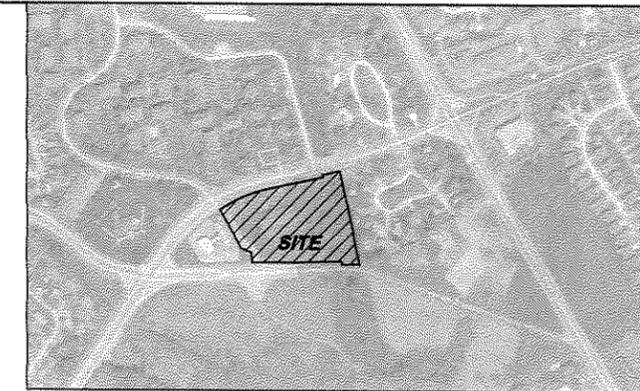
NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

PROPERTY LINES AND IMPROVEMENTS SHOWN ON THIS CONCEPT PLAN ARE FROM AVAILABLE SOURCES. NO FIELD WORK HAS BEEN PERFORMED TO VERIFY THEIR LOCATIONS. PHS, INC. THEREFORE MAKES NO GUARANTEE TO THE ACCURACY OR LOCATIONS OF THE SHOWN IMPROVEMENTS OR BOUNDARY LINES.



SITE PLAN FAMILY VIDEO - ICE KIOSK

PART OF LOT 2 OF HUCK'S CORNER,
PLAT BOOK 319, PAGE 26
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, Missouri
22 Richmond Center Court
St. Peters, MO 63376
Phone: (636) 397-1211
www.prs3.com
1-800-708-3818

GENERAL NOTES

- CURRENT ZONING: "B-5", PLANNED COMMERCIAL DISTRICT
- PROPERTY ADDRESS: 3524 PATTERSON ROAD, FLORISSANT, MO 63031
- PROPERTY OWNER: KATHLEEN KNOX HESLOP LIMITED PARTNERSHIP, 1022 EAST ADAMS STREET, SPRINGFIELD, IL 62703
- ST. LOUIS COUNTY LOCATOR NUMBER: 06J630954
- AREA OF TRACT: 3.58 ACRES
- PROPOSED USE: COMMERCIAL DEVELOPMENT
- THIS TRACT IS IN OR SERVED BY:
 - A. FIRE DISTRICT: FLORISSANT VALLEY FIRE DISTRICT
 - B. SEWER: MSO
 - C. WATER: MISSOURI AMERICAN WATER CO.
 - D. TELEPHONE: CENTURYTEL
 - E. ELECTRIC: AMEREN UE
 - F. GAS: LAKEDEE GAS COMPANY
- REGULATIONS AND PERFORMANCE STANDARDS:

MINIMUM SITE AREA	NONE
MINIMUM LOT WIDTH	0 FEET
FRONT:	40' MIN.
SIDE:	35' MIN. (ONLY APPLIES WHEN ABUTTING A RESIDENTIAL DISTRICT)
REAR:	35' MIN.
HEIGHT REQUIREMENTS	45' MAX OR THREE (3) STORIES
- MAXIMUM LOT COVERAGE DICTATED BY OTHER AREA AND PERFORMANCE REQUIREMENTS.
- ALL MECHANICAL UNITS SHALL BE ROOF MOUNTED AND SCREENED PER ARCHITECTURAL ELEVATIONS. ROOF MOUNTED MECHANICAL UNITS WILL BE SCREENED WITH LOUVER SCREEN, COLOR TO MATCH BUILDING SIDING.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- BUILDING AND SITE SHALL BE IN COMPLIANCE WITH THE AMERICAN DISABILITIES ACT REGULATIONS.
- NO SLOPE SHALL BE GREATER THAN 3:1. ALL DISTURBED AREAS SHALL BE RESTORED.
- 15YR./20MIN. STORMWATER DIFFERENTIAL:

PRE-DEVELOPED -	3.2 Ac. @ 1.70 (P.I.) = 5.44 cfs
+ 1.2 Ac. @ 3.54 (P.I.) =	4.25 cfs
	9.69 cfs
POST-DEVELOPED -	3.2 Ac. @ 1.70 (P.I.) = 5.44 cfs
+ 1.2 Ac. @ 3.54 (P.I.) =	4.25 cfs
	9.69 cfs

 DIFFERENTIAL = 9.69 cfs - 9.69 cfs = 0.00 cfs
 FURTHER DETENTION IS NOT REQUIRED FOR THIS SITE.

PARKING CALCULATION

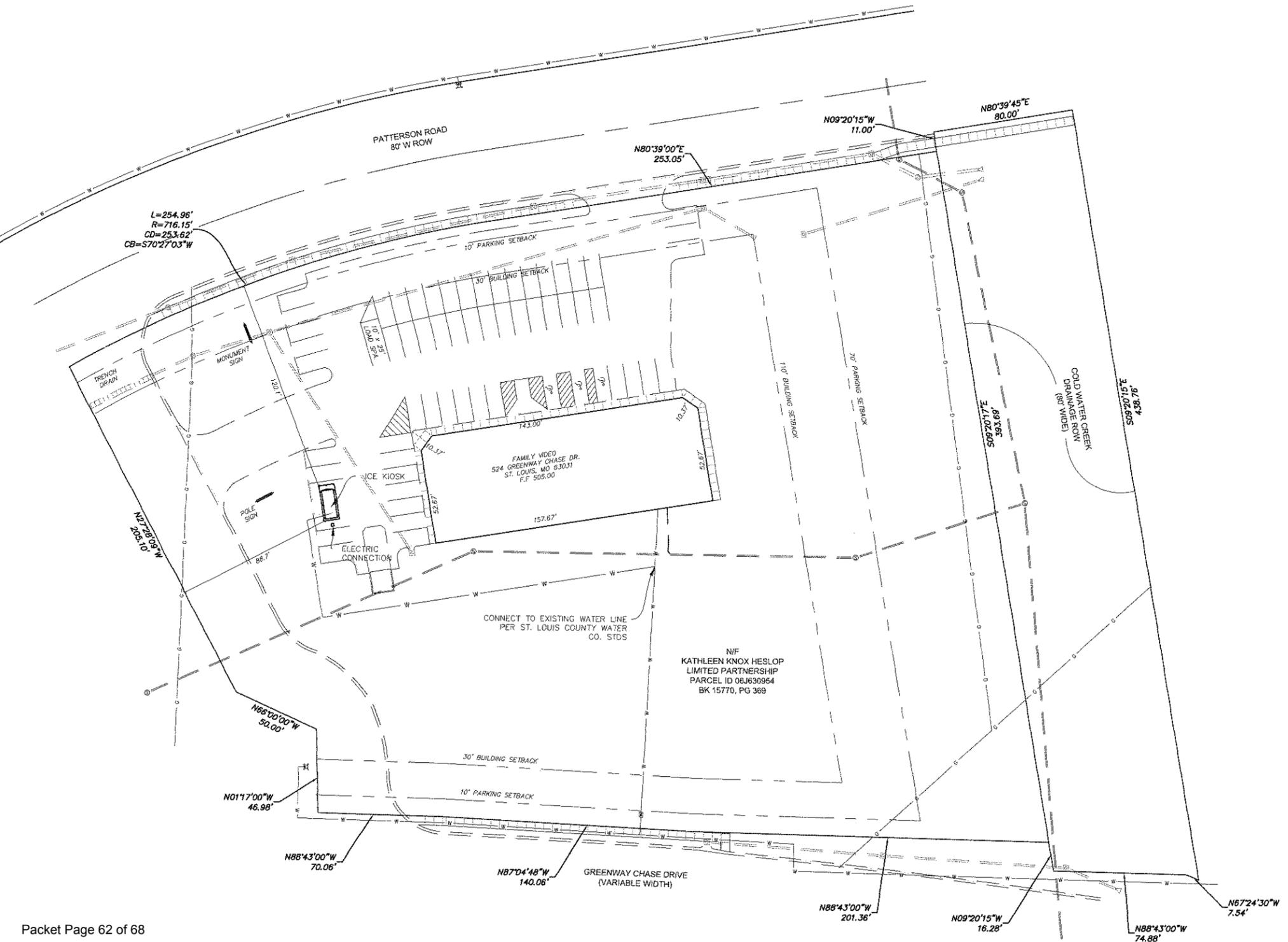
EXISTING USE:	COMMERCIAL RETAIL CENTER
PARKING REQUIREMENT:	FOUR (4) SPACE FOR EVERY ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA.
PARKING REQUIRED:	9,380 SQ. FT. OF BUILDING 4 * (9,380/1,000) = 37.5 38 PARKING SPACES REQUIRED
PARKING PROVIDED:	62 SPACES INCLUDES 3 H/C PARKING SPACES (1 VAN ACCESSIBLE SPACE)

SITE PLAN
FAMILY VIDEO
ICE KIOSK
FLORISSANT, MISSOURI
PREPARED FOR:
FAMILY VIDEO
Contact: Mr. Roy Williams, III
710 Esplanade Drive
St. Peters, MO 63376
Address: (314) 309-1236
Phone: (314) 309-1236

ENGINEER'S AUTHORIZATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS ASSUMED FOR ALL OTHER RESPONSIBILITIES INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS SPECIFICALLY NOTED.
PICKETT, RAY & SILVER, INC. - MO LICENSE APPROVED
KARL ANTHON SCHOEENKE
PROFESSIONAL ENGINEER
PE-2003015039
Karl A. Schoenke, P.E.
PROFESSIONAL ENGINEER - LICENSE 2003015039

DRAWN	KAS	DATE	12/27/16
CHECKED	DST	DATE	12/27/16
PROJECT #	16055 FA VO.00R	FIELD BOOK	X
TASK #	001	FIELD BOOK	X

FAMILY VIDEO
ICE KIOSK
SHEET 1 OF 1
Copyright 2017 by Pickett, Ray & Silver, Inc.



** SITE PLAN NOT APPROVED FOR CONSTRUCTION 03/28/17 **

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 24, 2017

3
4 BILL NO. 9276

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING B-5 ORDINANCE NO. 7998 TO ALLOW**
7 **FOR AN ICE MACHINE KIOSK IN THE PARKING LOT FOR THE**
8 **PROPERTY LOCATED AT 3524 PATTERSON ROAD.**
9

10 WHEREAS, the shopping center for this address was previously annexed from St. Louis
11 County and placed into a B-5, "Planned Commercial District" designation within the City of
12 Florissant; and

13 WHEREAS, the City Council passed and approved Ordinance No. 7998 and authorized a
14 restaurant in this annexed development at 3524 Patterson Road; and

15 WHEREAS, as a part of this B-5 development, the owners of Family Video have
16 requested authorization to install an ice machine kiosk in the parking lot at 3524 Patterson Road;
17 and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
19 recommended to the City Council at their meeting of April 3, 2017 that Ordinance No. 7998 be
20 further amended to allow for the addition of an Ice Machine Kiosk in the parking lot located at
21 3524 Patterson Road; and

22 WHEREAS, due and lawful notice of a public hearing no. 17-04-012 on said proposed
23 change was duly published, held and concluded on 24th day of April, 2017 by the Council of the
24 City of Florissant; and

25 WHEREAS, the Council, following said public hearing, and after due and careful
26 deliberation, has concluded that the amendment of Ordinance No. 7998, as hereinafter set forth,
27 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

28
29 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
30 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
31

32
33 Section 1: B-5 Ordinance No. 7998 is hereby amended to allow ice machine equipment
34 located at 3524 Patterson Road (Family Video) in a B-5 Zoning District with the
35 following additional requirements:

36 1)An outside trash container will be located adjacent to the ice machine.

37

38

39

40

PROJECT COMPLETION.

41

42

Construction shall start within 60 days of the issuance of building permits and the construction shall be completed in accordance with the plans within 100 days of start of construction.

43

44

45

46

47

Section 2: Except as herein amended Ordinance No. 7998 shall remain in full force and effect.

48

49

50

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

51

52

Adopted this _____ day of _____, 2017.

53

54

55

56

Jackie Pagano
President of the Council

57

58

59

Approved this _____ day of _____, 2017.

60

61

62

63

Thomas P. Schneider
Mayor, City of Florissant

64

65

66

ATTEST:

67

68

Karen Goodwin, MMC/MRCC
City Clerk

69

70

1 INTRODUCED BY COUNCILMAN LEE
2 APRIL 24, 2017

3
4 BILL NO. 9277

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING CHAPTER 125.056 “WAGE INCREASE &
7 SCHEDULE” BY AMENDING SUBSECTION A “JOB CLASSIFICATION
8 AND GRADE LEVEL” BY CHANGING THE GRADE LEVEL FOR THE
9 COURT CLERK FROM “8” TO “9”.**

10
11
12 WHEREAS, the City Council feels that an increase in grade level for the positon
13 of Court Clerk will make the positon more competitive.

14
15 WHEREAS, the Judge has recommended an increase of one level to a level 9 to
16 improve recruitment for the positon.

17
18 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.
19 LOUIS COUNTY, MISSOURI, AS FOLLOWS:
20

21 Section 1: Chapter 125.056 “Wage Increase & Schedule” Subsection A “Job
22 Classification and Grade Level” is hereby amended by changing the grade level for the
23 position of Court Clerk from “8” to “9”.

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

26
27 Adopted this ____ day of _____, 2017.

28
29
30 _____
31 Jackie Pagano
32 President of the Council
33 City of Florissant

34
35 Approved this ____ day of _____, 2017.

36
37
38 _____
39 Thomas P. Schneider
40 Mayor, City of Florissant

41
42 ATTEST:

43
44 _____
45 Karen Goodwin, MMC/MRCC
46 City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 APRIL 24, 2017

3
4 BILL NO. 9278

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$4,000 FROM**
7 **ACCOUNT NO. 0339 "ICE/SNOW REMOVAL TO ACCOUNT NO.**
8 **0334 "STREET MARKINGS" TO REPLACE THE 134 BANNERS ON**
9 **N. LINDBERGH AND N. HIGHWAY 67 WITH NEW BANNERS.**

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 authorized a transfer of \$4,000 from Account no. 0339
15 "Ice/Snow Removal to Account no. 0334 "Street Markings" to replace the 134 banners on N.
16 Lindbergh and N. Highway 67 with new banners.

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

20
21 Adopted this _____ day of _____, 2017.

22
23
24 _____
25 Jackie Pagano
26 President of the Council
27 City of Florissant

28
29 Approved this _____ day of _____, 2017.

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

35
36 ATTEST:
37
38 _____
39 Karen Goodwin, MMC\MRCC
40 City Clerk

41

FLORISSANT CITY COUNCIL AGENDA REQUEST FORM

Date: 4/20/2017

Mayor's Approval:

Agenda Date Requested: 04/24/2017

Description of request:

Transfer of Funds from 0339 to 0334

(See Attached Memo)

Department: Public Works



Recommending Board or Commission: N/A

Type of request:

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

Public Hearing needed: **Yes / No**

No

3 readings? : **Yes / No**

NO

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.		Draft Ord.	

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____



Memo To: City Council

Date: April 20, 2017

Thru: Mayor Thomas P. Schneider

cc: Finance Department

From: Lou Jearls, Director of Public Works

Subject: Transfer of funds

The old spring/summer banners for N. Lindbergh / N. Highway 67 are looking pretty weather worn and the Christmas banners that are up need to get changed out. I would very much like to put up some new banners this year. Currently the account for this project does not have adequate funds.

Therefore, I respectfully request that the City Council approve the transfer of \$4000.00 from Acct. 0339 – Ice/Snow Removal to Acct. 0334 – Street Markings to replace the 134 banners on N. Lindbergh / N. Highway 67 with new banners.

Thankyou in advance,

A handwritten signature in black ink, appearing to read "Lou J.", is written over a faint circular stamp.

Louis B. Jearls, Jr., P.E., PWLF
Director of Public Works