



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, March 27, 2017
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes of March 13, 2017

IV. HEARING FROM CITIZENS

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

V. COMMUNICATIONS

None

VI. SPECIAL PRESENTATION

- Golf Course

VII. PUBLIC HEARINGS

17-03-009 (Ward 2) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Wilkes Family 4 LLC d/b/a Stix & Ice to allow for the operation of a restaurant for the property located at 31 & 35 Florissant Oaks Shopping Center. (Planning and Zoning Commission recommended approval on 3/8/17)	Lamar Wilkes
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17-03-010 (Ward 6) Application Staff Rpt Plans	Request to authorize a Special Use Permit to the Hertz Corporation d/b/a Hertz Car Sales to allow for an auto leasing and sales establishment for the property located at 1390 & 1400 N. Hwy 67. (Planning and Zoning Commission recommended approval on 3/8/17)	John Pennington
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VIII. OLD BUSINESS

A. SECOND READINGS

9266 Application Staff Rpt Plans	Ordinance to authorize a Special Use Permit to Aspire Healthcare Solutions, LLC d/b/a Aspire Health Solutions to allow for a healthcare training center for the property located at 3391 N. Highway 67.	2 nd Reading Siam
9267 Application Staff Rpt Plans	Ordinance to authorize a Special Use Permit to Natalynn Event Centers, LLC d/b/a The Jewel Event Center to allow for a banquet center for the property located at 407 Dunn Road.	2 nd Reading Schildroth
9268 Application	Ordinance authorizing a transfer of Special Use Permit no. 8123 from Tropicale Grill to Mangoes Grill Fish & Chicken for the operation of a restaurant located at 8141 N. Lindbergh.	2 nd Reading Eagan

IX. NEW BUSINESS

X. BOARD APPOINTMENTS

XI. REQUESTS

Ward 2	Request for a Full Liquor by the Drink license for Wilkes Family 4, LLC d/b/a Stix & Ice located at 31 & 35 Florissant Oaks Shopping Center.	Lamar Wilkes
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XII. BILLS FOR FIRST READING

9270	Ordinance to authorize a Special Use Permit to Wilkes Family 4 LLC d/b/a Stix & Ice to allow for the operation of a restaurant for the property located at 31 & 35 Florissant Oaks Shopping Center.	Jones
9271	Ordinance to authorize a Special Use Permit to the Hertz Corporation d/b/a Hertz Car Sales to allow for an auto leasing and sales establishment for the property located at 1390 & 1400 N. Hwy 67	Henke
9272 Memo	Ordinance amending Title III of the Florissant City Code, Schedule XIII "Parking Prohibited At All Times On Certain Streets" by adding thereto a portion of Leisurewood Court.	Siam

9273 Memo	Ordinance amending Revenue Account No. 3490 “Grants and Reimbursements” in the amount of \$5000 and appropriating the sum of \$5000 from the General Revenue Fund to Budget Account No. 4930 “Equipment Repair” to purchase radar units with funds awarded through a MoDOT Blueprint Grant.	Pagano
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XIII. COUNCIL ANNOUNCEMENTS

XIV. MESSAGE FROM THE MAYOR

XV. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MARCH 24, 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, MARCH 27TH, 2017.

CITY OF FLORISSANT



COUNCIL MINUTES

March 13, 2017

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, March 13, 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: Caputa, Schildroth, Henke, Pagano, Schmidt, Siam, Lee, Jones and Eagan. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and Deputy City Clerk Anita Moore. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Schmidt moved to approve the Meeting Minutes and Executive Meeting of 2/28/2017 and Special and Work Session Minutes of 3/7/2017, seconded by Siam. 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.

Connie Harge, 3625 Parc Chateau, stated that she supported the current ban on pit bull dogs. She stated that she had a relative that died after being mauled by a pit bull.

Gabe Phifer, 13 Bonnie, stated that statistics cannot always be the determining factor in legislation. People drown in swimming pools, but swimming pools are not outlawed. Genetics do not determine behavior. Improperly socialized dogs of every breed attack people and other dogs. He asked the Council to repeal the ban.

Patricia Lopez, 11 Bruce Dr., stated that the law is discriminatory. Please repeal the ban.

Datiana Guerrero, 1785 Aspen Dr., stated that when her military family came back from Afghanistan they brought with them their pit bull dog, not knowing he was a banned breed. The dog helps her with her husband's PTSD episodes and is a loving family dog. Please repeal the discriminatory ban on pit bull dogs.

Steve Schuermann, 3325 Hermoso, stated that he felt breed specific legislation does not work and is similar to profiling. The responsibility of a well behaved dog lays with the owners, whatever the breed. Please repeal the ban.

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Charles Krupp, 2180 St. Louis, stated that he supported the repeal of the pit bull ban. He is a lifelong resident of Florissant and was unaware of the ban until he received a letter stating that he must remove the dog from the city. If forced between getting rid of his loving, mixed breed dog or living in the Florissant, his family will move. He asked the Council to repeal the pit bull ban.

Connie Nolan, 170 Ruth Dr., stated the Council and FBA had worked hard at the recent Work Session to present the two amended ordinances to be introduced this evening. She asked the Council to vote yes on the bills.

Amy Harrison, 695 Hargrove Lane, stated that she is a homeowner in Florissant but keeps her mixed breed dogs at another location. If the breed ban repeal does not pass, she will sell her house in Florissant. Please enforce the dangerous dog ordinance.

Cindi O'Shea, 125 W. St. Anthony, stated that she was opposed to repealing the pit bull ban. She asked the administration to encourage people moving into Florissant to become familiar with the ordinances when they apply for their occupancy permit. She stated statistics that she felt supported the pit bull ban and dangerous dog ordinances. She was a vet tech and was attacked by a pit bull dog. Ms. O'Shea supports the breed specific legislation now in place.

Carl Leavy, 285 Dowing, a lifelong Florissant resident, stated that he has been bit three times by dogs and none of them were pit bulls. Two of his children were mauled extensively by Labradors and not pit bull dogs. Their dog was removed from their backyard after a complaint to the city's Health Department. Please repeal the pit bull ban.

Chantel Jamson, 14470 Avocado, asked the Council to repeal the ban on pit bull dogs.

Shana Griffin, 14490 Avocado, stated that she was against the ban on pit bulls.

Mike Cardenas, 2475 Stoney End Ct., stated that 12 Florissant residents were in attendance this evening that supported the repeal, but chose not to speak. He relayed a story from Lindsay Creason, 25 Cedar Park, whose boxer mix was considered a pit bull and was taken away even after she complied with all the laws of Florissant regarding pet ownership. He stressed that all the information/statistics presented should be from an updated, credible source.

Gary Vinyard, 1640 Fenmore, stated that he supported the ban currently in place. Pit Bull dogs are stronger and do more damage when they attack. It is difficult, if not impossible, to obtain home owners insurance if you own a pit bull.

George Farmer, 74 Club Grounds North, stated statistics supporting breed specific legislation. He supports the ban currently in place.

The Chair stated that the next item on the agenda was Communications.

- 1 Email dated February 15, 2017 from James Conner expressing support of the pit bull ban.
- 2 Email dated February 17, 2017 from Larry Amnot expressing support of the pit bull ban.
- 3 Email dated February 20, 2017 from Jeff Borchardt expressing support of the pit bull ban.
- 4 Email dated February 15, 2017 from Bob Levin expressing support of the pit bull ban.
- 5 Email dated February 26, 2017 from John Lutrell expressing support of the pit bull ban.
- 6 Email dated February 25, 2017 from Terry Hoppes expressing support of the pit bull ban.
- 7 Email dated February 28, 2017 from Lee Greenwood requesting the repeal of the pit bull ban.
- 8 Email dated February 28, 2017 from Sandra Link requesting the repeal of the pit bull ban.
- 9 Email dated March 1, 2017 from Julie Wall expressing support of the bit bull ban.
- 10 Email dated March 1, 2017 from Thomas McCartney expressing support of the pit bull ban.
- 11 Email dated March 1, 2017 from Connie Nolan requesting the repeal of the pit bull ban.
- 12 Email dated March 6, 2017 from Akeisha Lewis requesting the repeal of the pit bull ban.
- 13 Email dated March 6, 2017 from Jessa Stone requesting the repeal of the pit bull ban.
- 14 Email dated March 5, 2017 from Mike Barry expressing support of the pit bull ban.
- 15 Email dated March 5, 2017 from Ken Pruettt requesting the repeal of the pit bull ban.
- 16 Email dated March 5, 2017 from Martha Korte requesting the repeal of the pit bull ban.
- 17 Email dated March 5, 2017 from Veronica Winterscheidt requesting the repeal of the pit bull ban.
- 18 Email dated March 5, 2017 from David Smith requesting the repeal of the pit bull ban.
- 19 Email dated March 6, 2017 from Kristin Korte requesting the repeal of the pit bull ban.
- 20 Email dated March 8, 2017 from Cindi O'Shea expressing support of the pit bull ban.
- 21 Email dated March 8, 2017 from Nick Hoechst requesting the repeal of the pit bull ban.

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86 The next item on the Agenda was Public Hearings.

87 The City Clerk reported that Public Hearing #16-09-026 to be held this night on a request to
88 rezone for Lyons Properties, LLC d/b/a Dunkin Donuts the property located at 8115 N. Lindbergh from
89 B-3 "Extensive Commercial District" to B-5 "Planned Commercial District" to allow for the
90 construction of a new building had been advertised in substantially the same form as appears in the
91 foregoing publication and by posting the property. The Chair declared the Public Hearing to be open
92 and invited those who wished to be heard to come forward.

93 Councilman Eagan stated that the city had not received any plans from the petitioner and, as a
94 result, was not going to ask for further postponements. Being no citizens who wished to speak,
95 Councilman Eagan moved to close P.H. #16-09-026, seconded by Lee. Motion carried.

96 The City Clerk reported that Public Hearing #17-03-007 to be held this night on a request to
97 authorize a Special Use Permit to Aspire Healthcare Solutions, LLC d/b/a Aspire Health Solutions to
98 allow for a healthcare training center for the property located at 3391 N. Highway 67 had been
99 advertised in substantially the same form as appears in the foregoing publication and by posting the
100 property. The Chair declared the Public Hearing to be open and invited those who wished to be heard
101 to come forward.

102 Tamara Taylor and Jeanetta Stomer, petitioners, appeared before the Council. Ms. Taylor
103 stated that they are both registered nurses with advanced degrees and 16 years clinical experience. The
104 petitioners have taught at the top nursing hospitals in the area. They would like to open a medical
105 training facility for both CAN (Certified Nursing Assistant) and phlebotomy education in Florissant.

106 All their students are required to be 18 years of age or older, must pass a drug screening and
107 background check, and be high school/GED graduates. Also, all students must be registered on the
108 Family Safety Care registry with no disqualifying items.

109 The Medical Assistant Program is a 16 week program with 177 contact hours. 9 ½ weeks will
110 be spent at the Florissant facility and the additional 6 1/2 weeks will be spent at nursing homes. The
111 students meet 2 days a week in the evenings, Tuesday and Thursday from 4:30 pm to 8:30 pm. They
112 limit class size to 10 students (the State of Missouri limits class size to 15). This class will be offered
113 only 3 times a year since it is a 16 week course. There is ample, well-lit parking.

114 The Phlebotomy Technician Program is 7 weeks long, an 88 contact hour program, with 6
115 weeks being spent in the facility on Monday and Wednesday from 4:30 pm to 8:30 pm. The 7th week
116 is spent in a laboratory. It also is limited to 10 students. Their site includes 2 offices and one
117 classroom. No live blood draws will be done at the facility - the testers will be mannequins. The
118 petitioners have contacted with a disposal company, Sharps, to pick up medical waste once a month.
119 Used needles will be the only medical waste they have.

120 Their school has been certified by the Missouri Department of Higher Education which is an
121 extremely difficult certification to obtain. They have also been certified by the CNA Training Center
122 (Certified Nursing Assistant) and by the Missouri Department of Health and Senior Services. The
123 employment rate for graduating phlebotomists is 98% with many students working in labs, nursing
124 homes and hospitals in the Florissant area. They hope to have health fairs for Florissant residents, a
125 health awareness newsletter, and a back to school event for the children. They hope to offer discounted
126 CPR training to residents.

127 In regards to placement services, they have contacted nursing homes, home health care agencies
128 and dialysis centers and are very dedicated to placing their students in jobs. 98% of CNA and
129 phlebotomy students are placed in jobs.

130 Councilman Siam asked the petitioner to explain why, as a result of all the communication
131 problems, Ms. Stomer was requesting three readings of the bill tonight. Ms. Stomer stated that it was
132 not the City's fault, but she was not made aware when she applied, that a Special Use Permit was

133 needed until several weeks later. As a result, they have enrolled students for the classes beginning on
134 March 7th. They have now pushed their starting dates back with the students' currently enrolled.
135 Starting dates consistency with the state is very important and they would like to open as soon as
136 possible.

137 Councilman Caputa asked about the time line for notification that a special use permit was
138 required. Ms. Stomer stated that she thought it was approximately the first week of February and that
139 she was notified by letter. She added that they have been working on the N. Hwy 67 location since
140 summer time and have been working to obtain the necessary state certifications for a year.

141 Councilman Eagan asked if, when they originally applied for the school, did the petitioners tell
142 the staff what they were applying for. Ms. Stomer said yes. Councilwoman Pagano asked the
143 petitioner when she applied and Ms. Stomer stated that they had their inspection approximately the
144 middle of January - so it must have been around then. They did not apply for a Special Use Permit at
145 that time because they did not know they needed one. She added that they originally applied as a
146 "training center" but were reclassified to a "technical school" because of zoning requirements.

147 The Chair asked if there were any citizens who would like to speak on said public hearing.

148 Joshua Polsky, 748 Loekes Dr., stated that he had a bad experience with Sanford Brown and
149 wanted to make sure the school was legitimate for the students. Ms. Stomer stated that she and Ms.
150 Taylor were both instructors and owners and they believe in quality control. Their main goal is to
151 improve people's lives and are they dedicated to that end. Everyone deserves good health care.

152 Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #17-03-
153 007 seconded by Lee. Motion carried.

154 The City Clerk reported that Public Hearing #17-03-008 to be held this night on a request to
155 authorize a Special Use Permit to Natalynn Event Centers, LLC d/b/a The Jewel Event Center to allow
156 for a banquet center for the property located at 407 Dunn Road had been advertised in substantially the
157 same form as appears in the foregoing publication and by posting the property. The Chair declared the
158 Public Hearing to be open and invited those who wished to be heard to come forward.

159 Mr. and Mrs. Eric Galloway, owners, stated that they had purchased the old Mr. Yak's
160 Restaurant on Dunn Road. Mr. Galloway stated that the Jewel Event Center is comprised of 5 rooms to
161 accommodate different types of events. The Pearl Room can act as a wedding chapel or a venue for
162 small meetings. The Diamond Room can accommodate a reception area after a wedding. The Ruby
163 Room will be used for banquets, special events and Sunday brunch. Sunday brunch will be available

164 from 11-2. The Onyx Room will be used for birthday parties, showers and other special events. The
165 Sapphire Room will be the daily restaurant dining room, open every day for lunch from noon until 3.
166 Mr.Galloway stated that the event center and an adjacent business, the Wedding Wonderland, have a
167 reciprocating relationship, referring customers to each other.

168 Councilman Schildroth thanked the Galloways for investing in Florissant. In response to
169 Councilman Schildroth question, Mr. Galloway stated that the capacity of the event center is 584. He
170 also stated that they will be serving dinner as well, from 3 pm until close, 6 days a week, maybe 7 days.
171 The building is being brought up to code and they are now waiting for approval from St. Louis County
172 Health Department. The event center will be catering in the food until kitchen renovations are
173 complete. They have been approved by the Florissant Valley Fire Marshal.

174 Councilman Schmidt stated that he was glad a restaurant would be opening at that location
175 again. Mr. Galloway clarified that they will be a full-fledged restaurant and a banquet center.
176 Councilman Schmidt stated that the hours of operation were needed to incorporate them into the bill.
177 Mr. Galloway stated that they would be open 7 days a week from 11 am to midnight.

178 Councilman Lee asked what/where the adjacent easements spaces for 584 customers would be
179 located. Mr. Galloway responded that easement parking was located in the shopping center behind the
180 restaurant; because all the businesses located there close at 5 pm. There is also easement parking in
181 the church lot across the street. The church is currently in the process of issuing the cross-access
182 agreement. Councilman Jones asked if the bar will remain to which the petitioner responded yes, until
183 1:00 a.m. To clarify his hours of operation, Mr. Galloway stated that he would be open until 1:30.

184 The Mayor stated that they must maintain a “closed place” so there can be no patrons in the
185 establishment after 1:30.

186 Council President Pagano asked if he had a party booked for March 25th. Mr. Galloway
187 explained that the party was booked because they thought all the work would be finished by now. The
188 general contractor was behind schedule. She explained that the Council is required to have a public
189 hearing first, before the bill was passed and that the final reading of his bill would occur at the next
190 Council Meeting on March 27th. Mr. Galloway stated that he thought they would be getting three
191 readings this evening.

192 The Chair asked if there were any citizens who would like to speak on said public hearing.
193 Being none, Councilman Schildroth moved to close P.H. #17-03-008, seconded by Caputa. Motion
194 carried.

195 Councilwoman Pagano moved that amended Bill No. 9260 An Ordinance amending Title II
196 Chapter 205, by amending Section 205.395 "Regulation of Pit Bull Dogs" to allow pit bull dogs in the
197 city with mandatory spaying and neutering be read for a second time, seconded by Caputa. Motion
198 carried and amended Bill No. 9260 was read for a second time. Councilwoman Pagano moved that
199 amended Bill No. 9260 be read for a third time, seconded by Caputa. Motion carried and amended Bill
200 No. 9260 was read for a third and final time and placed upon its passage.

201 Councilman Schildroth thanked all the people who sent in emails and all the speakers who
202 expressed their feeling on this topic and over the last few months. He stated that they had a work
203 session on the dog ordinances last week. In the past weeks, Councilman Schildroth had met with the
204 Mayor to suggest changes to the pit bull ordinance: 1) allowing pit bulls to be adopted from the city's
205 health department 2) the city will pay for the DNA test if the city misidentifies the breed. 3) further
206 training for staff. After talking to residents, he will be voting to keep the ban in place.

207 Councilman Lee stated that he supported the original pit bull ban. He researched the topic of
208 pit bulls and statistics bear out that a disproportionate number of dog bite deaths were from pit bull
209 attacks. He feels dog bites from pit bulls are more serious and lethal than from smaller dogs. Over the
210 last year there have been a high number of pit bull attacks in Florissant on both people and other dogs.
211 Several council members have seen a video of an attack on a girl at the Motel 6. He is concerned the
212 new ordinance will open the flood gates for pit bulls to come into the city. He added that the council
213 has heard from hundreds of people regarding this issue and the majority of them are not from
214 Florissant. Surveys completed indicate that responders were evenly divided on the subject. Residents
215 in Ward 1 are split 2 to 1 in favor of keeping the ban. He read a letter from Jeff Boschert who lost his
216 child as a result of an unprovoked pit bull attack. He will be voting to keep the pit bull ban in place.

217 Councilman Jones stated that safety is everyone's top priority, both the people *for* the ban and
218 those *against* it. He thanked Councilman Schildroth for introducing the pit bull ban in 2005 as a result
219 of his concern for residents' safety. Councilman Jones stated that he feels the ordinance currently in
220 place does not work. There are thousands of pit bulls in the city with no accountability. He will make
221 sure that the Mayor and the city administration are held accountable regarding enforcement, if this
222 amended bill passes. He will be voting to repeal the pit bull ban.

223 Councilman Siam stated he agreed with Councilman Lee and that the majority of constituents in
224 Ward 9 do not favor the repeal of the ban. At his last ward meeting, the residents in attendance voted 4
225 to 1 to maintain the ordinance as it is. He will be voting no on repealing the pit bull ban.

226 Councilman Henke stated that he has been talking to the residents of Ward 6 for over a year
227 regarding this topic. The majority of his residents have expressed the desire to keep the ban on pit bulls.
228 He would love to have a referendum vote by the residents of the city. He will be voting to keep the ban
229 in place.

230 Councilman Eagan stated whichever way the Council voted this evening, someone will be mad.
231 Surveys have indicated that the residents are pretty evenly divided. The problem he has with the
232 current ordinance is that, after people adopt or rescue a mixed breed dog, it becomes a member of the
233 family. As DNA testing has shown, many dogs have a percentage of pit bull. Many of his residents in
234 Ward 3 would prefer that the government stay out of their lives and not tell them what kind of dogs
235 they should own. The next bill on the agenda is a “Dangerous Dog” ordinance that Councilman Eagan
236 feels is one of the best in the country and will keep Florissant residents safe.

237 Councilman Caputa stated that this is a very personal and emotional issue on both sides. He and
238 Councilwoman Pagano have been working on the pit bull issue from the beginning. The proposed
239 dangerous dog ordinance is very strong and been combined with the best parts from other
240 municipalities. If a shelter claims that the puppy a family adopts, loves, and cares for is a Labrador and
241 it turns out to be a pit bull – this creates a very heartbreaking situation. He thanked the members of the
242 Bully Alliance for the education received regarding this subject. He will be supporting the repeal of
243 the pit bull ban.

244 Councilwoman Pagano thanked the Councilmembers on both sides of the issue, stated that she
245 respected their vote either way. The Council worked hard on bringing all the information and statistics
246 forward to make an informed decision. They did their homework and everyone had been heard. She
247 felt that she is truly making the best decision for the citizens of Florissant. She will be voting in favor
248 of the repeal of the pit bull ban.

249 The Mayor agreed that issues about pets can be one of the most emotional. He commended the
250 Council for embracing the dangerous dog challenge and working very hard to come up with two strong
251 ordinances. He stated that it is the administration’s job to enforce the ordinances and he will do that
252 however the Council votes this evening. The city and administration will not shrink from that
253 responsibility.

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

256 Sandra Link, Madison Ave., stated that everyone is on the same side in wanting all citizens to
257 be safe. Residents should be protected from dangerous dogs of all breeds. She respects Councilman
258 Schildroth for putting the ban forward initially out of concern for the residents of Florissant. It is now
259 time to revisit the law because it has lost its effectiveness.

260 Mike Cardenas, 2475 Stoney End Ct., stated that the letter Mr. Lee read, a citizen in Wisconsin,
261 was not a Florissant resident. He stated that he appreciated that the dangerous dog ordinance was
262 strengthened and will improve public safety.

263 Councilwoman Pagano moved for a five minute recess, seconded by Caputa. Motion carried.

264 Mike Schmidt, Saddle Dr., stated that he would have preferred that the residents of Florissant
265 vote to decide on this issue. He stated that there are insurance companies that will not insure
266 homeowners if have a pit bull dog at their residence.

267 Cindi O'Shea, 125 W. St. Anthony, asked what would make the residents who own illegal pit
268 bulls come forward and follow the rules. She asked how much the hiring, enforcing and retraining of
269 employees would cost and its affect on the City's budget. She is in favor of the ban.

270 Steve Schuermann, 3325 Hermoso, stated that he felt breed specific legislation does not work
271 and is unenforceable.

272 Melissa Jefferies, 1275 St. Anthony Lane stated that although breed specific legislation is an
273 emotional issue, it should be looked at factually from a legislative perspective. Breed bans are
274 discriminatory. The new dangerous dog ordinance will include dangerous pit bulls.

275 Jessica Carroll, 765 Northmoor Dr., stated that her boyfriend rescued an abused pit bull in
276 distress and they were not allowed to keep the dog in Florissant. The dog has now become a member
277 of her family and stays in Cottleville with a friend. If this bill does not pass this evening she will be
278 selling her house in Florissant.

279 Nicky Weise, 216 Elmdale Ct., stated that she supports repealing the breed ban. She will not
280 stay in Florissant if the ban is not repealed.

281 William Trewhitt, 216 Elmdale Ct., stated that they love living in Florissant, but will have to
282 move if the ban is not lifted.

283 Mary Booher, 1823 Kingsford Dr., stated that she works for an insurance company and they do
284 insure homeowners with pit bull dogs. State Farm and USAA Insurance companies do also. She
285 stated that consistency was needed in the law and asked for a repeal of the pit bull ban.

286 Ron and Carol Wright, 500 Waterford, stated that they were responsible pet owners. He added
287 that the Florissant Animal Control employees were very professional and kind in dealing with their dog
288 attack.

289 Ken Sullivan, 685 Madison Lane, stated that he supported the repeal of the ban on pit bull dogs.
290 He stated that there is no correlation between aggressive dogs and the breed of dogs. It is all about the
291 owners, their training of the dog, and their responsibilities.

292 Mandy Sullivan, 685 Madison Lane, questioned the consistency in some of Councilman Lee's
293 information. She asked to repeal the pit bull ban.

294 Being no further comments, on roll call the Council voted: Caputa yes, Schildroth no, Henke
295 no, Pagano yes, Schmidt yes, Siam no, Lee no, Jones yes and Eagan yes. Whereupon the Chair
296 declared amended Bill No. 9260 to have passed and said Bill became Ordinance No. 8302.

297 Councilman Caputa moved that amended Bill No. 9261 An Ordinance amending Title II
298 Chapter 205 by amending Section 205.260 "Dangerous Animals," be read for a second time, seconded
299 by Pagano. Motion carried and amended Bill No. 9261 was read for a second time.

300 Several Councilmembers stated that it was very important that the administration ensures
301 enforcement and accountability of these new bills. Councilwoman Pagano suggested that the
302 occupancy permit procedure include a question regarding pet ownership when a person or family
303 moves into the city and to inform them of our dog laws. The Mayor stated that the administration was
304 looking forward to working with the residents, Council and employees to ensure the Florissant is a safe
305 city for residents and their dogs and by enforcing the legislation.

306 Councilman Caputa moved that amended Bill No. 9261 be read for a third time, seconded by
307 Pagano. Motion carried and amended Bill No. 9261 was read for a third and final time and placed upon
308 its passage.

309 Before the final vote all interested persons were given an opportunity to be heard. On roll call
310 the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee
311 yes, Jones yes and Eagan yes. Whereupon the Chair declared amended Bill No. 9261 to have passed
312 and said Bill became Ordinance No. 8303.

313 Councilman Eagan moved that Bill No. 9264 An Ordinance granting a Special Use Permit to
314 STL Howdershell Rd., LLC d/b/a St. Louis Fish & Chicken to allow for the operation of a carry-out
315 restaurant for the property located at 340A Howdershell Road be read for a second time, seconded by
316 Jones. Motion carried and Bill No. 9264 was read for a second time. Councilman Eagan moved that

317 Bill No. 9264 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9264 was
318 read for a third and final time and placed upon its passage.

319 Before the final vote all interested persons were given an opportunity to be heard. On roll call
320 the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes,
321 Jones yes and Eagan yes. Whereupon the Chair declared Bill No. 9264 to have passed and said Bill
322 became Ordinance No. 8304.

323 Councilman Henke moved that Bill No. 9265 An Ordinance authorizing the re-painting of
324 masonry for Church's Chicken located at 410 N. Highway 67 be read for a second time, seconded by
325 Schmidt. Motion carried and Bill No. 9265 was read for a second time. Councilman Henke moved that
326 Bill No. 9265 be read for a third time, seconded by Siam. Motion carried and Bill No. 9265 was read
327 for a third and final time and placed upon its passage. Councilman Jones stated that since the city has
328 an ordinance against painting brick, it would be nice of Church's Chicken to power wash the building,
329 take the paint off and stain the building.

330 Before the final vote all interested persons were given an opportunity to be heard. On roll call
331 the Council voted: Caputa no, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes,
332 Jones no, and Eagan yes. Whereupon the Chair declared Bill No. 9265 to have passed and said Bill
333 became Ordinance No. 8305.

334 Councilman Eagan moved to appointment Patrick Wolfmeyer, 1455 Flordawn, to the Personnel
335 Commission as a member from Ward 3 for a term expiring on 3/13/2021, seconded by Schildroth.
336 Motion carried.

337 Councilman Lee moved to reappoint Mary Pat Outlaw, 1405 Central Parkway, to the Citizens
338 Participation Committee as a member from Ward 1 for a term expiring on 3/27/2018, seconded by
339 Eagan. Motion carried.

340 Councilman Schildroth moved to reappoint Christine Keil, 110 St. Pierre, to the Citizens
341 Participation Committee as a member from Ward 5 for a term expiring on 3/22/2018, seconded by
342 Eagan. Motion carried.

343 Council as a Whole introduced Resolution No. 994 A Resolution by the Mayor and City
344 Council of Florissant, Missouri urging voters to vote yes on Proposition P, a St. Louis County ballot
345 issue related to funding to improve public safety and said resolution was read for the first time.
346 Councilman Jones moved that Resolution No. 994 be read for a second time, seconded by Eagan.
347 Motion carried and Resolution No. 994 was read for a second time. The Mayor encouraged residents

348 and citizens to vote for this bill in order to ensure adequate police protection for all of St. Louis County.
349 Councilman Jones moved that Resolution No. 994 be read for a third time, seconded by Eagan. On roll
350 call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee
351 yes, Jones yes and Eagan yes. Having received the unanimous vote of all members present Resolution
352 No. 994 was read for a third and final time and placed upon its passage. Before the final vote all
353 interested persons were given an opportunity to be heard. On roll call the Council voted: Caputa yes,
354 Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes and Eagan yes.
355 Whereupon the Chair declared Resolution No. 994 to have been adopted.

356 Councilman Schildroth moved to approve the request for full liquor by the drink license for
357 Natalynn Event Centers, LLC d/b/a The Jewel Event Center for the property located at 407 Dunn Road,
358 seconded by Henke. Motion carried. On roll call the Council voted: Caputa yes, Schildroth yes,
359 Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes and Eagan yes. Whereupon the
360 Chair declared the liquor license approved.

361 Councilman Eagan moved to accept the application for a request for a Transfer of Special Use
362 Permit No. 9123 from Tropicale Grill to Mangoes Grill Fish & Chicken for the operation of a restaurant
363 located at 8141 N. Lindbergh, seconded by Siam. Motion carried and the request was approved.

364 Councilman Siam introduced Bill No. 9266 An Ordinance to authorize a Special Use Permit to
365 Aspire Healthcare Solutions, LLC d/b/a Aspire Healthcare Solutions to allow for a healthcare training
366 center for the property located at 3391 N. Highway 67 and said Bill was read for the first time.
367 Considering the extenuation circumstances of the applicants, Councilman Siam requested three
368 readings of the bill. Councilman Eagan stated that he would approve three readings this evening
369 because he was not entirely sure that the City was not somewhat responsible for the petitioners delay.
370 Councilman Siam moved that Bill No. 9266 be read for a second time, seconded by Schmidt. Motion
371 carried and Bill No. 9266 was read for a second time. Councilman Siam moved that Bill No. 9266
372 be read for a third time, seconded by Schmidt. On roll call the Council voted: Caputa no, Schildroth
373 yes, Henke yes, Pagano no, Schmidt yes, Siam yes, Lee no, Jones no and Eagan yes. The motion for
374 a third reading of Bill No. 9266 failed.

375 Councilman Schildroth introduced Bill No. 9267 An Ordinance authorizing a
376 Special Use Permit to Natalynn Event Centers, LLC d/b/a The Jewel Event Center to allow for a
377 banquet center for the property located at 407 Dunn Road and said Bill was read for the first time by
378 title only.

379 Councilman Eagan introduced Bill No. 9268 An Ordinance authorizing a Transfer of Special
380 Use Permit No. 8123 from Tropicale Grill to Mangoes Grill Fish & Chicken for the operation of a
381 restaurant located at 8141 N Lindbergh and said Bill was read for the first time by title only.

382 Councilman Lee introduced Bill No. 9269 An Ordinance authorizing the acceptance of
383 ownership assignment of real estate properties held by St. Louis County Collector of Revenue through
384 a Collector's Deed and said bill was read for the first time. Councilman Schildroth moved that Bill
385 No. 9269 be read for a second time, seconded by Lee. Councilman Lee explained that this was another
386 distressed property that the city purchased from St. Louis County through the Property Acquisition
387 Program for a very small amount. The city will stabilize it and put the home back on the market. On
388 the motion for a second reading, motion carried and Bill No. 9269 was read for a second time.

389 Councilman Schildroth moved that Bill No. 9269 be read for a third time, seconded by Lee. On
390 roll call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes,
391 Lee yes, Jones yes and Eagan yes. Having received the unanimous vote of all members present Bill
392 No. 9269 was read for a third and final time and placed upon its passage. Before the final vote all
393 interested persons were given an opportunity to be heard.

394 John Engelmeyer, 1281 Graham Rd. asked for an explanation as to how the property would be
395 repaired. Lee stated that once the property was stabilized, it goes out for bid. Mr. Engelmeyer stated
396 that he has asked many times to be put on the Florissant bidder's list. He would officially like to ask to
397 be included. Councilman Lee stated that he would let him know when and where the notice for the bid
398 would be posted.

399 Being no other persons who wished to speak, on roll call the Council voted: Caputa yes,
400 Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes and Eagan yes.
401 Whereupon the Chair declared Bill No. 9269 to have passed and said Bill became Ordinance No. 8306.

402 The next item on the Agenda was Council Announcements.

403 Councilman Jones encouraged all residents to volunteer/donate to TEAM. He stated that
404 average resident's trash bill went up .60 a month and the seniors' bill went up .30. He felt the Council
405 should have been consulted before the extension was signed.

406
407 Councilman Siam announced that he was sending out a survey to Ward 9 residents and he asked
408 that they share their concerns with him.

409 Councilman Eagan announced the Valley of Flowers Committee was looking for sponsors and
410 to call Old Town Partners if interested. St. Ferdinand March Madness was in full swing on Saturdays
411 and Sundays- BBQ will be served. Officer Craig Tudor is the beneficiary of the fundraiser. Please
412 vote in favor of Proposition P.

413 Councilman Henke thanked the Council and the concerned residents who worked together in a
414 professional and courteous way to revisit the dog ordinances. He also asked residents to spruce up
415 their neighborhoods for the upcoming Valley of Flowers event.

416 Councilman Caputa encouraged residents to secure their firearms and not leave them in their
417 vehicles. He added they should keep their porch lights on and their vehicles locked. He will be hosting
418 a Neighborhood Watch meeting on March 15 at 7 pm in Council Chambers. He announced that a
419 resident in his ward has a support group for organ donors and he will put you in contact if interested.

420 Councilman Schmidt stated that he had yard signs for “Prop P” available if anyone was
421 interested in putting one in their yard.

422 Councilman Schildroth stated that the recent Neighbor Watch Meeting hosted by Wards 5, 6, &
423 8 was very successful. He also had Proposition P signs.

424 The next item on the Agenda was Mayor Announcements.

425 Mayor Schneider explained that the city’s current trash hauling contract was entered into in
426 2014, just prior to Councilman Jones’ election. Mayor Schneider explained this to Councilman Jones
427 in a memo. A one-time increase was built into the contract by Meridian at that time. Also, as part of
428 the contract, the city built in two options to renew, one of which was based on performance. Based
429 upon their performance, Meridian merited having their contract extended. However, if the Council
430 chose to review the contract they would have to start in April. The Mayor would be more than willing
431 and it could be done at the scheduled work session meeting in April.

432 The 9th annual Trash Bash at The Confluence will be held on March 18th. He encouraged the
433 residents to begin “sprucing” up their neighborhoods and homes before the Valley of Flowers. The
434 electronic recycling event will be held on April 8th from 9-1 at St. Ferdinand Park. The Document
435 Shredding Event will also be held at St. Ferdinand Park on April 22, 9-noon. There will be a Florissant
436 Garage Sale on April 29 at the ice rink. The D.A.R.E. event held on March 3 was very well attended.
437 Spring Break Camp will be held March 20-24. He presented thank you cards from grade school
438 students, thanking the mayor and council after having attended a wonderful theatre production at the
439 Florissant Theatre.

440 The next City Council Meeting is scheduled for Monday, March 27, 2017 at 7:30 pm.
441 Councilman Lee moved to adjourn the meeting, seconded by Siam. Motion carried. The meeting was
442 adjourned at 10:34 p.m.

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Anita Moore, Deputy City Clerk

448 The following Bills were signed by the Mayor:

449 Bill No. 9260 Ord. 8302

450 Bill No. 9261 Ord. 8303

451 Bill No. 9264 Ord. 8304

452 Bill No. 9265 Ord. 8305

453 Bill No. 9269 Ord. 8306

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CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, March 27, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to Wilkes Family 4, LLC d/b/a Stix & Ice to allow for the operation of a restaurant for the property located at 31 & 35 Florissant Oaks Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, 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: 35 FLORISSANT OAKS Shopping Center
 Property Owners Name: Coleman Realty Phone #: 636 477-7337
 Property Owners Address: 55 FLORISSANT OAKS Shopping Center
 Business Owners Name: Lamar + Erika Wilkes Phone #: (314) 435-9759
 Business Owners Address: 4049 90th AVE St. Louis MO 63034
 DBA (Doing Business As) Stix & Ice
 Authorized Agents Name: Lamar Wilkes CO. Name: Stix & ICE
 (Authorized Agent to Appear Before The Commission)
 Agents Address: 4049 90th AVE. St. Louis MO 63034 Phone #: (314) 570-2153
 Request SPECIAL USE TO ALLOW FOR A RESTAURANT.

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

Lamar A Wilkes
Applicant's Signature

2/14/17
Date

Received by: CT Receipt # 84732 OFFICE USE ONLY Amount Paid: 125.00 Date: 2/21/17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature]

DATE: 3-8-2017

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



City Of Florissant - Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

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

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

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

LOCATION 35 FLORISSANT OAKS SHOPPING CENTER
Address of property.

1) Comes Now WILKES FAMILY 4, LLC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

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

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

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

LAMAR WILKES Lamar Wilkes
PRINT NAME SIGNATURE

FOR WILKES EAM 4, LLC
(company, corporation, partnership)

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

8) I (we) hereby certify that (indicate one of the following):

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

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in below, and provide address and telephone number

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

Petitioner or authorized agent's signature

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council.

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation X

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

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

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

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

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

(c) If a corporation:

(1) Names & addresses of all partners LAMAR WILKES + ERIKA WILKES

(2) Telephone numbers (314) 570-2153 + (314) 435-9759

(3) Business address 4049 90th Ave St. Louis MO 63034

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

(5) Date of Incorporation December 20, 2016

(6) Missouri Corporate Number LC001518813

(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 Stix & ICE

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

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

Name LAMAR WELKES
Address 4049 90th AVE St. Louis MO 63034
Property Owner Coleman Realty
Location of property 35 Florissant Oaks Shopping Center
Dimensions of property 65x41
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property RESTAURANT + BAR
Type of Sign Electric Height 3x4
Type of Construction _____ Number Of Stories Single
Square Footage of Building 2500 Number of Curb Cuts _____
Number of Parking Spaces 211 + 16 handicap Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

#35 Florissant Oaks Shopping Center, Part of the Florissant Oaks Shopping Center.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

ATTACHED

OFFICE USE ONLY

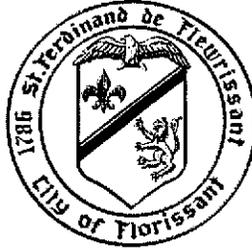
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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MEMORANDUM



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CITY OF FLORISSANT- BUILDING DEPARTMENT

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"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 6, 2017

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

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Subject: Request Recommended Approval of a **Restaurant with liquor at 31 & 35 Florissant Oaks (Stix & Ice)** in a 'B-3' Zoning District.

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STAFF REPORT

CASE NUMBER PZ-030817-2

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I. PROJECT DESCRIPTION:

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The request before the commission is a petition to re-open a previously operated restaurant (formerly Tam-Tam) at the property located at 31 & 35 Florissant Oaks in a 'B-3' Extensive Business District The property is approximately 1.1 acres. The proposed tenant is 2665 square feet.

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II. EXISTING SITE CONDITIONS:

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The property is the Florissant Oaks Shopping Center

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The property to the North is currently a pre-existing nonconforming single family residence on a commercially zoned property, the property to the east is the McDonald's restaurant at 15 Florissant Oaks.

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IV. STAFF ANALYSIS:

The shopping center contains 37,860 s.f. of which there are 14 spaces occupied out of 18 available. This would result in an average of 2000 s.f. each approximately.

There is a sketch floor plan with approximate dimensions of 41'x65'.

VI. STAFF RECOMENDATIONS:

1. Staff informed the applicant that conformance with the current International Existing Building Code, 2009 would apply to any new applicant including occupant load driven requirements for entrance access and other requirements by the St. Louis County Health Department regulating kitchens.

sit down, carry out

Suggested Motion ~~Package Liquor Store~~ at 31 & 35 Florissant Oaks:

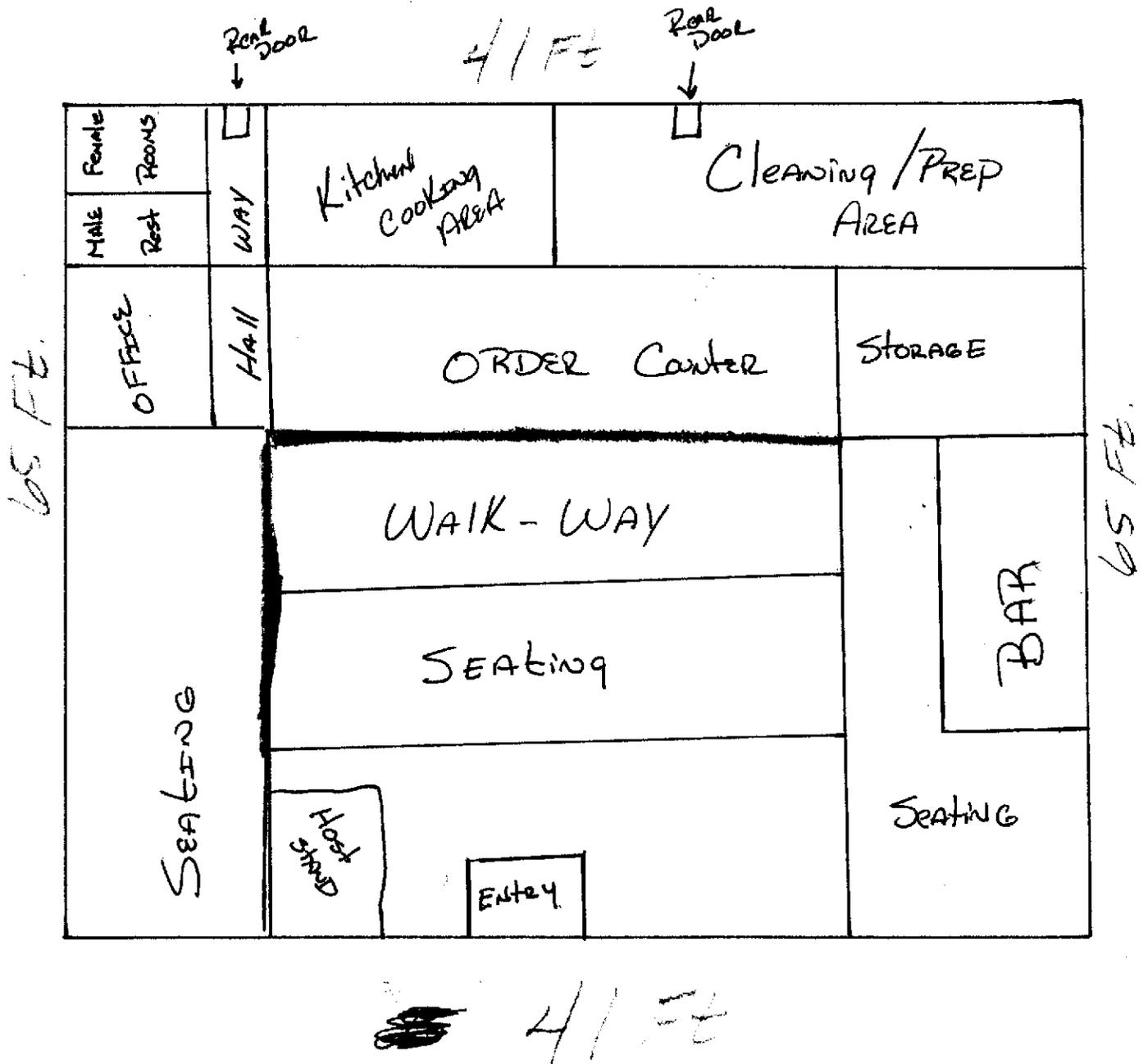
I move to recommend approval for a Special Use to allow a restaurant at 31 &35 Florissant Oaks, with the following additional requirements:

PROJECT COMPLETION.

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

(End report and suggested motion)

#35 Florissant Oaks



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, March 27, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to The Hertz Corporation d/b/a Hertz Car Sales to allow for an auto leasing and sales establishment for the property located at 1390 & 1400 N Lindbergh (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

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

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

Please Print neatly or Type the Following Information:

Property Address: 1400 North Highway 67

Property Owners Name: Savoy Properties (owner under contract) Phone/email: 314 446 2909

Property Owners Address: 1034 South Brentwood ste 1200, 63117

Business Owners Name: The Hertz Corporation Phone/email: _____

Business Owners Address: 8501 Williams Road Estero, Florida 33928 Attention: Contracts & Leasing Administration

DBA (Doing Business As) Hertz Car Sales

Authorized Agents Name: _____ Co. Name: Core 10 Architects or Cole Engineering
(Authorized Agent to Appear Before The Commission)

Agents Address: John Remington - 1034 S. Brentwood Suite 1200, St. L. Mo-63117
4501 Lindell, ste 1A, 63109 and 401 S. 18th Street, Suite 200 St. Louis, MO 63103 Phone/email: 314 726 4858 314-446-2909

Request to get a special use permit for a flagship store for the Hertz Corporation

cell 314 749
2677

State complete request (print or type only).

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

Applicant's Signature _____

Date 2/21/17

Received by: dl. Receipt # 599034 OFFICE USE ONLY Amount Paid: 125.00 Date: 2/22/17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

COMMISSION ACTION TAKEN:

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

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN _____

DATE: 3-18-2017

**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 COMMISSION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Council Ward _____ Zoning _____

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

SIGN. [Signature] DATE: 3-8-2017

SPECIAL PERMIT FOR Specail Use per B-3 Zoning

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

AMEND SPECIAL PERMIT # 7249 TO ALLOW FOR Specail Use
ordinance # Statement of what the amendment is for.

LOCATION 1400 North Highway 67
Address of property.

1) Comes Now Savoy Properties, in care of "DBA" Hertz Car Sales
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) Owner Under Contract of Property Tenant under lease obligation
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 auto leasing and sales 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)

John M. Pennington 314-446-2909
 PRINT NAME SIGNATURE email and phone
 FOR Savoy Properties, LLC
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE _____
 ADDRESS _____
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL _____
 BUSINESS

I (we) the petitioner (s) do hereby appoint Core 10 Architects or Cole Engineering as
 my (our) duly authorized agent to represent me (us) in regard to this petition.
 Print name of agent.

[Signature]
 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 X 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 John and Ryan Pennington and Michael Denckhoff
- (2) Telephone numbers 314 446-2909
- (3) Business address 1034 South Brentwood ste 1200 ste 1200 63117
- (4) Name under which business is operated Savoy Properties, LLC
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

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

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

Name Savoy Properties, LLC (owner under contract)
Address 1034 S. Brentwood ste 1200, 63117
Property Owner AUTO PROPERTIES, LLC
Location of property 1400 North Highway 67
Dimensions of property 445' x 218'
Property is presently zoned B-3 Requests Rezoning To n/a
Proposed Use of Property Car Sales
Type of Sign _____ Height _____
Type of Construction Remodel Number Of Stories 1
Square Footage of Building 3,800 Number of Curb Cuts 2 (Exisitng)
Number of Parking Spaces 172 Parking, 1 Loading Space Sidewalk Length 220 feet
Landscaping: No. of Trees 73 Diameter 6'-8' HT MIN
No. of Shrubs 53 Size 24"-36" MIN
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

41 **III. SURROUNDING PROPERTIES:**

42 There are residential properties to the East and South that are to remain in an 'R-4'
43 District. The properties to the South are 1194 Clark in a 'B-3' District, which serves
44 almost as an access easement to the adjacent lot because it is only 4 feet wide x 194 feet
45 long also owned by Auto Properties and 1185 Boone St. in an 'R-4' District. The
46 Properties to the East are 11-18 Brightwell Ct. in an 'R-4' District.
47

48 **IV. STAFF ANALYSIS:**

49 The application is accompanied by a professionally completed site plan C1.0, Landscape
50 Plan L1.0 dated 2/20/17 by Cole, Civil Engineering and building floor plan with
51 elevations AS-100 by Core10 Architecture.
52

53 The following are staff comments regarding plan:
54

- 55 1. The size of the overall site is 1.64 acres.
- 56 2. The building in front existing painted brick structure of 4320 s.f., first built in
57 1976, is proposed to remain.
- 58 3. The building in the rear, existing painted brick structure is proposed to be
59 removed.
- 60 4. Current Greenspace minimum for over one acre is required per 405.245 para. 9 to
61 be 30%. Irrigation of landscape is currently required for landscape on lots over 1
62 acre. Greenspace shown is 250'x15' along the South line, 444'x15' along the
63 East line, 80'x5' + 90'x8' along the frontage and
64 57'x17+13'x10'+30'x7'+35'x5' around the building = 13,014/43560 = 0.3
65 acres/1.64 acres = 18.2% (engineer calculations may not include portions of the
66 frontage which is on the property).
- 67 5. No outside trash container is shown.
- 68 6. Parking spaces are proposed to be 8 customer, plus 164 inventory = 172 plus one
69 loading space. Spaces are not designated on the plan for customers vs. inventory
70 and the loading zone is not shown, but customer parking is assumed to be those in
71 front of the building.
- 72 7. There is a proposed double post sign (ground sign) proposed near the front of the
73 new parking lot. It is assumed that the existing sign is to remain and that there be
74 a refacing of the existing sign. The distance of the existing sign from the right-of-
75 way appears to be approximately 40 feet to the center of the sign by scale.
- 76 8. Three signs calculated to be 4x10=100 s.f. are shown on the East and West
77 Elevations. A sign 4x50= 200 s.f. is shown on the north elevation.
- 78 9. Screening: An existing chain-link fence with black vinyl slats exists that screens
79 the property for adjacent residents on the East Property Line and a different color
80 fence exists along the South property line, with barbed wire. Plans for replacing
81 screen fences is not called out on the plan. Barbed wire should be removed.
82

83 **Landscape Comments:**

- 84 1. The landscape plan appears to meet the zoning code per minimum numbers
85 required.

- 86 2. Additional landscaping to match the Lin-Cor Improvement Plan is recommended
87 along the frontage.
88

89 **Elevation Comments:**

- 90 3. The buildings are shown to remain without any notes referencing a change in
91 color. Re-painting to a different color would require approval by Council after
92 P&Z recommendations.
93

94 **Plan Comments:**

- 95 1. The building to remain is shown as half showroom and half office. It is assumed
96 that existing exits will remain.
97 2. The building is old and will need remodeling in order to occupy.
98 a. The front building has outdated finishes, paneling interior, non-compliant
99 access and restrooms.
100 b. The ramp on the west side will need to have 2 guards and 2 handrails and
101 a level landing at the top.
102

103 **VI. STAFF RECOMMENDATIONS:**

104
105 **Suggested Motion: If a motion is made to recommend approval, the following is**
106 **suggested:**
107

108 I move to recommend approval to allow for a Car Leasing and Sales establishment at
109 **1390 & 1400 N. Highway 67 (Hertz Car Sales)** in a 'B-3' Zoning District as depicted
110 on the site plan C1.0, Landscape Plan L1.0 dated 2/20/17 by Cole, Civil Engineering and
111 building floor plan with elevations AS-100 by Core10 Architecture, subject to
112 the regulations in the 'B-3' "Extensive Business District", and the following additional
113 requirements:
114

- 115 1. A continuous screen shall be maintained in accord with 405.245 abutting
116 residentially zoned properties. No barbed wire shall be permitted and the screen
117 along each property line shall be of matching material and appearance.
118 2. Customer and inventory parking spaces shall be designated as well as appropriate
119 loading zone.
120 3. The existing Building to remain, including entrances, exterior ramps and stairs
121 shall be modified to meet the ADA and to conform to the requirements of the
122 International Existing Building Code, 2009 Edition.
123 4. Spaces shall be designated on the site plan for any vehicle customarily used in
124 connection with this business.
125 5. Trash screen shall be required for any trash container over 90 c.f. consisting of a
126 6' heavy duty vinyl or other material compatible with the building.
127 6. Additional landscaping to match the Lin-Cor Improvement Plan shall be included
128 along the frontage.
129

130 (end report and suggested motion)

1 INTRODUCED BY COUNCILMAN SIAM
2 MARCH 13, 2017

3
4 BILL NO. 9266 ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ASPIRE**
7 **HEALTHCARE SOLUTIONS, LLC D/B/A ASPIRE HEALTHCARE**
8 **SOLUTIONS TO ALLOW FOR A HEALTHCARE TRAINING CENTER**
9 **FOR THE PROPERTY LOCATED AT 3391 N. HIGHWAY 67.**

10
11 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of medical
13 education facility; and

14 WHEREAS, an application has been filed by Aspire Healthcare Solutions LLC for the
15 operation of a medical educational facility for the property located at 3391 N. Hwy 67; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
17 of February 21, 2017, has recommended that the said Special Use Permit be granted; and

18 WHEREAS, due notice of public hearing no. 17-03-007 on said application to be held on the
19 13th of March, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held
20 and concluded; and

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

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

26
27 Section 1: A Special Use Permit is hereby granted to Aspire Healthcare Solutions LLC for
28 the operation of a healthcare training center (technical school) for the property located at 3391 N.
29 Highway 67 with the following additional requirements.

30
31 **1. GENERAL DEVELOPMENT CONDITIONS.**
32 a. Unless, and except to the extent otherwise specifically provided herein, development
33 shall be effected only in accordance with all ordinances of the City of Florissant.

34
35 **2. PROJECT COMPLETION.**
36 Construction shall start within 90 days of the issuance of building permits for the project
37 and shall be developed in accordance of the approved final development plan within 180
38 days of start of construction.

39

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

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

44

45 Adopted this _____ day of _____, 2017.

46

47

48

Jackie Pagano
President of the Council

49

50

51 Approved this _____ day of _____, 2017.

52

53

54

55

Thomas P. Schneider
Mayor

56

57

58

59 ATTEST:

60

61

Karen Goodwin, MMC/MRCC
City Clerk

62

63

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, March 13, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to Aspire Healthcare Solutions, LLC d/b/a Aspire Healthcare Solutions to allow for a healthcare training center for the property located at 3391 N Highway 67 (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

1

MEMORANDUM



2

3

4

5

6

CITY OF FLORISSANT

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

7 To: Planning and Zoning Commissioners Date: February 15, 2017

8

9 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
10 Director of Public Works
11 Applicant
12 File
13

14 Subject: Request recommended approval for a Special Use, **3391 N Highway 67**
15 to allow for a Healthcare Training Center (technical school) in a 'B-3'
16 Extensive Business District.
17

18

19 **STAFF REPORT**
CASE NUMBER PZ-022117-2

20

21

22 **I. PROJECT DESCRIPTION:**

23

24 This is a request for Recommended Approval 3391 N Highway 67 to allow for to allow
25 for a Healthcare Training Center (technical school) in a 'B-3' Extensive Business
26 District.
27

28 **II. EXISTING SITE CONDITIONS:**

29 The existing property at **3391 N Highway 67** is a Shopping Center owned by Maroon
30 Lusher Holdings, LLC which has multiple tenants. The site is predominantly paved with
31 existing parking and landscaping.
32

33 The subject building on the property contains 10,000 square feet on a site of 1.63 acres.
34 There is no proposed sign change to the existing post sign.
35

36 There are approximately 85 existing parking spaces.
37
38
39

40 **III. SURROUNDING PROPERTIES:**

41 The properties surrounding are all in the 'B-3' Zoning District. The cable company, 3300
42 Sunswept to the North and existing to the West is a self serve car wash at 3315 N
43 Highway 67.

44

45

46 **IV. STAFF ANALYSIS:**

47 The application is accompanied by a picture of the facility.

48

49 The existing shopping center sign exists adjacent to the highway.

50

51 The proposed uses for the establishment are Nurse Training and Phlebotomy Training.

52 This type of instruction is highly technical in nature and therefore is deemed to be a
53 Technical School which requires a Special Use Permit.

54

55 **VI. STAFF RECOMMENDATIONS:**

56

57 **Suggested Motion for 3391 N Highway 67:**

58

59 I move to recommend approval for a Special Use to allow for a Healthcare Training
60 Center (technical school) in a 'B-3' Extensive Business District, as proposed on the
61 application documents, subject to the regulations in the 'B-3' "Extensive Business
62 District", and the following additional requirements:

63

64 **1. GENERAL DEVELOPMENT CONDITIONS.**

65

66 a. Unless, and except to the extent, otherwise specifically provided,
67 development shall be effected only in accordance with all ordinances of
68 the City of Florissant.

69

70 **2. PROJECT COMPLETION.**

71 Construction shall start within 90 days of the issuance of building permits for
72 the project and shall be developed in accordance of the approved final
73 development plan within 180 days of start of construction.

74

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

76

77

78

79

80

(end report)



St. Louis County Parcel Viewer

3319 N

Go!

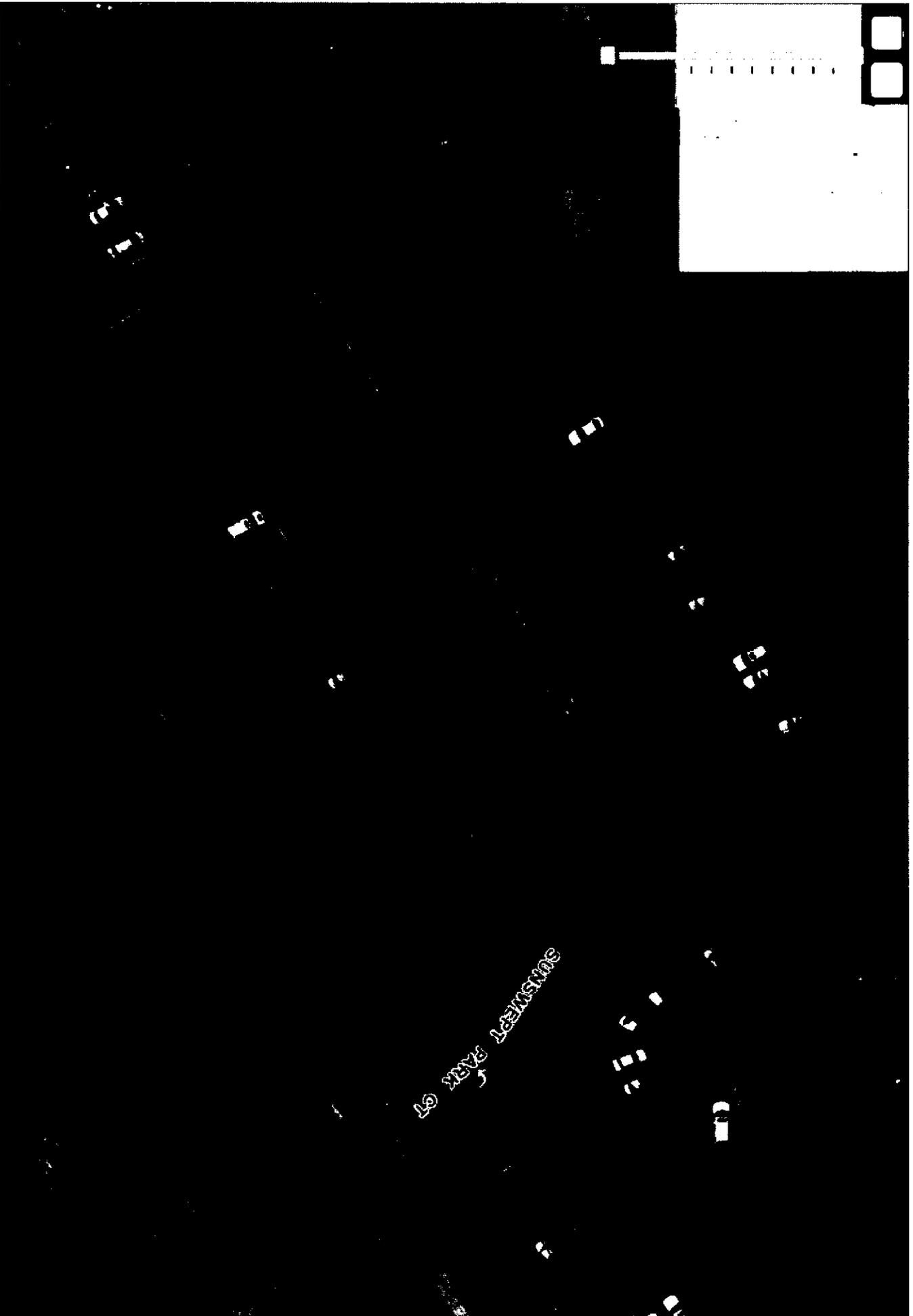




Image capture: Jul 2016 © 2017 Google

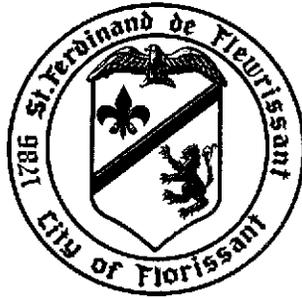
Florissant, Missouri

Street View - Jul 2016



N. Highway 67
 across the street
 from Walmart

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: 3391 N. Highway 67 Florissant Mo. 63033

Property Owners Name: Maroon Husher Holdings LLC Phone #: _____

Property Owners Address: 221 Bolivar Street Jefferson City, Mo 65101

Business Owners Name: Tamara Taylor and Jeanette Skner Phone # (314) 736-1146

Business Owners Address: 3425 Bruswick Dr. Florissant 63033 / 3848 Salida Ct. Florissant 63034

DBA (Doing Business As) _____

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

Agents Address: _____ Phone #: _____

Request Special Use Permit in B-3 Zoning District
for Healthcare Training Center (Training nurse aides and phlebotomist)
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

_____ Date

Received by: DL Receipt # 598845 **OFFICE USE ONLY** Amount Paid: 125 Date: 2/14/17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 2/21/17

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



City Of Florissant – Public Works
314-839-7648

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

Council Ward 9 Zoning B-3

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

SIGN. Paul Ann DATE: 2/21/2017

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

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR Training of nursing + phlebotomy students
ordinance # _____ Statement of what the amendment is for.

LOCATION 3391 N. Highway 67 Florissant Mo. 63033
Address of property.

1) Comes Now Aspire Healthcare Solutions LLC
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) Maroon Lusher Holdings, LLC
State legal interest in the property. (i.e., owner of property, lease.
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

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

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

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

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 X 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 Tamara Taylor and Jeannette Stoner

(2) Telephone numbers 314-736-1146

(3) Business address 3391 N. Highway 67 Florissant Mo. 63033

(4) Name under which business is operated Aspire Healthcare Solutions

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

(c) If a corporation:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

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

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

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

(8) Name in which business is operated _____

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

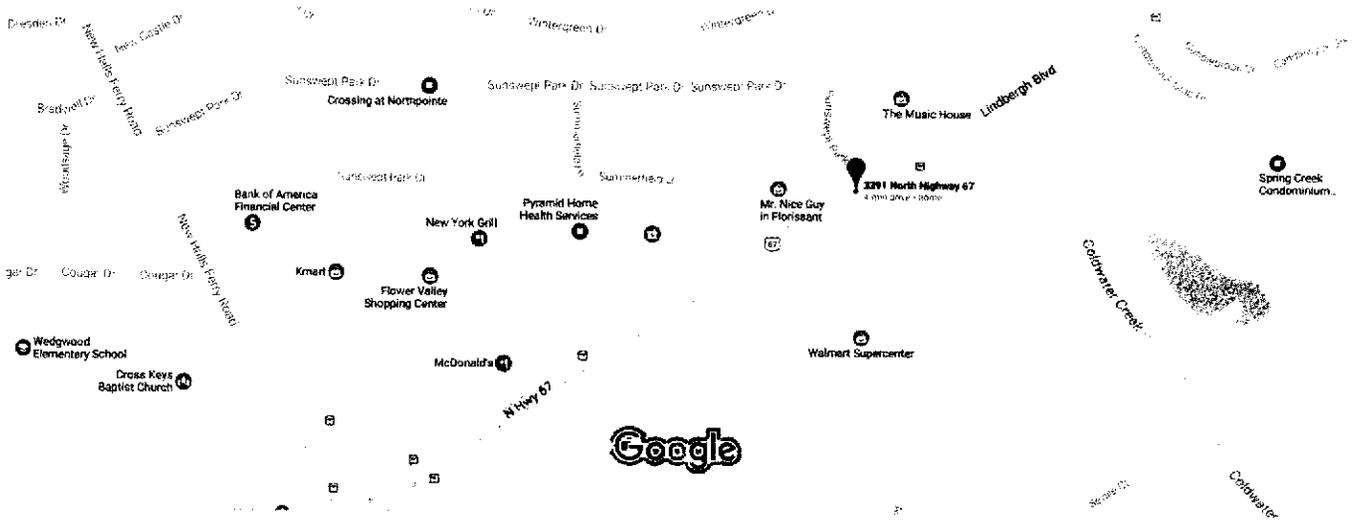
Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Lindbergh Center
Address 3319 - 3391 N. Highway 67 Florissant, Mo 63033
Property Owner Maroon Husker Holdings, LLC c/o Sabal Financial Group
Location of property Across the street from Walmart on Lindbergh
Dimensions of property _____
Property is presently zoned B-3 Commercial Requests Rezoning To B-3 special use
Proposed Use of Property Healthcare Training Center (Training nurse aides and phlebotomist)
Type of Sign Marquee Height _____
Type of Construction Brick and mortar Number Of Stories 2
Square Footage of Building ~~18,369~~ 1,430 Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

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

Google Maps 3391 N Hwy 67



Map data ©2017 Google 200 ft 



3391 N Hwy 67
Florissant, MO 63033



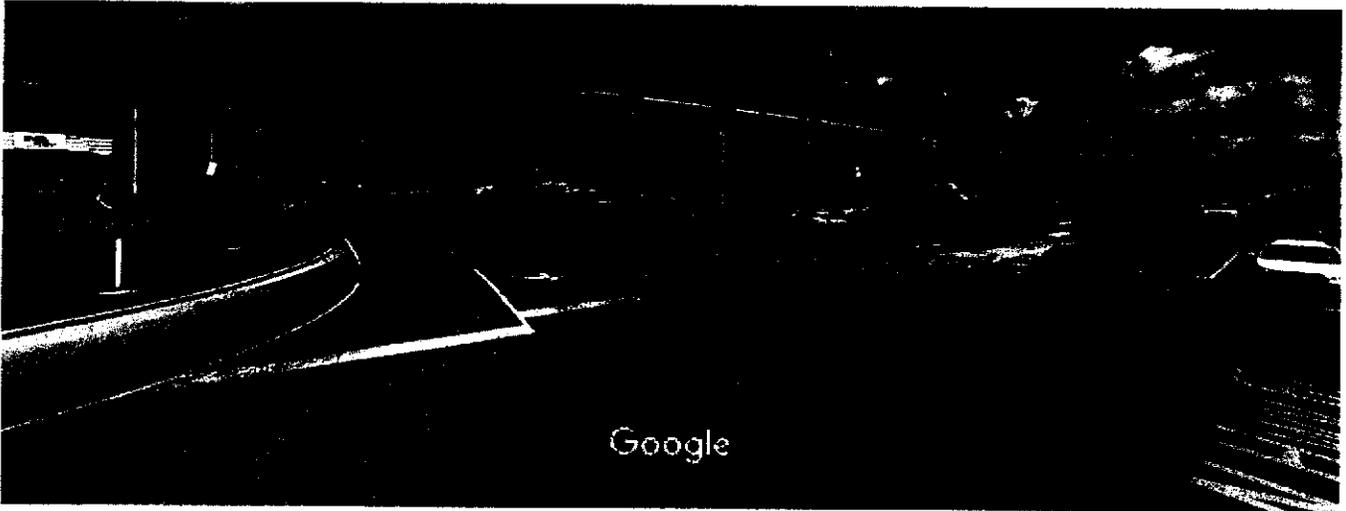


Image capture: Jul 2016 © 2017 Google

Florissant, Missouri
Street View - Jul 2016

Sunswept Park Dr

Walmart Supercenter

Coldwater Crr

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.

3391 N. Highway 67 part of Lindbergh Center

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 MARCH 13, 2017

3
4
5 BILL NO. 9267

ORDINANCE NO.

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO NATALYNN**
8 **EVENT CENTERS, LLC D/B/A THE JEWEL EVENT CENTER TO ALLOW**
9 **FOR A BANQUET CENTER FOR THE PROPERTY LOCATED AT 407 DUNN**
10 **ROAD.**

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

15 WHEREAS, an application has been filed by Natalynn Event Centers, LLC d/b/a The Jewel
16 Event Center for the property located at 407 Dunn Road for the location and operation of a banquet
17 center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
19 February 21, 2017 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of a public hearing no. 17-03-008 said application to be held on the 13th
21 day of March, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
22 concluded; and

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

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

28
29 Section 1: A Special Use Permit is hereby granted to Natalynn Event Centers, LLC d/b/a
30 The Jewel Event Center to allow for a restaurant/banquet/event center in an existing B-3 Zoning
31 District at 407 Dunn Road with the following stipulations:

- 32
33 1. Any trash container over 90 cubic feet shall be screened and screen shall be constructed
34 compatible with the construction of the building as approved by the Building Commissioner.
35 Any enclosure shall have gates that are solid metal, reinforced solid vinyl or metal picket
36 type fence with pickets spaced for screening
37

38 2. Facility shall have a maximum number of occupants, including employees, of:
 39 284 when easement spaces are unavailable
 40 584 with easement spaces available from adjacent property to the north
 41

42 3. A sign permit is required for a face change of the ground sign and for replacing the roof
 43 sign.
 44

45 4. Tower wall shall be cleaned where wall sign was removed.
 46

47 **PROJECT COMPLETION.**

48 Construction shall start within 60 days of the issuance of building permits for the project and
 49 the structure shall be completed in accordance with the plans within 180 days of start of
 50 construction.
 51

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

54 Section 3: This ordinance shall become in force and effect immediately upon its passage and
 55 approval.
 56
 57

58 Adopted this _____ day of _____, 2017.
 59
 60

61 _____
 62 Jackie Pagano
 63 President of the Council
 64 City of Florissant
 65

66 Approved this _____ day of _____, 2017.
 67
 68

69 _____
 70 Thomas P. Schneider
 71 Mayor, City of Florissant
 72
 73

74 ATTEST:

75 _____
 76 _____
 77 Karen Goodwin, MMC/MRCC
 78 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, March 13, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to Natalynn Event Centers, LLC d/b/a The Jewel Event Center to allow for a banquet center for the property located at 407 Dunn 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

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

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

Please Print neatly or Type the Following Information:

Property Address: 407 DUNN RD. FLORISSANT, MO. 63031

Property Owners Name: Galloway PROPERTIES, INC. Phone/email: 314-575-3065 egallowayco@aol.com

Property Owners Address: 8323 WALTER AVE. ST. LOUIS, MO. 63147

Business Owners Name: NATALYNN EVENT CENTERS, LLC Phone/email: 314-395-3500 Lynn.galloway58@yahoo.com

Business Owners Address: 407 DUNN Rd. FLORISSANT, MO. 63031

DBA (Doing Business As) THE JEWEL EVENT CENTER

Authorized Agents Name: ERIC GALLOWAY I Co. Name: NATALYNN EVENT CENTERS, LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 407 DUNN Rd. FLORISSANT, MO. 63031 Phone/email: 314-575-3065 egallowayco@aol.com

Request TO OPERATE RESTAURANT/LOUNGE AND BANQUET CENTER
by Special Use

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

Eric Galloway I
Applicant's Signature

Date

Received by: JG Receipt # 598913 OFFICE USE ONLY Amount Paid: 125.00 Date: 2-15-17

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 2/15/17
Phillip Johnson
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE: 2/21/2017

**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

Council Ward _____ Zoning _____

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

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

SIGN.

[Handwritten Signature]

DATE: 2/21/2017

SPECIAL PERMIT FOR OPERATION OF A RESTAURANT, AND BANQUET CENTER

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).
LOUNGE
OPERATION OF A RESTAURANT, LOUNGE
AND BANQUET CENTER
Statement of what the amendment is for.

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # _____

LOCATION 407 DUNN Rd, FLORISSANT, MO, 63031
Address of property.

1) Comes Now NATALYNN EVENT CENTERS, LLC D.B.A. THE JEWEL EVENT CENTER
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) LEASE
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 N/A
UNDER RENOVATION 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 may be attached)

ERIC Galloway I Eric Galloway I /egallowayco@aol.com
 PRINT NAME SIGNATURE email and phone 314-575-3065

FOR NATALYNN EVENT CENTERS, LLC
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE Eric Galloway I
 ADDRESS 407 DUNN RD. FLORISSANT MO. 63031
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 314-575-3065 / egallowayco@aol.com
 BUSINESS

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

Eric Galloway I
 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation X

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

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

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

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

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

(c) If a corporation:

(1) Names & addresses of all partners ERIC and NATALYNN GALLOWAY 407 DUNN RD. FLORISSANT, MO 63027

(2) Telephone numbers 314-575-3065 314-971-6485

(3) Business address 407 DUNN RD. FLORISSANT, MO. 63031

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

(5) Date of Incorporation JANUARY 23, 2017

(6) Missouri Corporate Number LC001522531

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. JEWEL EVENT CENTER JAN. 23, 2017

(8) Name in which business is operated THE JEWEL EVENT CENTER

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

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

Name NATALYNN EVENT CENTERS, LLC % ERIC GALLOWAY J

Address 407 DUNN RD FLORISSANT, MO, 63031

Property Owner GALLOWAY PROPERTIES, INC.

Location of property 407 DUNN RD. FLORISSANT, MO. 63031 (CORNER OF DUNN RD AND S. LAFAYETTE STREET)

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property RESTAURANT/LOUNGE & BANQUET CENTER

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories ONE

Square Footage of Building 15,200 Number of Curb Cuts _____

Number of Parking Spaces 71 + 75 = 146 Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

(the "Real Property") located in St. Louis County County, State of Missouri:

Lot 2 of the Resubdivision of Parcel "A" of San Fernando Hills No. 2, according to the resubdivision plat thereof recorded in Plat Book 186 page 39 of the St. Louis County Records

The Real Property or its address is commonly known as 407 Dunn Road, Florissant, MO 63031. The Real Property tax identification number is 09J130677.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

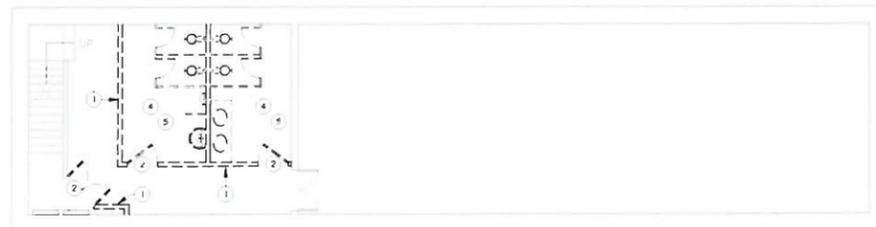
Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature



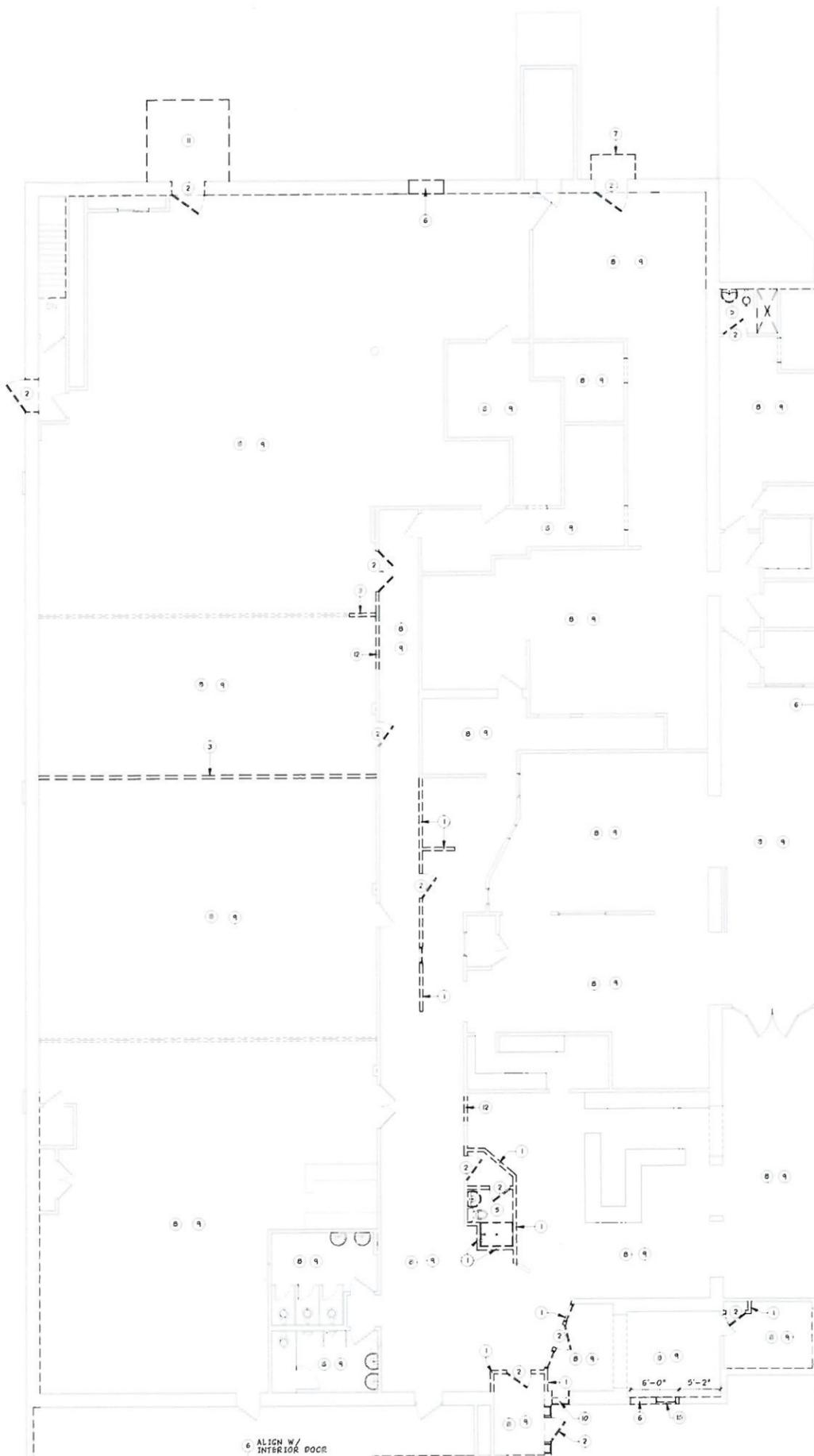
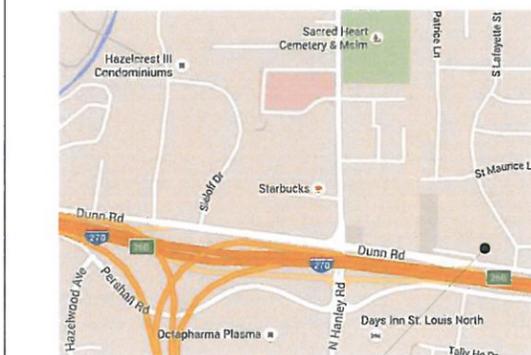
DEMO BASEMENT PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION KEYED NOTES:

- 1 REMOVE EXISTING PARTITION SHOWN DASHED.
- 2 REMOVE EXISTING DOOR SHOWN DASHED.
- 3 REMOVE EXISTING OPERABLE WALL SHOWN DASHED, SALVAGE FOR RE-INSTALLATION.
- 4 REMOVE EXISTING TOILET FIXTURES, COUNTERS, TOILET PARTITIONS SHOWN DASHED.
- 5 REMOVE EXISTING PLUMBING FIXTURES SHOWN DASHED, SEE PLUMBING.
- 6 REMOVE PORTION OF EXISTING EXTERIOR WALL SHOWN DASHED.
- 7 REMOVE EXISTING CANOPY SHOWN DASHED.
- 8 REMOVE EXISTING SUSPENDED ACOUSTICAL CEILING TILES THROUGHOUT, GRID TO REMAIN.
- 9 REMOVE EXISTING FLOOR FINISH THROUGHOUT.
- 10 REMOVE EXISTING WINDOW IN ITS ENTIRETY.
- 11 REMOVE OR REPLACE EXISTING DOCK LIFT.
- 12 REMOVE PORTION OF EXISTING WALL AS REQUIRED FOR NEW DOOR INSTALLATION.

BUILDING CODE DATA	
JURISDICTION:	CITY OF FLORISSANT FLORISSANT VALLEY FIRE PROTECTION DISTRICT
ZONING:	B3 EXTENSIVE BUSINESS DISTRICT
APPLICABLE CODES:	2009 IBC 2009 IDC MECHANICAL - BY DESIGN/BUILD MECHANICAL CONTRACTOR 2009 ENERGY CONSERVATION CODE - BY D/D GENERAL CONTRACTOR 2009 INTERNATIONAL PLUMBING CODE - BY D/D PLUMBING
CONTRACTOR:	2008 NATIONAL ELECTRIC CODE - BY D/D ELECTRIC CONTRACTOR
USE GROUP:	A-2 ASSEMBLY
CONSTRUCTION TYPE:	V8
ALLOWABLE AREA:	5500 SF + 200% = 16,500 SF. (PER ART. 506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE)
EXISTING AREA:	15,200 SF.
FIRE SPRINKLER:	FULLY SPRINKLED AUTOMATIC WET PIPE SYSTEM
OCCUPANT LOAD:	BANQUET ROOMS: BANQUET 1: 1412 S.F. / 15 S.F. = 94 BANQUET 2: 2,145 S.F. / 15 S.F. = 143 BANQUET 3: 2,476 S.F. / 15 S.F. = 165 DINING ROOM: 2,627 S.F. / 100 S.F. = 27 EMPLOYEES: 2,353 S.F. / 200 S.F. = 12 TOTAL: 589 PERSONS
NUMBER OF EXITS REQUIRED:	2 FOR EACH ASSEMBLY AREA
EGRESS WIDTH REQUIRED:	120" PRIMARY EXIT (600 X 2" = 120") 50% REQUIRED WIDTH AT EACH ASSEMBLY ROOM FOR 2ND EXIT
PARKING REQUIRED:	BANQUET ROOMS: 402 PERSONS / 4 = 101 DINING ROOM & BAR: 2,627 S.F. / 1,000 S.F. X 12 = 32 EMPLOYEES: 12 / 3 X 2 = 8 TOTAL: 141 SPACES
EXISTING PARKING:	SPACES ON SITE: 71 YAC'S PLAZA CROSS EASEMENT: 75 TOTAL: 146 SPACES NOTE: USE OF CROSS EASEMENT PARKING SPACES SHALL BE DURING "OFF HOURS" FOR YAC'S PLAZA.

LOCATION MAP



DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS

FOR

407 DUNN ROAD

Florissant, MO 63031

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project no. 215116B

drawn by JDS

date 7/15/16

revision

DEMOLITION FLOOR PLANS

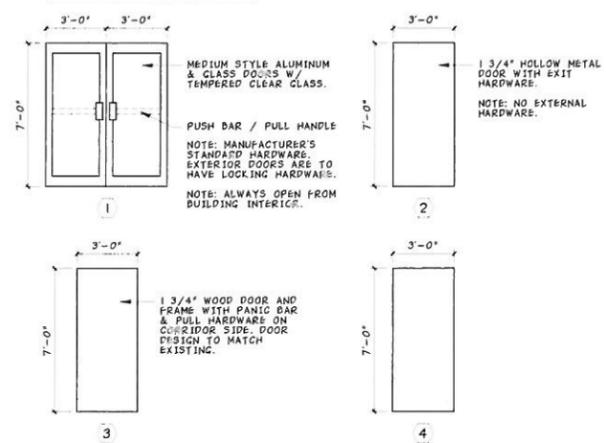
A-1

sheet 1 of 3

BASEMENT PLAN
SCALE: 1/8" = 1'-0"

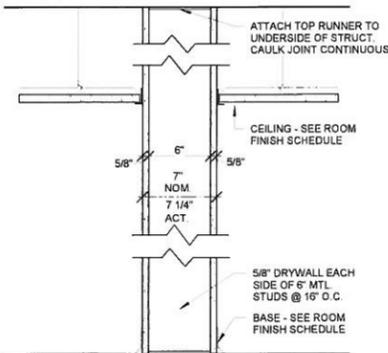
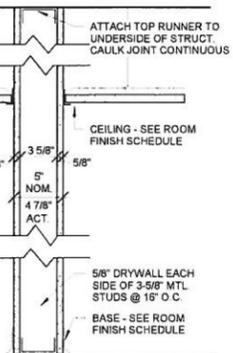


DOOR ELEVATIONS



2 TYP. RESTROOM FRONT SCALE: 1/4" = 1'-0"

3 TYP. RESTROOM SIDE SCALE: 1/4" = 1'-0"



A 5" PARTITION

B 7" PARTITION

PLAN KEYED NOTES:

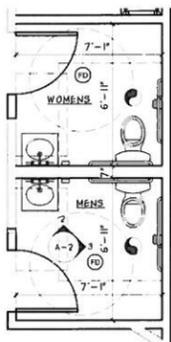
- 1 NEW DRYWALL PARTITION 3/5" METAL STUDS @ 16" O.C. W/ 5/8" DRYWALL EACH SIDE. THICKNESS TO MATCH EXISTING FIELD VERIFY.
- 2 NEW HOLLOW METAL DOOR & FRAME WITH FINISH EXIT HARDWARE EXTERIOR DOORS. SEE DOOR ELEV. #2
- 3 NEW ALUMINUM & GLASS STOREFRONT SYSTEM - SEE DOOR ELEV. #1
- 4 NEW TOILET ACCESSORIES.
- 5 NEW PLUMBING FIXTURES, SEE PLUMBING.
- 6 NEW OPEN STEEL GRATE LANDING & STAIRS. SEE DETAIL.
- 7 INFILL WINDOW OPENING AS REQUIRED TO MATCH EXISTING FINISHES.
- 8 NEW FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER PER LOCAL FIRE MARSHAL.
- 9 EXISTING DOCK LIFT: OWNER OPTION REPAIR/REPLACE TO MAKE OPERABLE OR REMOVE WITH PAVEMENT PATCH.
- 10 REMOVE EXISTING DETRORATED METAL FORM CURB IN THIS AREA. SAND BLAST & INVESTIGATE CONDITION OF EXISTING CONCRETE FLOOR DECK. REPAIR AS REQUIRED FROM BELOW WITH EPOXY REPAIR MORTAR & EPOXY INJECT ANY CRACKS FROM BELOW & ABOVE.
- 11 NEW WOOD DOOR AND FRAME TO MATCH EXISTING. SEE DOOR ELEV. #3.
- 12 NEW WOOD DOOR AND FRAME FOR RESTROOMS TO MATCH EXISTING. SEE DOOR ELEV. #4.

RESTROOM ELEVATION KEYNOTES:

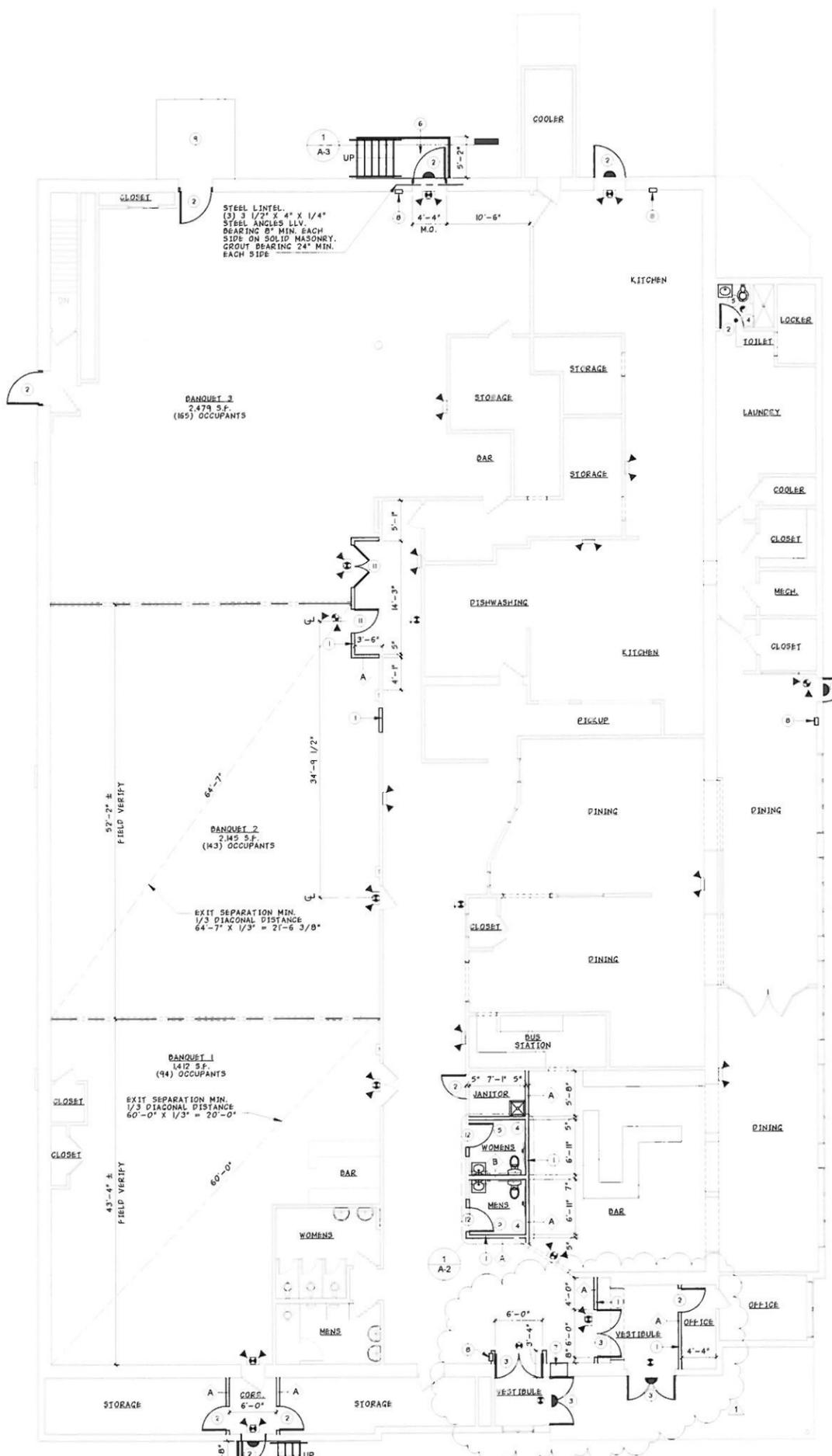
- 1 GRAB BARS - PROVIDE BLOCKING IN WALL AS REQUIRED FOR SUPPORT
- 2 SOAP DISPENSER
- 3 WALL MOUNT LAVATORY
- 4 INSULATE PIPES AGAINST CONTACT
- 5 18"X36" WALL MOUNTED MIRROR - PROVIDE BLOCKING IN WALL AS REQUIRED FOR SUPPORT
- 6 ROLL PAPER HOLDER - PROVIDE BLOCKING IN WALL AS REQUIRED FOR SUPPORT

SYMBOL LEGEND:

- EXTERIOR EMERGENCY LIGHT W/ 90 MIN. BATTERY BACKUP
- EXIT LIGHT
- EMERGENCY LIGHT W/ 90 MIN. BATTERY BACKUP
- EMERGENCY/EXIT LIGHT COMBO W/ 90 MIN. BATTERY BACKUP
- EXHAUST FAN THRU ROOF
- FLOOR DRAIN



1 ENLARGED RESTROOM PLAN SCALE: 1/4" = 1'-0"



N FLOOR PLAN SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS

FOR

407 DUNN ROAD

Florissant, MO 63031

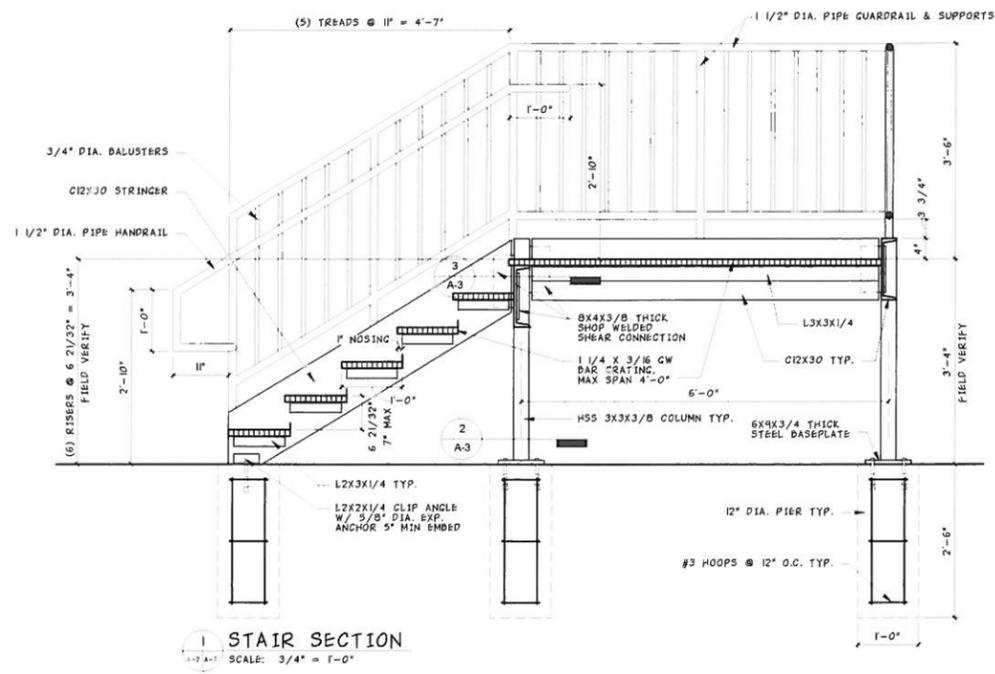
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NOVA GROUP, INC.
ARCHITECTS AND ENGINEERS
4312 HAZELWEST COURT SUITE 102
HAZELWOOD, MISSOURI 63042 (314) 731-5353
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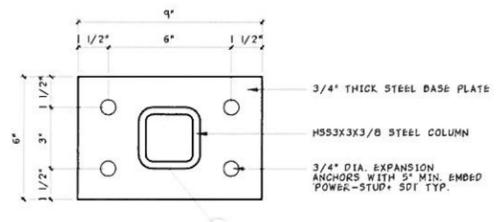
project no. 215116B
drawn by JDS
date 7/15/16
revision #1 8/19/16

FLOOR PLANS

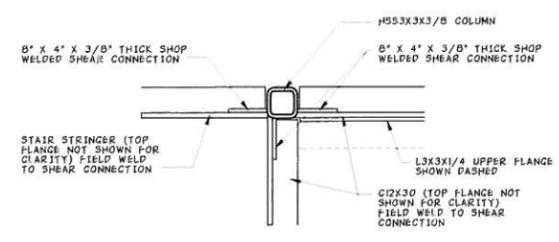
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sheet 2 of 3



1 STAIR SECTION
SCALE: 3/4" = 1'-0"

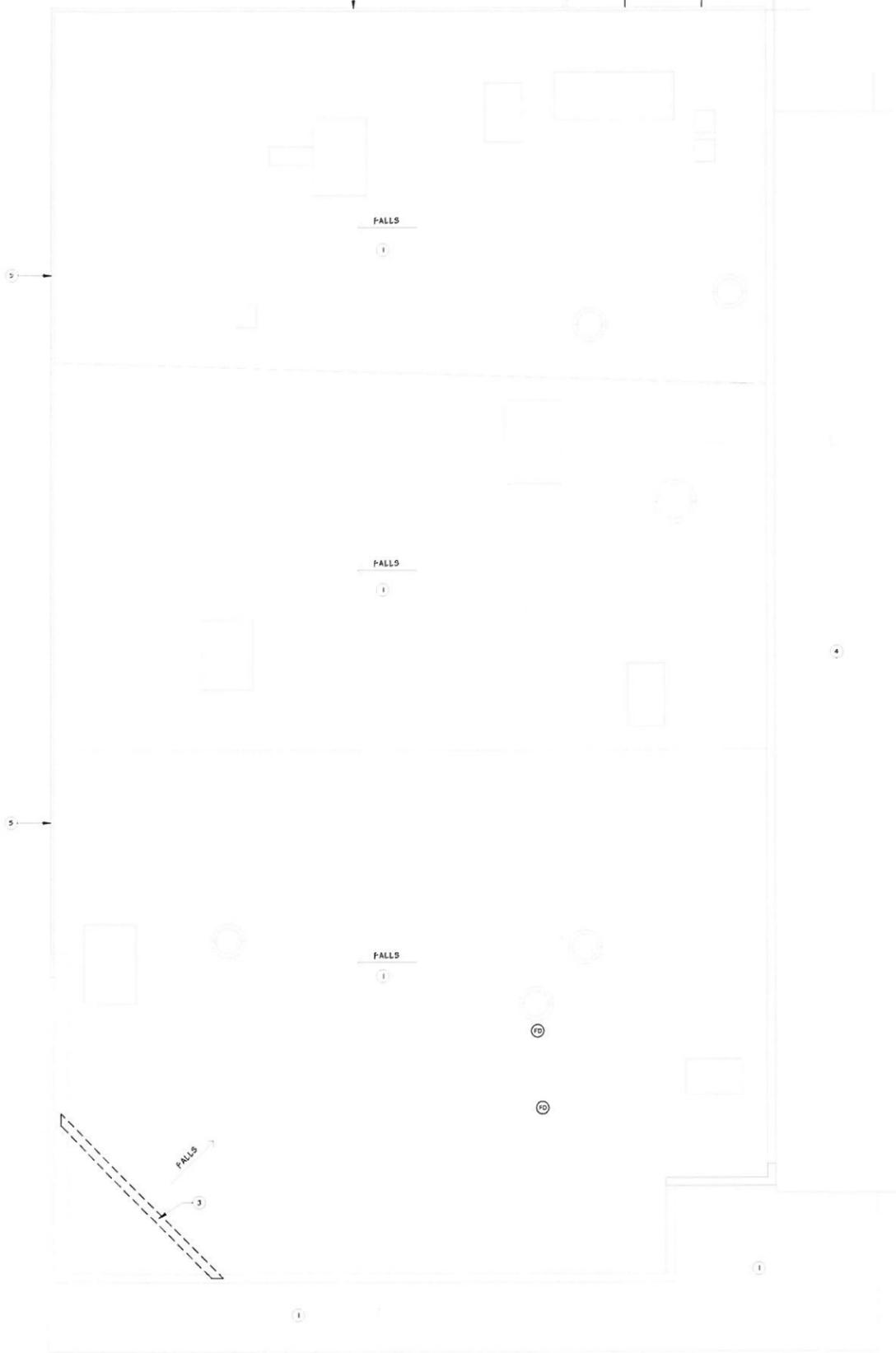


2 BASEPLATE DETAIL
SCALE: 3" = 1'-0"



3 COLUMN CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"

- ROOF PLAN KEYED NOTES:**
- 1 REMOVE EXISTING FLAT ROOF SYSTEM & INSTALL NEW INSULATION AND ROOFING SYSTEM.
 - 2 NEW 10'X5' FABRIC CANOPY ON ALUMINUM FRAME.
 - 3 REMOVE EXISTING STEEL FRAMING & SIGNAGE PATCH & REPAIR EXISTING PARAPET WALL & SHEET METAL COPING.
 - 4 EXISTING SHINGLE ROOFING TO REMAIN.
 - 5 REMOVE EXISTING SHEET METAL CUTTERS & DOWNSPOUTS & INSTALL NEW SHEET METAL CUTTERS & DOWNSPOUTS.



N ROOF PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS
FOR
407 DUNN ROAD
Florissant, MO 63031

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NOVA
NOVA GROUP INC.
ARCHITECTS AND ENGINEERS
8312 HAZELWEST COURT SUITE 102
HAZELWOOD, MISSOURI 63042 (314) 731-0353
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project no. 215116B
drawn by JDS
date 7/15/16
revision

ROOF PLAN

A-3
sheet 3 of 3

1
MEMORANDUM



2
3
4
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6
CITY OF FLORISSANT- BUILDING DEPARTMENT

"The mission of the Building Department is to enforce building codes, zoning codes and property maintenance codes in order to protect life safety and enhance the quality of life for the residents of the City of Florissant."

7 To: Planning and Zoning Commissioners Date: February 15, 2017

8
9 From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
10 PWLF Director Public Works
11 Deputy City Clerk
12 Applicant
13 File
14

15 Subject: Request Recommended Approval for a Special Use at **407 Dunn Road** to
16 allow for a Banquet/Event Center in an existing 'B-3' Zoning District.
17
18

19
20
21
STAFF REPORT
CASE NUMBER PZ-022117-3

22 **I. PROJECT DESCRIPTION:**
23

24 This is a Request for Recommended Approval for a Special Use at **407 Dunn Road (The**
25 **Jewel Banquet Center)**, to allow for a Banquet/Event Center in an existing 'B-3' Zoning
26 District.
27

28 **II. SITE CONDITIONS:**
29

30 The existing property at **407 Dunn Road** is an existing facility built in 1975 according to
31 County records.
32

33 The existing property has undergone construction renovation. The proposed use is that of
34 a restaurant/banquet center and event center, which is a Special Use as a
35 Restaurant/Assembly Hall.
36
37

38 The subject property has a building which is approximately 14,387 square feet per
39 County Record and constructed of concrete block. The existing roof sign is to be
40 removed with a face change to the existing post sign approved for installation.

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The number of existing parking is listed on the A-1 first plan as 71 plus 75 cross parking easement for a total of 146 with the cross parking easement only in use during off hours from the adjacent site. The max. occupant load for the building as calculated by the architect is 589 people. Per the parking ordinance for this use a banquet center or requires 1 spaces/4 seats. Required parking therefore could be as many as 147 depending on table layout.

III. SURROUNDING PROPERTIES:

The properties to the North and East are in an 'B-3' Extensive Business District and include 419 and 507 Dunn Road. The adjacent site to the West 345 Dunn, is in a 'M-2' Industrial Zoning District.

IV. STAFF ANALYSIS:

Special Uses for this zoning district include: Assembly Halls not associated with a church or School, Private Clubs and Lodges, Restaurants, Taverns, Nightclubs and Lounges. Therefore, staff determined that a Special Use Permit is in order, technically as a for profit "assembly hall".

The application is accompanied by a floor plans showing interior remodeling and the Architect's calculation of existing 15,200 s.f.

The applicant indicates a hall for hire business, kitchen includes cooking equipment and existing bar.

No exterior changes to the site are anticipated. No outside equipment is anticipated.

New signage is under permit.

Occupant Load: The architectural plan shows multiple rooms without showing tables and chairs. The building code would require a maximum of occupants pertaining to each area of the space, however, which could be a different number based on tables/chairs or without tables or chairs. The calculated maximum occupant load could be reduced to match the total number of parking spaces:

- 71 On-site spaces: Maximum occupants per parking code 284
- 75 easement parking: Maximum occupants per parking code 584

VI. STAFF RECOMMENDATIONS:

If the Commission recommends approval, staff recommends the attached suggested motion.

87 **Suggested Motion for 407 Dunn Road:**

restaurant,

88
89 I move to recommend approval of a Special Use to allow for a Banquet/Event
90 Center in an existing 'B-3' Zoning District at **407 Dunn Road**, with the following
91 stipulations:
92

- 93 1. Any trash container over 90 cubic feet shall be screened and screen shall be
94 constructed compatible with the construction of the building as approved by the
95 Building Commissioner. Any enclosure shall have gates that are solid metal,
96 reinforced solid vinyl or metal picket type fence with pickets spaced for
97 screening.
98
- 99 2. Facility shall have a maximum number of occupants of: *(including employees.)*
100 a. 284 When easement spaces are unavailable.
101 b. 584 With ~~an~~ easement spaces available. *from adjacent property to the north.*
102
- 103 3. *a. Sign Change b. Clean Town Hall where wall sign was*
104 *Face removed.*
105
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113

114 **PROJECT COMPLETION.**

115 Construction shall start within 60 days of the issuance of building permits, and
116 the structure shall be completed in accordance with the plans within 180 days
117 of start of construction.

118 (end of Suggested Motion and Memo)
119
120

1 INTRODUCED BY COUNCILMAN EAGAN
2 MARCH 13, 2017

3
4 BILL NO. 9268 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8123 FROM TROPICALE GRILL TO MANGOES GRILL**
8 **FISH & CHICKEN FOR THE OPERATION OF A RESTAURANT**
9 **LOCATED AT 8141 N. LINDBERGH.**

10
11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
13 operation of a restaurant; and

14 WHEREAS, pursuant to Ordinance No. 7784 Farajat, LLC was granted a Special Use
15 Permit for the location and operation of a restaurant on the property known as 8141 N.
16 Lindbergh; and

17 WHEREAS, Ordinance No. 7942 authorized the transfer of Special Use Permit No. 7784
18 to Kaslik Restaurants Inc and was subsequently transferred by ordinance no. 8123 to Tropicale
19 Grill; and

20 WHEREAS, an application has been filed by Mangoes Fish n Chicken Inc. to transfer the
21 Special Use Permit authorized by Ordinance No. 7784 as transferred by 8123 to its name; and

22 WHEREAS, the City Council of the City of Florissant determined at its meeting on
23 March 13, 2017 that the business operated under Ordinance No. 8123 would be operated in a
24 substantially identical fashion as set out herein; and

25 WHEREAS, Mangoes Grill Fish n Chicken Inc. has accepted the terms and conditions
26 set out in Ordinance No. 7784 as transferred.

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

30
31
32 Section 1: The Special Use Permit authorized by Ordinance No. 7784 and transferred by
33 ordinance no. 8123 is hereby transferred Tropicale Grill to Mangoes Grill Fish n Chicken Inc.
34 for the location and operation of a restaurant located at 8141 N. Lindbergh.

35 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
36 7784 as transferred by 8123 shall remain in full force and effect.

37 Section 3: The Special Use Permit herein authorized shall terminate if the restaurant
 38 ceases operation for a period of more than one hundred eighty (180) days or when the named
 39 permittee ceases to be the owner and operator of the restaurant.

40 Section 4: This ordinance shall become in force and effect immediately upon its passage
 41 and approval.

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44 Adopted this ____ day of _____, 2017.

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 Jackie Pagano
 President of the Council
 City of Florissant

52 Approved this ____ day of _____, 2017.

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 Thomas P. Schneider
 Mayor, City of Florissant

59 ATTEST:

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 63

 Karen Goodwin, MMC/MRCC
 City Clerk

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8123

FROM Tropicale Grill
TO Mango's Grill Fish & Chicken
FOR Restaurant - sit down & Carry out
ADDRESS 8141 N. Lindbergh

Ward 3 Zoning _____ Date Filed 3/8/17 Accepted By Amos

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Mohammed Musa and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 8141 N. Lindbergh in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Mohammed Musa
Individual's Name

FOR: MANGOES GRILL FISH n CHICKEN, INC
Company, Corporation, Partnership

3/8/17
City Council
Amos

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

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

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

SIGNATURE

Mohammed MUSTA

ADDRESS

2472 Rhapsody Ln Florissant MO 63031

Telephone No.

(314) 701-9062

Email address

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

PETITIONER SIGNATURE

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

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

owner
of Building

[Signature]

SIGNATURE OF OWNER



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance
Number 8123 which authorized a Special Permit:

TO: Tropicale Grill

FOR: operation of a restaurant

and agree to the terms and conditions listed in said ordinance and to any
additional term and conditions that the City Council shall deem appropriate.

MOHAMMED MUSA

PRINT - NAME OF APPLICANT

Mohammed Musa

SIGNATURE OF APPLICANT

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

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

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

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

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

www.florissantmo.com

1 INTRODUCED BY COUNCILMAN EAGAN
2 FEBRUARY 23, 2015

3
4 BILL NO. 9077

ORDINANCE NO. 8123

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6
7 **AN ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
8 **PERMIT NO. 7942 FROM KASLIK RESTAURANT INC. D/B/A KASLIK**
9 **TO JB&W LLC D/B/A TROPICALE GRILL FOR THE LOCATION AND**
10 **OPERATION OF A RESTAURANT LOCATED AT 8141 N. LINDBERGH**

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

15 WHEREAS, pursuant to Ordinance No. 7784, Farajat LLC, d/b/a Fish and Chips was
16 granted a Special Use Permit for the location and operation of a restaurant on the property
17 known as 8141 N. Lindbergh; and

18 WHEREAS, pursuant to Ordinance No. 7942, Special Use Ordinance No. 7784 was
19 transferred to Kaslik Restaurant Inc. d/b/a Kaslik; and

20 WHEREAS, an application has been filed by JB&W LLC d/b/a Tropicale Grill to transfer
21 the Special Use Permit authorized by Ordinance No. 7942 to its name; and

22 WHEREAS, the City Council of the City of Florissant determined at its meeting on
23 February 23, 2015 that the business operated under Ordinance No. 7942 would be operated in a
24 substantially identical fashion as set out herein; and

25 WHEREAS, JB&W LLC has accepted the terms and conditions set out in Ordinance No.
26 7942.

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

29
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31 Section 1: The Special Use Permit authorized by Ordinance No. 7942 is hereby
32 transferred from Kaslik Restaurant Inc. d/b/a Kaslik to JB&W LLC d/b/a Tropicale Grill for the
33 location and operation of a restaurant located at 8141 N. Lindbergh.

34 Section 2: The Special Use Permit herein authorized shall terminate if the restaurant
35 ceases operation for a period of more than ninety (90) days or when the named permittee ceases
36 to be the owner and operator of the said restaurant operation.

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

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41 Adopted this 9th day of March, 2015.

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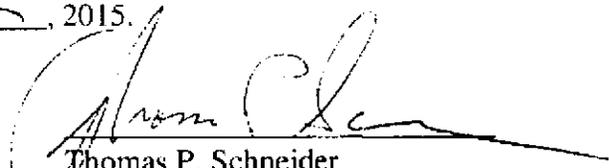
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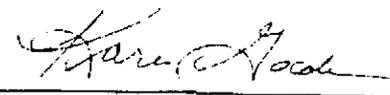
Joseph Eagan
President of the Council
City of Florissant

Approved this 10th day of March, 2015.



Thomas P. Schneider
Mayor, City of Florissant

ATTEST:



Karen Goodwin, City Clerk

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF INCORPORATION

WHEREAS, Articles of Incorporation of

Mangoes Grill Fish n Chicken Inc
001370969

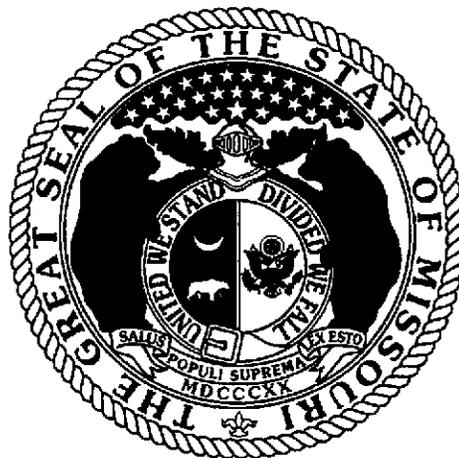
have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of General and Business Corporation Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the General and Business Corporation Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 6th day of March, 2017.

Effective Date: March 07, 2017


Secretary of State





State of Missouri
 John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

001370969
Date Filed: 3/6/2017
Effective: 3/7/2017
John R. Ashcroft
Missouri Secretary of State

Articles of Incorporation

Article One

The name of the corporation is: Mangoes Grill Fish n Chicken Inc

Article Two

The registered agent's name is: ADDEEN COMPANY

The address, including street and number for the registered agent's office in the state of Missouri is:
 (PO Box may only be used in addition to a physical street address)

<u>605 Loyola Dr.</u>	<u>Florissant</u>	<u>MO 63031</u>
<i>Street Address</i>	<i>City</i>	<i>State/Zip</i>

Article Three
 (Must complete 1 or 2)

1. If the aggregate number of shares in which the corporation shall have authority to issue DOES NOT exceed 30,000 shares or the par valued DOES NOT exceed \$30,000 please check this box:

or

2. If the aggregate number of shares in which the corporation shall have authority to issue exceeds 30,000 shares or the par value exceeds \$30,000 dollars please indicate the number of shares of each class and the par value of each share. Also, indicate a statement of the preferences, qualifications, limitations, restrictions and the special or relative rights including convertible right, is any, in respect of the share of each class:

Article Four

The name and physical business or residence address of each incorporator:

Name	Address	City/State/Zip
<u>MUSA, MOHAMMED</u>	<u>2472 RHAPSODY LN</u>	<u>FLORISSANT MO 63031</u>

(Please see next page)

Name and address to return filed document:	
Name:	<u>Addeen Company</u>
Address:	<u>Email: info@addeenco.com</u>
City, State, and Zip Code:	_____

Article Five

The date the corporation is to continue or perpetual: (Please select one)

Perpetual (check box) or State number of years _____

Article Six

The corporation is formed for the following lawful purpose(s):

The transaction of any or all lawful businesses for which corporations may be incorporated under the State of Missouri General and Business Corporation Law. To engage in the business of and not limited to restaurant.

Article Seven

The number of directors to constitute the board of directors: 1 (optional)

The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated:

3/7/2017

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

MOHAMMED MUSA

Signature of Incorporator(s)

MOHAMMED MUSA

Printed or Typed Name of Incorporator

03/06/2017

Date of Signature

CITY OF FLORISSANT

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

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

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

To the City Clerk, City of Florissant, St. Louis County Missouri:

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

TYPE OF OPERATION:

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

Name of Business SIX & ICE

Business Address 35 FLORISSANT OAKS SHOPPING CENTER Phone _____

Names of Applicant, Corporation, or LLC WILKES FAM 4

Address of Owner 4049 90th AVE FLORISSANT MO 63034 Phone 314-222-9182
Street City State Zip

Name of Managing Officer LAMAR A. WILKES

Home Address 4049 90th AVE FLORISSANT MO 63034 Years at address 2 yrs 7 mos
Street City/State Zip Home Phone 314-222-9182

Managing Officer Date & Place of Birth 4/14/17 St Louis Cell Phone 314-570-2153

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

Managing Officer Personal Property Taxes 20__ Paid? Yes No (Attach most recent copy)

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

Have you ever been arrested?: No What Charge? _____
Where? _____ Disposition? _____

Citizen of U.S.A.? Yes No Naturalized? Yes Date _____ No
If Naturalized, Give Number: _____ Dist. _____
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? NO
If so, give details _____

Have you previously held a liquor license of any type? NO
If so, when and where _____

3/23/17
Carolyn May
Mayor

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

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

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

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

Has the location previously been occupied as a liquor establishment, liquor store or tavern? YES
If so, state name TAM TAM AFRICAN RESTAURANT

Is the location within 200 feet of property used for church, school or public playground? NO

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

WILKES Family
Trade Name
Lamar A Wilkes Sr
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Lamar A Wilkes Sr, of lawful age, being first duly sworn upon _____ oath
(Individual or **Managing Officer**)

deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

Lamar A Wilkes Sr
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 22nd day of March, 2017.



THOMAS J. CHRISTIAN III
My Commission Expires
July 30, 2019
St. Charles County
Commission #15551860

[Signature]
Notary Public

My Commission Expires: 7/30/19

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

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

EMERGENCY INFORMATION

OWNER OF PROPERTY DOROTHY COLEMAN PHONE 314-636-477-7337
ADDRESS 55 FLORISSANT OAKS SHOPPING CTR CITY FLORISSANT STATE MO ZIP 63031

NAME OF BUSINESS STIX & ICE PHONE _____
ADDRESS 35 FLORISSANT OAKS SHOPPING CTR CITY FLORISSANT STATE MO ZIP 63031

BUSINESS HOURS

OWNER/MANAGER ERIKA & LAMAR WILKES PHONE 314-435-9759/314-222-9182
HOME ADDRESS 4049 90th AVE CITY FLORISSANT STATE MO ZIP 63031

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.

CONTACT #1

NAME LAMAR WILKES ADDRESS 4049 90th AVE
CITY & STATE FLORISSANT MO ZIP 63034 PHONE 314-570-2153
HAS KEY: YES NO

CONTACT #2

NAME ANNIE & PRESTON CRENSHAW ADDRESS 6314 HENNER AVE
CITY & STATE ST LOUIS MO ZIP 63120 PHONE 314-261-7437
HAS KEY: YES NO

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES NO
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES NO
IF YES, WHO: _____

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES NO
DESCRIBE: _____
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES NO
IF YES, WHERE IS IT LOCATED: _____

CAN IT BE SEEN FROM THE OUTSIDE? YES NO
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES NO

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

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

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

To the Florissant City Council,
Florissant, St. Louis County, Missouri _____

DATE 3/21/17

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

1. FULL NAME ERIKA YVONNE WILKES
SOC. SEC. NO. _____ PLACE OF BIRTH ST LOUIS
DATE OF BIRTH _____ SEX FEMALE
PHONE NUMBER 314-435-9759
ADDRESS 4049 90th Ave Florissant MO 63034
LAST PREVIOUS ADDRESS 11515 MOONSTONE CT 63146
NO. OF YRS. 3 YRS

2. FULL NAME LAMAR ANTOINE WILKES
SOC. SEC. NO. _____ PLACE OF BIRTH ST LOUIS
DATE OF BIRTH _____ SEX MALE
PHONE NUMBER 314-570-2153
ADDRESS 4049 90th Ave Florissant
LAST PREVIOUS ADDRESS 11515 MOONSTONE CT 63146
NO. OF YRS. 3 YRS

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

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

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

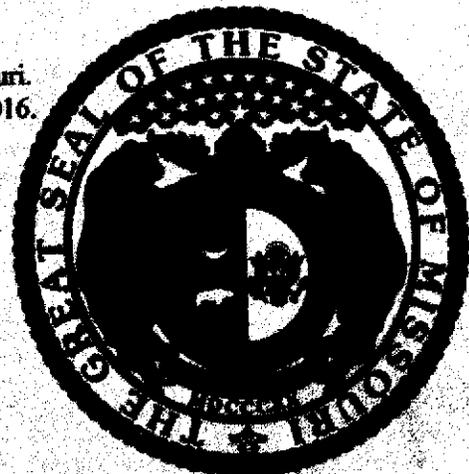
WILKES FAM 4, LLC
LC001518813

filed its Articles of Organization with this office on the 20th day of December, 2016, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, Jason Kander, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 20th day of December, 2016, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and
do hereby affix the GREAT SEAL of the State of Missouri.
at the City of Jefferson, this 20th day of December, 2016.

A handwritten signature in black ink, appearing to read "KANDER".



1 INTRODUCED BY COUNCILMAN JONES
2 MARCH 27, 2017

5 BILL NO. 9270

ORDINANCE NO.

8 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO WILKES**
9 **FAMILY 4 LLC D/B/A STIX & ICE TO ALLOW FOR THE OPERATION OF A**
10 **RESTAURANT FOR THE PROPERTY LOCATED AT 31 & 35 FLORISSANT**
11 **OAKS SHOPPING CENTER.**

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

15 WHEREAS, an application has been filed by Wilkes Family 4 LLC d/b/a Stix & Ice for the
16 property located at 31 & 35 Florissant Oaks Shopping Center for the location and operation of a
17 restaurant; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
19 March 8, 2017 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of a public hearing no. 17-03-009 said application to be held on the 27th
21 day of March, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
22 concluded; and

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

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

28
29 Section 1: A Special Use Permit is hereby granted to Wilkes Family 4 LLC d/b/a Stix & Ice for
30 the property located at 31 & 35 Florissant Oaks Shopping Center for the location and operation of a
31 restaurant and the following additional requirements:

32
33 **2. PROJECT COMPLETION.**

34 Construction shall start within 30 days of the issuance of building permits for the project and
35 shall be completed in accordance with the plans within 100 days of start of construction.
36

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

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

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43 Adopted this _____ day of _____, 2017.

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Approved this _____ day of _____, 2017.

Jackie Pagano
President of the Council
City of Florissant

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 MARCH 27, 2017

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5 BILL NO. 9271 ORDINANCE NO.

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**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO THE
HERTZ CORPORATION D/B/A HERTZ CAR SALES TO ALLOW FOR
AN AUTO LEASING AND SALES ESTABLISHMENT FOR THE
PROPERTY LOCATED AT 1390 &1400 N. HWY 67.**

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of a car
14 sales and leasing business; and

15 WHEREAS, an application has been filed by Savoy Properties d/b/a Hertz Car Sales for
16 the operation of a car sales and leasing business locate at 1390-1400 N Hwy 67; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
18 meeting of March 8, 2017 has recommended that the said Special Use Permit be granted with
19 certain conditions; and

20 WHEREAS, due notice of public hearing no. 17-03-010 on said application to be held on
21 the March 27, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held
22 and concluded; and

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

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

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Section I: A Special Use Permit is hereby granted to Savoy Properties d/b/a Hertz Car
30 Sales to allow for a car leasing and sales establishment at 1390 and 1400 N Highway 67 (Hertz
31 Car Sales) in a B-3 Zoning District as depicted on the site plan C1.0, Landscape Plan L1.0 dated
32 2/20/17 by Cole, Civil Engineering and building floor plan with elevations AS-100 by Core 10
33 Architecture, subject to the regulations in the B-3 Extensive Business District and the following
34 additional requirements:

35

- 36 1. A continuous screen shall be maintained in accord with 405.245 abutting residentially
- 37 zoned properties. No barbed wire shall be permitted and the screen along each
- 38 property line shall be of matching material and appearance.
- 39
- 40 2. Customer and inventory parking spaces shall be designated, as well as appropriate
- 41 loading zone.
- 42
- 43 3. The existing building to remain, including entrances, exterior ramps and stairs shall
- 44 be modified to meet the ADA and to conform to the requirements of the International
- 45 Existing Building Code 2009 Edition.
- 46
- 47 4. Spaces shall be designated on the site plan for any vehicle customarily used in
- 48 connection with this business.
- 49
- 50 5. Trash screen shall be required for any trash container over 90 cubic feet consisting of
- 51 a 6' heavy duty vinyl or other material compatible with the building.
- 52
- 53 6. Additional landscaping to match the Lin-Cor Improvement Plan shall be included
- 54 along the frontage.
- 55
- 56 7. Any painting of brick or alternate color of the building must be approved by Council.
- 57
- 58 8. Any signage should be below 100 square feet and approved by the Public Works
- 59 Dept.
- 60
- 61 9. A suitable, native evergreen or white pine shall be used in the landscape screening
- 62 along the back of the property.
- 63
- 64 10. The existing pole sign shall not change height, size or basic design.
- 65

PROJECT COMPLETION.

Construction shall start within 30 days of the issuance of building permits for the project and the structure shall be completed in accordance with the plans within 180 days of start of construction.

Section 2: The Special Use Permit herein authorized shall terminate if the business ceases operation for a period of more than ninety (90) days.

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

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Adopted this _____ day of _____, 2017.

Jackie Pagano
President of the Council
City of Florissant

Approved this _____ day of _____, 2017.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 MARCH 27, 2017

3
4 BILL NO. 9272

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING TITLE III OF THE FLORISSANT CITY**
7 **CODE, SCHEDULE XIII “PARKING PROHIBITED AT ALL TIMES ON**
8 **CERTAIN STREETS” BY ADDING THERETO A PORTION OF**
9 **LIESUREWOOD COURT.**

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

13
14 Section 1: Title III of the Florissant City Code, Schedule XIII “Parking
15 prohibited at all times on certain streets” is hereby amended by adding the
16 following:

17
18 *Leisurwood Court on the even numbered side of the street from New*
19 *Halls Ferry Road to Carefree Lane.*

20
21
22 Section 2: In addition stickers are to be placed on the No Parking signs
23 allowing residential parking. .

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

27
28 Adopted this _____ day of _____, 2017.

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

35
36
37 Approved this _____ day of _____, 2017.

38
39
40 _____
41 Thomas P. Schneider
42 Mayor, City of Florissant

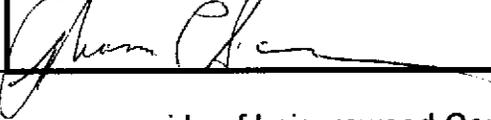
43
44 ATTEST:
45
46 _____
47 Karen Goodwin, MMC/MRCC
48 City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 3/17/17

Mayor's Approval:



Agenda Date Requested: 3/27/17

Description of request: An ordinance to restrict parking on one side of Leisurewood Court, from New Halls Ferry Road to Carefree Lane, on the even numbered side of the street.

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		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	Yes

Back up materials attached:		Back up materials needed:	
Minutes	X	Minutes	
Maps		Maps	
Memo		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: _____

UNDER OLD BUSINESS:

**12/16 REQUEST NO PARKING ON LEISUREWOOD COURT AND
 CAREFREE LANE
 Partial approval
 Ward 9**

Request was made to place no parking signs on all of Leisurewood Court and Carefree Lane. Mike Mott said that under the old business, it was a request for no parking on Leisurewood and Carefree Lane. He said Councilman Siam would like to respectfully ask that this be placed back on the agenda. Mike Mott said that we put this aside until we received a letter from the management company. He said the request was to put no parking signs on both sides of the street in this entire condominium complex, leaving the only place to park would be the residents in their assigned spots behind the building and the clubhouse. He said there were three women here that were requesting that, and he asked them to get an okay from the condominium. He said he has the condominium letter and read it to the members of the Traffic Commission (copy attached). In summary, the Board of Managers agreed to No Parking signs erected on the inside of Leisurewood Court only. They would like to continue parking on both sides of Carefree Lane. Mike Mott said he is assuming, and would like to put it up to a vote, that since the management has agreed to what they are requesting here, he doesn't see a problem with that. He said it is a compromise, and if everyone is happy, he is good with that.

Motion was made by Allen Bluiett to recommend restricting parking on one side of Leisurewood Court, from New Halls Ferry to Carefree Lane, on the even numbered side of the street. Motion was seconded by Mike Mott. On the roll call the commission voted: Donna Smith-Pupillo – yes, Don Adams – yes, Mike Mott – yes, Greg Keil – yes,

Angela Williams – yes, Steve Sutterer – yes, Kenny Green – yes, and Allen Bluiett – yes.

Motion carried. Item 12/16 was dropped from the agenda.

UNDER NEW BUSINESS:

**01/17 REQUEST TO STRIPE PAUL AVE. FROM CHARBONIER TO FLORDAWN
Denied
Ward 3**

Request was made to paint a stripe down the middle of the street on Paul Avenue from Charbonier to Flordawn. Mike Mott asked if everyone was familiar with Paul Avenue. He said he counted it and it is 35 feet wide. He asked Gary Meyer how wide is a regular street. Gary Meyer said a normal street is 26 feet wide. He said Paul is an extra lane wide. Mike Mott said he lives there and can't see any reason for striping it. Donna Smith- Pupillo agreed and said she can't see any reason for it either. Mike Mott said it is just a waste. Greg Keil said he sat there and watched traffic for a while and said he just doesn't understand the request. Mike Mott said he is a neighborhood watch captain for his street. He said the next time they have a meeting tell everyone that lives there to drive on the right side of the street. He said it is really that simple, so he says no on the request.

Motion was made by Mike Mott to recommend not painting a stripe on Paul Avenue from Charbonier to Flordawn since the street is three lanes wide and there are no curves. Motion was seconded by Don Adams. On the roll call the commission voted: Donna Smith-Pupillo – yes, Don Adams – yes, Mike Mott – yes, Greg Keil – yes, Angela Williams – yes, Steve Sutterer – yes, Kenny Green – yes, and Allen Bluiett. Motion carried. Item 01/17 was dropped from the agenda.

Item 12/16

Leisure Village Condominiums

2075 Carefree Lane

Florissant, MO. 63033-2932

314-831-1154

January 19, 2017

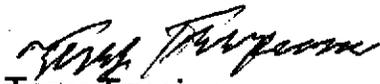
Mike Mott
1025 Keeven
Florissant, MO 63031

Dear Mr. Mott,

The Board of Managers discussed the subject of parking only on one side of Leisurewood Court and Carefree Lane. There are downfalls to that idea. In Leisure Village, there is no guest parking. Each unit has two assigned parking spaces. If those two spaces are taken, by the owner or their guests, other guests must park on the street. Also, when an owner rents the clubhouse, the attendees must park on the street. With that in mind, the Board of Managers would like to see parking on one side of only Leisurewood Court. We would like to continue parking on both sides of Carefree Lane. We feel that it would be too restrictive if parking is only allowed on one side of Carefree Lane.

In summary, the Board of Managers would like to see "No Parking" signs erected on the inside of only Leisurewood Court.

Respectfully,


Tony Trupiano

President of the Board of Managers

MaryAnn Fitzpatrick

Item 12/16

From: Lou Jearls
Sent: Thursday, November 17, 2016 3:12 PM
To: Gary Meyer; MaryAnn Fitzpatrick
Cc: Ward 9 Tommy Siam
Subject: FW: Parking on Leisurewood Court and Carefree Lane

Gary / Mary Ann: Please place back on the Traffic Commission for re-consideration ... again, advise date/place/time ... so residents can attend ... thanks. Lou

From: Lou Jearls
Sent: Thursday, November 17, 2016 3:11 PM
To: Ward 9 Tommy Siam
Subject: RE: Parking on Leisurewood Court and Carefree Lane

Tommy: I understand ... I can get it back on the agenda ... but I can't promise a quorum. Lou

From: Ward 9 Tommy Siam
Sent: Thursday, November 17, 2016 10:58 AM
To: Lou Jearls
Subject: RE: Parking on Leisurewood Court and Carefree Lane

Good morning Lou,

Respectfully I would like to ask that this be placed back on the agenda and if you can promise me a quorum in December, I would like to give the residents there another chance to testify. I feel like it is fundamentally unfair to them that for months I was trying to send them to meetings that did not take place due to failure to achieve a quorum, and then when I finally give up, the Traffic Commission achieves a quorum (barely) and shoots it down. They never had a chance to give their side of the story or make sure their concerns were properly understood. Anything you can do to keep this under consideration would be much appreciated.

Thanks, Tommy

Tommy Siam, Councilman Ward 9, City of Florissant
(314) 757-2594
ward9@florissantmo.com

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Lou Jearls <ljearls@florissantmo.com>
Date: 11/16/16 10:05 AM (GMT-06:00)
To: Ward 9 Tommy Siam <ward9@florissantmo.com>
Subject: Parking on Leisurewood Court and Carefree Lane

Tommy: The Traffic Commission on 11.8.16 denied the request for no parking signs ... one member has a large vehicle ... went over there and was able to get thru ... and also felt Fire Trucks could also get thru ... they did not see it as a safety issue ... more of a preferential parking issue ... so did not see the need for no parking signs. Lou

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 MARCH 27, 2017

3
4 BILL NO. 9273

ORDINANCE NO.

5
6 AN ORDINANCE AMENDING REVENUE ACCOUNT NO. 3490
7 "GRANTS AND REIMBURSEMENTS" IN THE AMOUNT OF \$5000 AND
8 APPROPRIATING THE SUM OF \$5000 FROM THE GENERAL
9 REVENUE FUND TO BUDGET ACCOUNT NO. 4930 "EQUIPMENT
10 REPAIR" TO PURCHASE RADAR UNITS WITH FUNDS AWARDED
11 THROUGH A MODOT BLUEPRINT GRANT.

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

15
16 Section 1: Revenue account no. 3490 "Grants and Reimbursements" is hereby
17 amended by adding the amount of \$5000 to reflect a grant received from the MoDOT Blueprint
18 grant program; and

19 Section 2: There is hereby appropriated and set apart from the General Revenue Fund of
20 the City of Florissant the sum of \$5000 to Budget Account No. 4930 "Equipment Repair" for
21 the purchase of two radar units for police motorcycles for the Police Department.

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

24
25 Adopted this ____ day of _____, 2017.

26
27 _____
28 Jackie Pagano
29 President of the Council
30 City of Florissant

31
32 Approved this ____ day of _____, 2017.

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

37
38
39 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 3/22/17 Mayor's Approval:

Agenda Date Requested: 3/27/17

Description of request: *Request an appropriation to account 493001 in the amount of \$5000.00 for two radar units. We request this appropriation from acct 3490 - General Revenue Fund. We were awarded this money from MODOT Blue Print funds.*

Department: Police

Recommending Board or Commission:

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 3 readings?: Yes / No

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

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For City Clerk Use Only:
 Introduced by: _____
 PH Speaker: _____

Florissant Police Department
Patrol Support Division
Memorandum

Date: March 15, 2017
To: Chief Timothy J. Lowery
From: Sgt. Andy Haarmann, DSN 513
Subject: Radar Unit Purchase for Motorcycles

Sir,

The Missouri Department of Transportation awarded the Florissant Police Department \$5,000.00 in Blueprint funds for FY2017. The funds must be used by May 15, 2017, and can be used for officer overtime or equipment. I am requesting that the department considers purchasing two Stalker RADAR units for the department's police motorcycles. The units are specially made for Harley Davidson police motorcycles, and would further enable our officers to perform traffic enforcement in areas generating complaints.

I have attached a quotation from Stalker for two of the above mentioned units. The cost for the two units will be \$5,000.00 with shipping and handling. I have verified with our contact at MoDOT that Blueprint funds can be used for this purchase.

I respectfully request the department considers making this purchase as it would be a good use of the grant funds.

Please let me know if you have any questions.

Respectfully submitted,

Sgt. Andy Haarmann 513

Sergeant Andy Haarmann
Patrol Support Division

CAPT. T. J. 362

TJ 325

TJ 367



QUOTE
2007716

applied concepts, inc.

Page 1 of 1

2609 Technology Dr.
Plano, TX 75074
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Date: 03/10/17

Inside Sales Partner: Bart Hogue
972-801-4833

Reg Sales Mgr: Jim Fink
214-399-0430

Effective From : 03/10/2017

Valid Through: 06/08/2017

Lead Time: 21 working days

Bill To: Florissant Police Department 1700 North Hwy 67 Florissant, MO 63033-1902	Customer ID: 630311 Accounts Payable	Ship To: Florissant Police Department 1700 North Hwy 67 Florissant, MO 63033-1902	<i>UPS Ground</i> Phil Busby
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Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	2	805-0011-00	Dual SL - 2 Antenna Harley Davidson Pkg	36	\$2,482.50	\$4,965.00

Ln	Qty	Part Number	Description	Price	Ext Price
1	2	200-0808-05	DUAL-SL Counting Unit		\$0.00
2	2	200-0345-00	Counting Unit/Display Short Dash Mount		\$0.00
3	2	200-0723-01	Motorcycle Waterproof Display		\$0.00
4	2	200-1082-00	Stalker Motorcycle Display Sun Shield		\$0.00
5	2	200-0720-01	Motorcycle Waterproof Remote		\$0.00
6	4	200-0326-35	Dual Enhanced Ka-band Antenna		\$0.00
7	2	200-0769-00	25 MPH/40 KPH KA Tuning Fork		\$0.00
8	2	200-0770-00	40 MPH/64 KPH KA Tuning Fork		\$0.00
9	4	200-0525-00	Universal Cycle Antenna Mount		\$0.00
10	2	200-0726-00	Waterproof Display Mount		\$0.00
11	2	200-0727-00	Waterproof Remote Mount		\$0.00
12	2	155-2055-04	Antenna Cable, 4 Ft		\$0.00
13	2	155-2055-08	Antenna Cable, 8 Ft		\$0.00
14	2	155-2253-00	Waterproof Display/Remote Cable		\$0.00
15	2	155-2228-01	Motorcycle Power/VSS (except BMW)-2X,DSR,Dual		\$0.00
16	2	200-0750-04	VSS Divide/4 Adapter		\$0.00
17	2	155-2265-00	6" Cable, 9-Pin Dual Extension		\$0.00
18	2	062-0081-00	Dual Waterproof Remote Internal Software		\$0.00
19	2	200-0820-00	Dual Manual Kit		\$0.00
20	2	011-0112-00	Stalker Waterproof Display Manual Addendum		\$0.00
21	2	035-0361-00	Shipping Container, Dash Mounted Radar		\$0.00
22	2	060-1000-36	36 Month Warranty		\$0.00

Group Total \$4,965.00

Product	\$4,965.00	Sub-Total:	\$4,965.00
Discount	\$0.00	Sales Tax 0%	\$0.00
Payment Terms: Net 30 days		Shipping & Handling:	\$35.00
		Total: USD	\$5,000.00

This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.