



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, October 22, 2018

7:30 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting and Executive meeting minutes of October 8th, 2018

IV. PROCLAMATION

- Boy scout Troop 713 and Cub Scout Pack 797

V. CERTIFICATE OF APPRECIATION

- Norman Currington

VI. HEARING FROM CITIZENS

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

VII. COMMUNICATIONS

VIII. PUBLIC HEARINGS

18-08-027 (Ward 4) Application Staff Rpt	Request to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace and Mercy Adult Program to allow for the addition of an adult day care to a Banquet/Event Center in a B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center. (Planning and Zoning recommended approval on 7/16/18)(Postponed to this date on October 8, 2018)	Juanita Gullet
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18-10-031 (Ward 3) Application Staff Rpt Plans	Request to authorize an amendment to Special Use Permit No. 8130 as amended to allow for the expansion of an auto repair and auto body shop d/b/a MAG Automotive located at 8461 N. Lindbergh. (Planning and Zoning Commission recommended approval on 10/1/18)	Mark Gillette
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IX. OLD BUSINESS

A. BILLS FOR SECOND READING

9436 Memo	Ordinance authorizing a transfer of \$10,000 from the Parks Utilities Account (5-47-26000) to the Bangert Utilities Account (5-46-26000) for the purpose of supplementing the Bangert Utilities Account for the remainder of the fiscal year.	2 nd Reading Caputa
9437 Memo	Ordinance authorizing a transfer of \$20,000 from the Parks Utilities Account (5-47-26000) to the Civic Center Utilities Account (5-44-26000) for the purpose of supplementing the Civic Center Utilities Account for the remainder of the fiscal year.	2 nd Reading Caputa
S9438 Application	Ordinance authorizing a transfer of Special Use Permit No. 7978 from Hertz Car Sales to Top Gear Auto LLC, located at 1285 N. Hwy 67 for the operation of a used auto sales business.	2 nd Reading Henke

X. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 3	Request to transfer Special Use Permit No. 4247 from Archway Pizza Inc. d/b/a Dominos Pizza to SFP Enterprises Inc. d/b/a Busloop Burgers for the operation of a carry-out restaurant located at 8442 N. Lindbergh.	Suzetta Porter
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C. BILLS FOR FIRST READING

9439	Ordinance to authorize an amendment to Special Use Permit No. 8130 as amended to allow for the expansion of an auto repair and auto body shop d/b/a MAG Automotive located at 8461 N. Lindbergh.	Eagan
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9440	Ordinance authorizing a transfer of Special Use Permit No. 4247 from Archway Pizza Inc. d/b/a Dominos Pizza to SFP Enterprises Inc. d/b/a Busloop Burgers for the operation of a carry-out restaurant located at 8442 N. Lindbergh.	Eagan

XI. COUNCIL ANNOUNCEMENTS

XII. MESSAGE FROM THE MAYOR

XIII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL OCTOBER 19, 2018 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, OCTOBER 22TH, 2018.

CITY OF FLORISSANT



COUNCIL MINUTES

October 8, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, October 8, 2018 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

Councilman Schildroth moved to approve the Meeting and Executive Minutes of September 24, 2018 and Work Session Minutes of September 20th, 2018, seconded by Caputa. Motion carried.

The next item on the Agenda was a Legislative Report from Tim Green. Mr. Green updated the Council concerning governmental relation representation in Jefferson City. As an overview, he presented the top five 2018 legislative successes and the 2019 legislative priorities.

The next item on the Agenda was Hearing from Citizens of which there were none.

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

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #18-08-027 to be held this night on a Request to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace and Mercy Adult Program to allow for the addition of an adult day care to a Banquet/Event Center in a B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center had been postponed to this date from September 24, 2018. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Juanita and Mark Gullet, applicants, appeared before the Council. Mr. Hessel, reviewed with the Council that the city had grave concerns about recent events that happened at the banquet center. On September 25th, the city clerk received an email from Mark Gullet to the City Council explaining

33 the situation. On September 27th, Mr. Hessel responded to the email, outlining a list of additional
34 questions, to which he has not received a response. His advice to the Council was to wait until a
35 response was received. He added that Sonja Dulick appears to be the actual applicant for the special
36 use permit.

37 Mark Gullet appeared before the Council and stated that he had not received the email from the
38 City Attorney and, in the original email, had asked Mr. Hessel to call him. Mr. Gullet stated that this
39 request was crucial because the contract was expiring and needed to be renewed. He clarified that he
40 and his wife were not partners with Ms. Dulick and were not part of her business. They are the
41 managers of her business and would like to open their own business, an adult program. He stated that
42 when they open their Grace and Mercy business, Metro Clubhouse will no longer exist. The only
43 events that will occur are the ones that have already been scheduled, approximately 20, not all of which
44 are parties. Ms. Gullet stated that since July when she had her conversation with the Chief, she has
45 worked diligently to kept the property in shape.

46 In response to Councilwoman Pagano's question, Mr. Gullet stated that his relationship with
47 Sonja Dulick occurred when she leased the building to him for two years for his church services.
48 When Ms. Dulick needed assistance, he and his wife helped her by managing her event business.
49 Sonja's lease is up in October. Councilwoman Pagano stated that she felt Ms. Dulick was putting Mr.
50 and Mrs. Gullet "in a bind." She suggested that they obtain a lease of their own and not be concerned
51 about Ms. Dulick.

52 Mr. Hessel clarified that although Mr. Gullet requested rescinding the Metro Event LLC Special
53 Use Permit, Mr. Gullet does not have the power to do so. Sonya Dulick is the only person who can ask
54 for the ordinance to be rescinded. If they want to continue with the scheduled events of Ms. Dulick
55 beyond October, then a transfer of special use would be required and Ms. Dulick must request and
56 agree to the transfer. The alternative is to stop the events.

57 Councilman Henke noted that some of the events scheduled were not Ms. Dulick's, but were the
58 Gullet's events. He requested a copy of the lease with the expiration date and a list of the events
59 scheduled. Mr. Gullet stated that the lease expired on October 31, 2018 and the Council had been
60 provided a copy.

61 Councilman Parson stated that he had no problem with the day care center, but there is
62 considerable confusion surrounding the event center. He suggested providing all the information that
63 the City Attorney had requested in order for them to reach their ultimate goal.

Councilman Henke moved to postpone Public Hearing #18-08-027 to 10/22/2018, seconded by Pagano. Motion carried.

The City Clerk reported that Public Hearing #18-10-029 to be held this night on a Public Hearing on the proposed budget for the City of Florissant for the fiscal year beginning December 1, 2018 had been advertised in substantially the same form as appears in the foregoing publication and by posting the same. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Kimberlee Johnson, Director of Finance, appeared before the Council. She stated that some changes needed to be made to the revised budget and she submitted those adjustments to the Council. In response to Councilman Caputa's question, Ms. Johnson stated that the city is in the red \$500,000. Revenues are up over last year and expenses below for the end of the year.

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

Tim Lee, 1877 Don Donna, stated that the past several years have been a financial struggle for the city. The Council recognized that something had to be done to decrease General Fund spending. He was surprised that the proposed 2019 budget actually increased General Fund spending. He made a presentation outlining more specifically the details as to where Mr. Lee felt the discrepancies were. Mr. Lee asked that his document be made part of the record.

Being no other citizens who wished to speak, Councilman Schildroth moved to close public hearing #18-10-029, seconded by Siam. Motion carried.

The City Clerk reported that Public Hearing #18-10-030 to be held this night on a Public Hearing for Fiscal Year 2019 Annual Plan for the Community Development Block Grant Program had been advertised in substantially the same form as appears in the foregoing publication and by posting the same. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Christine Keil, Citizens Participation Committee member, presented the proposed 2019 Community Development Block Grant Budget.

Community Development Block Grant Estimate	\$241,140
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Housing Programs

Home Improvement Program	\$171,140
Home Improvement Program – Mechanical	\$ 60,000
Project IMPACT	\$ 00

Ms. Keil noted that no funding was allocated for project IMPACT because there remained funds in the account from previous years.

Public Services

Mortgage, Rental & Utility Assistance \$ 10,000

The proposed budget has been posted on the city's website and is also available in the Community Development Office. The thirty day public comment period ends on November 7, 2018 at 5:00 pm.

The Chair asked if there were any citizens who would like to speak on said public hearing. Being none, Councilman Eagan moved to close public hearing #18-10-030, seconded by Harris. Motion carried.

Councilman Caputa moved that Bill No. 9433 An Ordinance authorizing an appropriation of \$5,000 from the General Revenue Fund to Acct. No. 01-5-40-54010 "Service Awards" to cover expenses for the annual employee appreciation lunch be read for a second time, seconded by Henke. Motion carried and Bill No. 9433 was read for a second time. Councilman Pagano moved that Bill No. 9433 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9433 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes and Eagan yes. Whereupon the Chair declared Bill No. 9433 to have passed and became Ordinance No. 8459.

Councilman Parson moved to appoint Debbie Bryant, 1775 Arundel Dr., to the Personnel Commission as a member from Ward 8 with a term expiring 10/8/2022, seconded by Pagano. Motion carried.

Councilman Schildroth moved to approve Mayor Schneider's re-appointment of Diane Shayne, 4 St. Rose Ct., to the Senior Commission as a member from Ward 5 for a term expiring on 10/24/2021, seconded by Eagan. Motion Carried.

Councilman Schildroth moved to approve Mayor Schneider's re-appointment of Hector Nunez, 1125 Patterson, to the Senior Commission as a member from Ward 2 for a term expiring on 10/26/2021, seconded by Eagan. Motion Carried.

Councilman Jones moved to approve the request for a Full Package Liquor license with tasting for Schnuck's Market d/b/a Schnucks for the property located at 2183 Charbonier Rd., seconded by Caputa. On roll call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes and Eagan yes. Motion carried and the liquor license was approved.

Councilman Henke moved to approve the request for a Transfer of Special Use Permit No. 7978 from Hertz Car Sales to Top Gear Auto, LLC, located at 1285 N. Hwy 67 for the operation of a used auto sales and service business, seconded by Siam.

Councilman Henke moved to suspend the rules to hear from the petitioner, seconded by Caputa. Motion carried. Camal Mohamed, petitioner, informed the Council that no cars would be repaired at the site, only washed and detailed. In response to Councilman Henke's question, the petitioner stated that there would be no "sell hear, pay hear deals" or rentals. There will only be used cars for sale. Councilwoman Pagano would like to amend the bill to read no rentals and no service. Mr. Hessel stated that a substitute bill can be introduced at the next meeting. On the motion to approve, motion carried.

The next item on the agenda was bills for first reading.

Councilman Jones introduced Bill No. 9435 An Ordinance authorizing an amendment to Table VII-A "Speed Limits on Certain Streets" by reducing the speed limit on Lindsay Lane to 25 miles per hour and said Bill was read for the first time. Councilman Jones moved that Bill No. 9435 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9435 was read for a second time. Councilman Jones moved that Bill No. 9435 be read for a third time, seconded by Caputa. On roll call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes and Eagan yes. Having received the unanimous vote of all members present Bill No. 9435 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes, Jones yes and Eagan yes. Whereupon the Chair declared Bill No. 9435 to have passed and became Ordinance No. 8460.

Councilman Caputa introduced Bill No. 9436 An Ordinance authorizing a transfer of \$10,000 from the Parks Utilities Acct. (5-47-26000) to the Bangert Utilities Acct. (5-46-26000) for the purpose

of supplementing the Bangert Utilities Acct. for the remainder of the fiscal year and said Bill was read for the first time by title only.

Councilman Caputa introduced Bill No. 9437 An Ordinance authorizing a transfer of \$20,000 from the Parks Utilities Acct. (5-47-26000) to the Civic Center Utilities Acct. (5-44-26000) for the purpose of supplementing the Civic Center Utilities Acct. for the remainder of the fiscal year and said Bill was read for the first time by title only.

Councilman Caputa introduced Bill No. 9438 An Ordinance authorizing a transfer of Special Use Permit No. 7978 from Hertz Car Sales to Top Gear Auto LLC located at 1285 N Hwy 67 for the operation of a used auto sales and service business and said Bill was read for the first time by title only.

The next item on the Agenda was Council Announcements.

Councilman Harris encouraged residents to continue joining their local Neighborhood Watch program. He stated that on Saturday, October 20th, Ward 1 will be hosting another litter clean up along Mullanphy Rd. Residents will meet at 9am at Mullanphy Gardens Shopping Center. “Art in the Gardens” will be held on November 3rd at Mullanphy Gardens Shopping Center for people of all ages.

Councilman Siam stated that Wards 8 & 9 will be hosting a joint ward meeting on November 14th at 7 pm at the Eagan Center.

Councilman Jones stated that he will be having a Neighborhood Watch Meeting at JFK in the near future and residents will be receiving a notice soon. He stated that TEAM always needs help and donations. He stated that the trash is a non-stop problem in the city. Everyone needs to do their part.

Councilwoman Pagano stated that the Fall Festival will be this Sunday. She announced that Ward 5 and Ward 7 will be hosting a Ward Meeting at the Justice Center on November 1st at 7 pm.

Councilman Parson commended McCluer North High School FDLA students for helping with the trash clean-up program on September 29th. He discovered that the worse trash offender was cigarette butts.

Councilman Schildroth reminded everyone that the Chili Cook-Off will be located in front of Click Heating and Cooling at the Fall Festival. Construction and repair on the St. Anthony Bridge has begun. Betty McLaughlin, the first woman ever elected to the City Council, recently passed away.

Councilman Eagan thanked the residents on Florella Ct. who held a wonderful National Night Out. He congratulated Barb Henke on her retirement after 20 years of service with the post office.

Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not leave them in their vehicles. He commended the residents in his ward on the National Night Out

celebrations. This week is Fire Prevention Week and he encouraged residents to check their smoke detectors and fire extinguishers.

Mayor Schneider commented on the recent passing of Betty McLaughlin, first woman to serve on the Council. She and her husband were the only husband/wife team ever to have served. This Friday is Food Truck Night at the Shrine. There will be a Halloween Dance and Costume Party on October 19th for DARE age children at JFK. The Race to the Shrine will be on October 20th beginning at Old St. Ferdinand Shrine. Florissant will be hosting the Municipal League Meeting at the Justice Center on October 25th. Family Boo Bash will be held on Saturday October 27th at the James J. Eagan Center and Halloween Swim and Skate on October 31st. On October 25th the seniors will be having their annual Halloween Party. Soldiers Wish List items are being collected at City Hall for the troops. Items must be collected by October 31st.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, October 22, 2018 at 7:30 pm.

Councilwoman Pagano moved to adjourn the meeting, seconded by Caputa. Motion carried. The meeting was adjourned at 8:39 p.m.

Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

Bill No. 9433	Ord. 8459
Bill No. 9435	Ord. 8460



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

October 8, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, October 8, 2018 at 6:30 pm. in the Council Conference room at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Siam, Harris, Caputa, Schildroth, Henke, Pagano, Jones, Parson, and Eagan. Also present was City Attorney John Hessel and City Clerk Karen Goodwin.

Councilman Eagan moved to call for a closed meeting to discuss litigation and confer with the city attorney pursuant to Section 610.021 (1) of the Revised Statutes of Missouri, seconded by Pagano. On Roll Call the Council voted: Siam yes, Caputa yes, Harris yes, Jones yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Eagan yes. Motion carried.

The Council discussed litigation and conferred with the City Attorney.

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

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

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CERTIFICATE OF APPRECIATION

PRESENTED TO:
Norman Currington

BY THE FLORISSANT POLICE DEPARTMENT

**WITH OUR SINCEREST GRATITUDE FOR
VOLUNTEERING COUNTLESS HOURS OF YOUR TIME TO WORK AS A NEIGHBORHOOD WATCH LAISON FOR THE
FLORISSANT POLICE DEPARTMENT. YOU WILLINGLY HELP WHENEVER NEEDED AND CONTINUALLY
DEMINSTRATE YOUR DEDICATION TO THE CITIZENS AND THE CITY OF FLORISSANT.**

GIVEN UNDER MY HAND IN THE CITY OF FLORISSANT, MISSOURI, THIS 22ND DAY OF OCTOVER 2018



Timothy J. Lowery, Chief of Police

CITY OF FLORISSANT



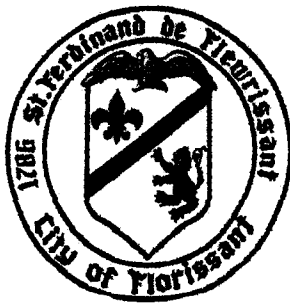
PUBLIC HEARING NOTICE

In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, Mo. in Council Chambers, 955 rue St. Francois on Monday, August 13, 2018 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. #8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace & Mercy Adult Program to allow for the addition of an Adult Day Care to a Banquet/Event Center in an B-3 Zoning District for the property located at 11 Patterson Plaza 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



*Amended
ORD 8223*

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: 11 Patterson Plaza, Florissant MO 63031

Property Owners Name: Cozad Commercial Real Estate Ltd Phone/email: (314) 781-3000/info@cozadgroup.com

Property Owners Address: 16 Sutton Dr., Suite 164 St Louis MO 63143

Business Owners Name: Sonja Dulick Phone/email: 314 724-1451/underwsr81@yahoo.com

Business Owners Address: 105 Kendl Ct., Florissant MO 63031

DBA (Doing Business As) Grace & Mercy Adult Program

Authorized Agents Name: Juanita Gullet Co. Name: Same as above
(Authorized Agent to Appear Before The Commission)

Agents Address: 15420 Forte De France Lane, Florissant MO 63034 Phone/email: 314 443-5171/jlove5172@yahoo.com

Request (review and approval of the Planning and Zoning Commission for compliance with regulations.

Applicant had no intentions of remodeling and construction plans are not applicable.)

State complete request (print or type only). ADULT DAY CARE

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

Sonja Dulick
Applicant's Signature

5/21/18
Date

Received by: [Signature] Receipt # 610598 OFFICE USE ONLY Amount Paid: 300.00 Date: 7-5-18

STAFF REMARKS: Cindy Pezzimentis is Owner, COZAD is Property management.

DATE APPLICATION REVIEWED: 7/14/18 see staff report. COMMISSION ACTION TAKEN:

[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

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

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 7-16-18

SIGN. 

"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."

Special Use Permit Application
Page 1 of 5 – Revised 7/15/15
 Packet Page 15 of 99

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)

Sonja Dulick Sonja Dulick / underwsr81@yahoo.com/314 724-1452
PRINT NAME SIGNATURE email and phone

FOR Partnership
(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):

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

☒ b. 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 Juanita Gullet

ADDRESS 15420 Forte De France Lane, Florissant MO 63034
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314 443-5171 / jlove5172@yahoo.com
BUSINESS

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

Sonja Dulick
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 Sonja Dulick, 105 Kendl Ct., Florissant, MO 63031, Juanita Gullet, 15420
Forte De France Ln., Florissant MO 63034, Mark Gullet, 15420 Forte De France Ln., Florissant, MO 63034

(2) Telephone numbers Sonja/314 724-1452, Juanita/314 443-5171, Mark/314 398-9829

(3) Business address 11 Patterson Plaza, Florissant MO 63031

(4) Name under which business is operated Grace & Mercy Adult Program II, LLC

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri,
and a copy of the registration. Grace & Mercy Adult Program II LLC, 9 May 2018 – LC001590794

(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 Metropolitan Events, LLC

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

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 Sonja Dulick

Address 105 Kendl Ct., Florissant MO 63031

Property Owner Cozad Commercial Real Estate Ltd

Location of property 11 Patterson Plaza, Florissant MO 63031

Dimensions of property 0415 / 0550 – IRR / 0350

Property is presently zoned C Requests Rezoning To N/A

Proposed Use of Property Adult Daycare Provider

Type of Sign N/A Height N/A

Type of Construction Wood Frame, Jost and Beam Number Of Stories One

Square Footage of Building Approx 4800 sq ft Number of Curb Cuts

Number of Parking Spaces Total area 135,000 sq ft Sidewalk Length

Landscaping: No. of Trees N/A Diameter N/A

No. of Shrubs N/A Size N/A

Fence: Type N/A Length N/A Height N/A

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.
6. 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

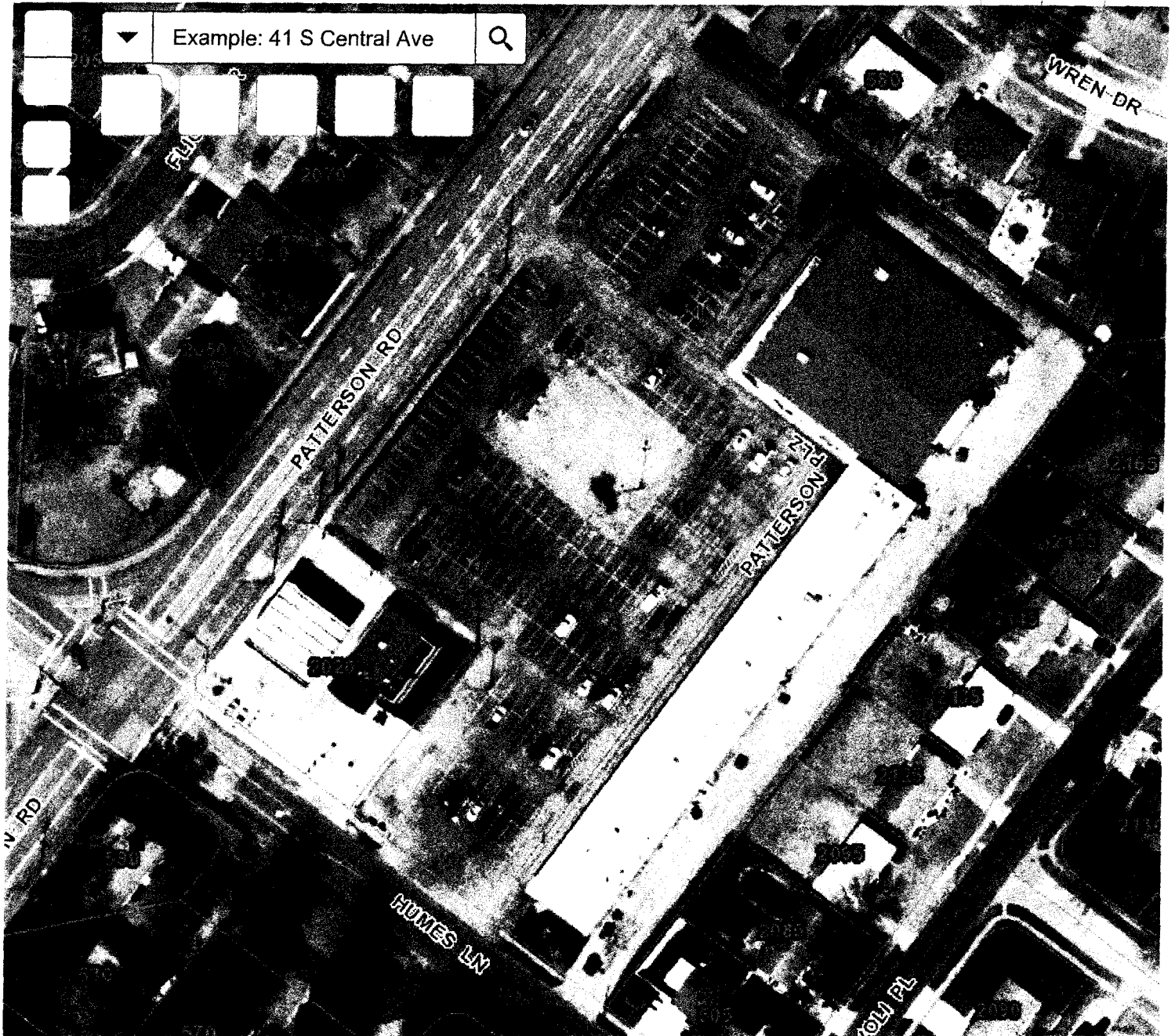
Provide a drawing of a location map showing the nearest major intersection.

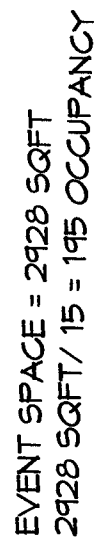
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature





DRAWN BY:

JOE DIMARTINO 314-497-4634

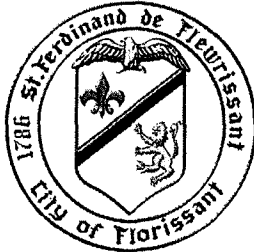
SCALE: 1/8" = 1'-0"

MARCH 17, 2016

11 PATTERSON PLAZA
FLORISSANT, MO 63031

1

MEMORANDUM



2
3

CITY OF FLORISSANT- Building Department

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

6
7 To: Planning and Zoning Commissioners Date: July 11, 2018

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

15 Subject: Request Recommended Approval to amend a Special Use at **11 Patterson**
16 **Plaza** to allow for the addition of an Adult Day Care to a Banquet/Event Center in an
17 existing 'B-3' Zoning District.
18
19

20
21 **STAFF REPORT**
22 **CASE NUMBER PZ-071618-2**

23 **I. PROJECT DESCRIPTION:**

24
25 This is a Request for Recommended Approval for a Special Use at **11 Patterson Plaza**,
26 to amend a Special Use at **11 Patterson Plaza** to allow for the addition of an Adult Day
27 Care to a Banquet/Event Center in an existing 'B-3' Zoning District.
28

29 **II. SITE CONDITIONS:**

30 The existing property at **11 Patterson Plaza** is an existing Shopping Center built in 1965
31 according to County records.
32

33 The existing property is currently occupied by several tenants. The site meets the
34 definition of a Shopping Center having two or more establishments under separate
35 management.
36

37 The subject property has two buildings which are an approximate 50'x 360' strip center
38 and a retail facility (formerly Nagle's) approximately 120'x130' feet the total area of
39 both building is approximately 33,600 square feet and constructed of masonry. The walls
40 of the buildings have aluminum and glass storefront, with brick and flat roofs.

The number of existing parking is derived from aerial photos and appears to be (252). Per the parking ordinance for this use a retail center containing less than 100,000 s.f. requires 4 spaces/1000 s.f. Required parking is estimated:
11 Patterson Plaza Event Center Parking: 1 parking per 4 seats, estimated 50
18 Patterson Plaza BBQ: 10
20 Patterson Plaza Dance Studio: estimated 26
All other s.f. $4/1000 = 64$
Total estimated $64+86 = 150$ total

III. SURROUNDING PROPERTIES:

The properties to the North and East are in an 'R-4 Single' Family Dwelling District and include 2190 Patterson, 530, 550, 560, 580 Wren, 505 Humes, 2085, 2095, 2125, 2135, 2145, 2145, 2155, 2165 Rivoli and the adjacent Gas Station in the Southwest corner of the site, 2020 Patterson, is in a 'B-3' Zoning District.

IV. STAFF ANALYSIS:

Special Uses for this zoning district includes Adult Day Care and Assembly Hall.

The application is accompanied by a revised floor plan showing 3 gathering spaces with overall dimensions of 40' x 86' approx. = 3440 s.f. noted as Assembly Hall Use with no changes in plan expected.

The applicant indicates a hall for hire type business only with no cooking equipment.

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

Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

Occupant Load: The architectural plan shows one room with 11 tables and the other 2 rooms have 6 tables of 6 people. This would result in 138 plus staff. The building code would require a maximum of occupants pertaining to the area of the space, however, which could be a different number based on tables/chairs or without tables or chairs. Therefore the total number of occupants likely is up to 200 per the building code for the same table/chair arrangement.

VI. STAFF RECOMMENDATIONS:

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

Suggested Motion for 11 Patterson Plaza

I move to recommend approval to amend a Special Use to allow for the addition of an Adult Day Care to a Banquet/Event Center in an existing 'B-3' Zoning District, ~~with the following stipulations:~~

87

PROJECT COMPLETION

88

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

89

90

91

(end of Suggested Motion and Memo)

92

MEMORANDUM



CITY OF FLORISSANT- BUILDING DIVISION

"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."

Memo To: Council Members

Date: July 25, 2018

Copy: Mayor Thomas P. Schneider
Todd Hughes, P.E., Director of Public Works

Through: Karen Goodwin, City Clerk

From: Philip E. Lum- AIA, Building Commissioner

Subject: 11 Patterson Plaza, proposed Adult Day Care Public Hearing for Metropolitan Events, LLC.

For your information, after review of ordinance no. 8223, I report the following- The P&Z Application states that the presenter is Ms. Juanita Gulley, the Owner's Agent. The petitioner is listed as Sonja Dulick, who currently has ordinance 8223 for Metropolitan Events, LLC.

- Ms. Gulley testified at P&Z that the current use of the Event Center is only on weekends.
- Ordinance No. 8223, however, states hours of operation of the Event Center as 7 days a week 7 a.m. to 1 a.m.
- The petition states that an Adult Day Care is requested M-F, 7 a.m. to 4 p.m.
- P&Z recommended approval, largely based upon the testimony of the petitioner that there were no conflicts anticipated.
- FYI, a State License is required to operate an Adult Day Care from DHSS requirements:
 - Licensure type, with or without Disabilities, Alzheimers patients, etc.
 - Auditing of Medicare payments
 - Staffing, including background checks
 - Program Policies
 - Fire Safety and Physical Environment
 - <https://health.mo.gov/seniors/nursinghomes/pdf/ADCProgramManual.pdf>

Obviously, there is a conflict in hours of operation and these activities cannot operate simultaneously in the same space. If a motion to approve is made, Staff recommends that the hours of operation be adjusted in ordinance no. 8223, in order to coordinate both operations.

*cc to Council / may or
Jesse
PH - 8 PH - 11 Patterson*

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 26TH, 2016
3
4

5 BILL NO. 9182

ORDINANCE NO. 8223

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
8 **METROPOLITAN EVENTS, LLC TO ALLOW FOR AN**
9 **EVENT/BANQUET CENTER FOR THE PROPERTY LOCATED AT**
10 **11 PATTERSON PLAZA SHOPPING CENTER.**
11

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

15 WHEREAS, an application has been filed by Sonja Dulick d/b/a Metropolitan Events,
16 LLC to allow for the location and operation of an event/banquet center on the property known
17 as 11 Patterson Plaza Shopping Center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of April 18th, 2016, has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of public hearing no. 16-04-013 on said application to be held on
21 the 26th of April, 2016 at 7:30 P.M. by the Council of the City of Florissant was duly published,
22 held 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:
28

29 Section 1: A Special Use Permit is hereby granted to Sonja Dulick d/b/a Metropolitan
30 Events, LLC for the location and operation of an event/banquet center on the property known as
31 11 Patterson Plaza Shopping Center with the following stipulations:

- 32 1. Hours of operation to be 7 days a week from 7:00 am until 1:00 am
33 2. No liquor will be served unless catered by a licensed catering with a
34 valid liquor license.
35 3. Any trash container over 90 cubic feet shall be screened and screen
36 shall be constructed compatible with the construction of the building

as approved by the Building Commissioner. The enclosure should have gates that are solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced for screening.

PROJECT COMPLETION.

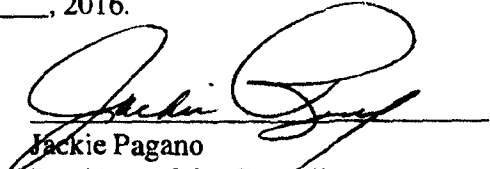
Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

Section 2: The said Special Use Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

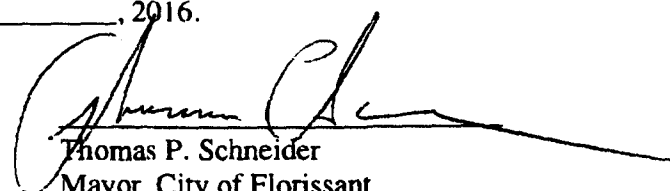
Section 3: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

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

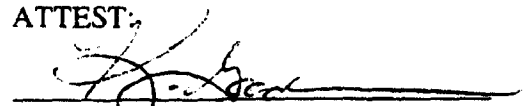
Adopted this 9 day of May, 2016.

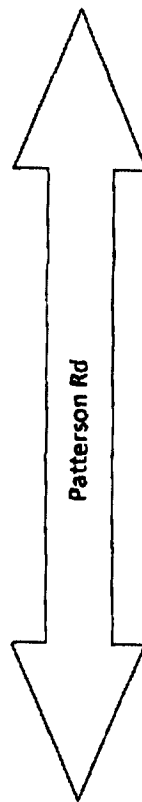
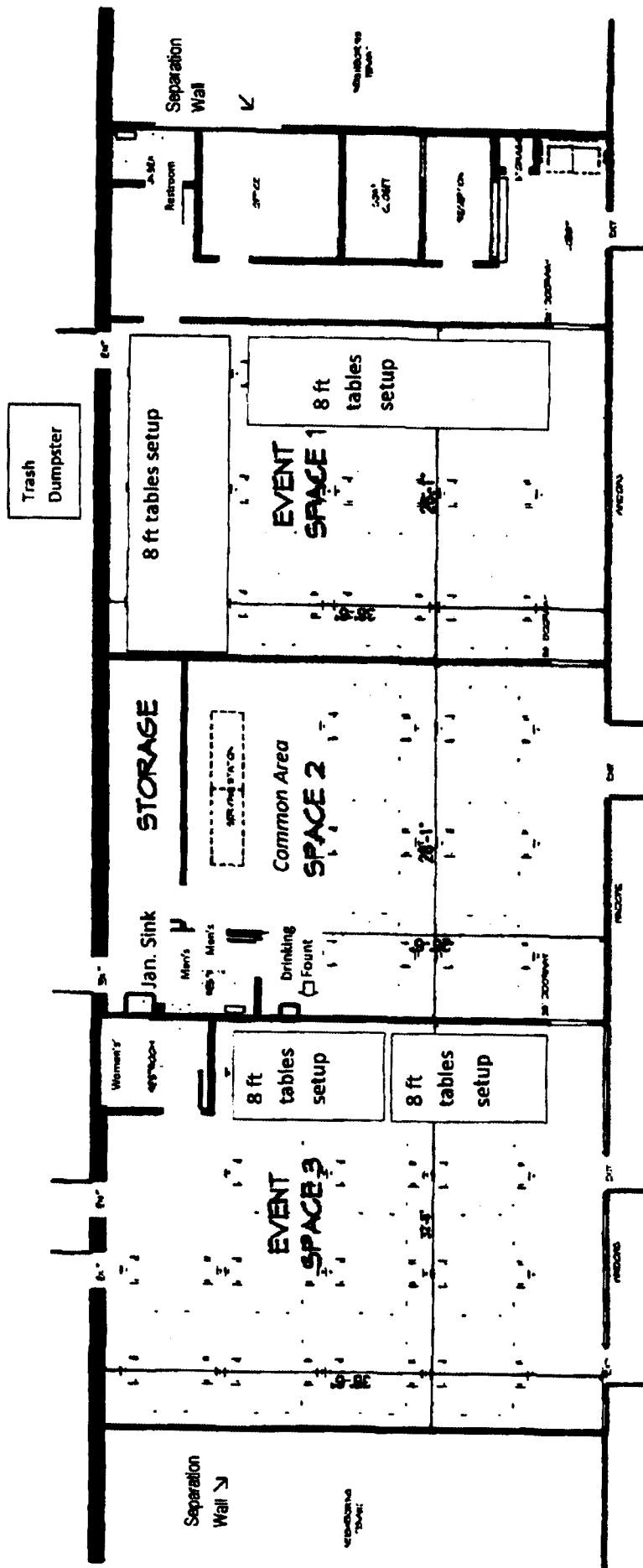

Jackie Pagano
President of the Council
City of Florissant

Approved this 10 day of May, 2016.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk



EVENT SPACE = 2250 SQFT
 2250 SQFT / 15 = 150 OCCUPANCY

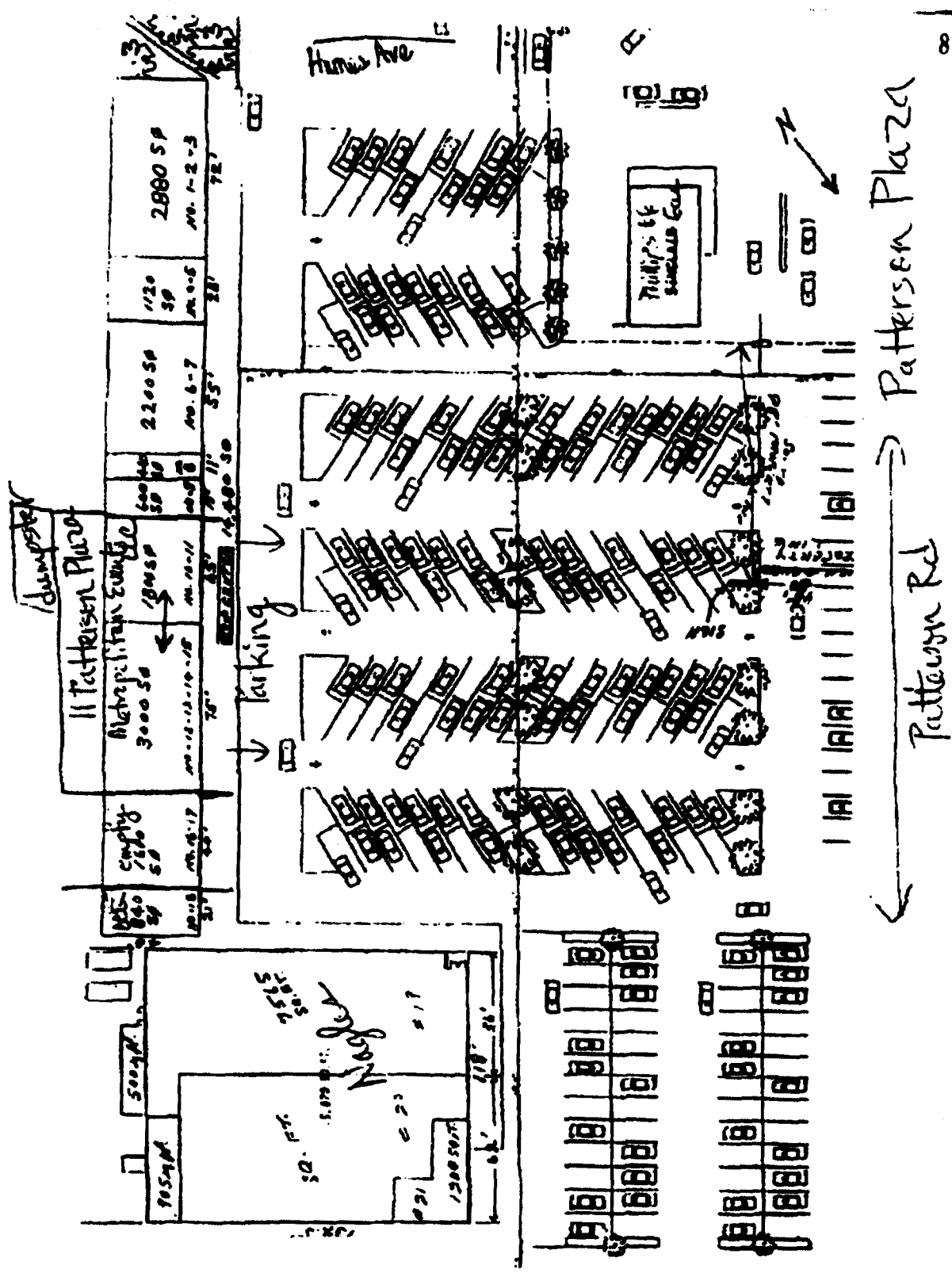


OCCUPANCY CALCULATIONS

RUN BY: CE D/MARTINO 314-4471-4634 SCALE: 1/8" = 1'-0" MARCH 17, 2016

11 PATTERSON PLAZA
 FLORISSANT, MO 63031

8223



8223

GRACE & MERCY ADULT PROGRAM II, LLC

August 22, 2018

Mrs. Juanita Gullet

Director

15420 Forte De France Lane
Florissant, MO 63034

Re: Ordinance to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC

Dear Councilmen:

Per our meeting on Monday, August 13, 2018, concerning our request for approval for a Special Use Permit, to meet the qualification for a state inspection.

The attached floorplan is submitted for your review and for you to better understand the layout and the concept of the Adult Program.

Although, it is our commitment to provide excellence care, we are also seeking to provide a social club environment, where seniors on a daily basis can enjoy the company of other seniors, to share their life experiences, participate in all type of in house activities, and field trips away from the facility.

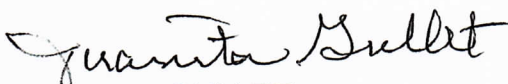
It is our desire to give hope, and to present possibility that would make life worth living. We as human beings have much more to share, and a whole lot of love to give.

Your approval to this request will be instrumental to changing the lives of many of your constituents that have not had the pleasure of meeting you.

We only ask that the Councilmen of the City of Florissant share in this vision for quality care, and to make a difference by investing into the lives of our Senior Citizens.

I look forward to working with you. You can reach me at (314) 443-5171 or at jlove5172@yahoo.com.

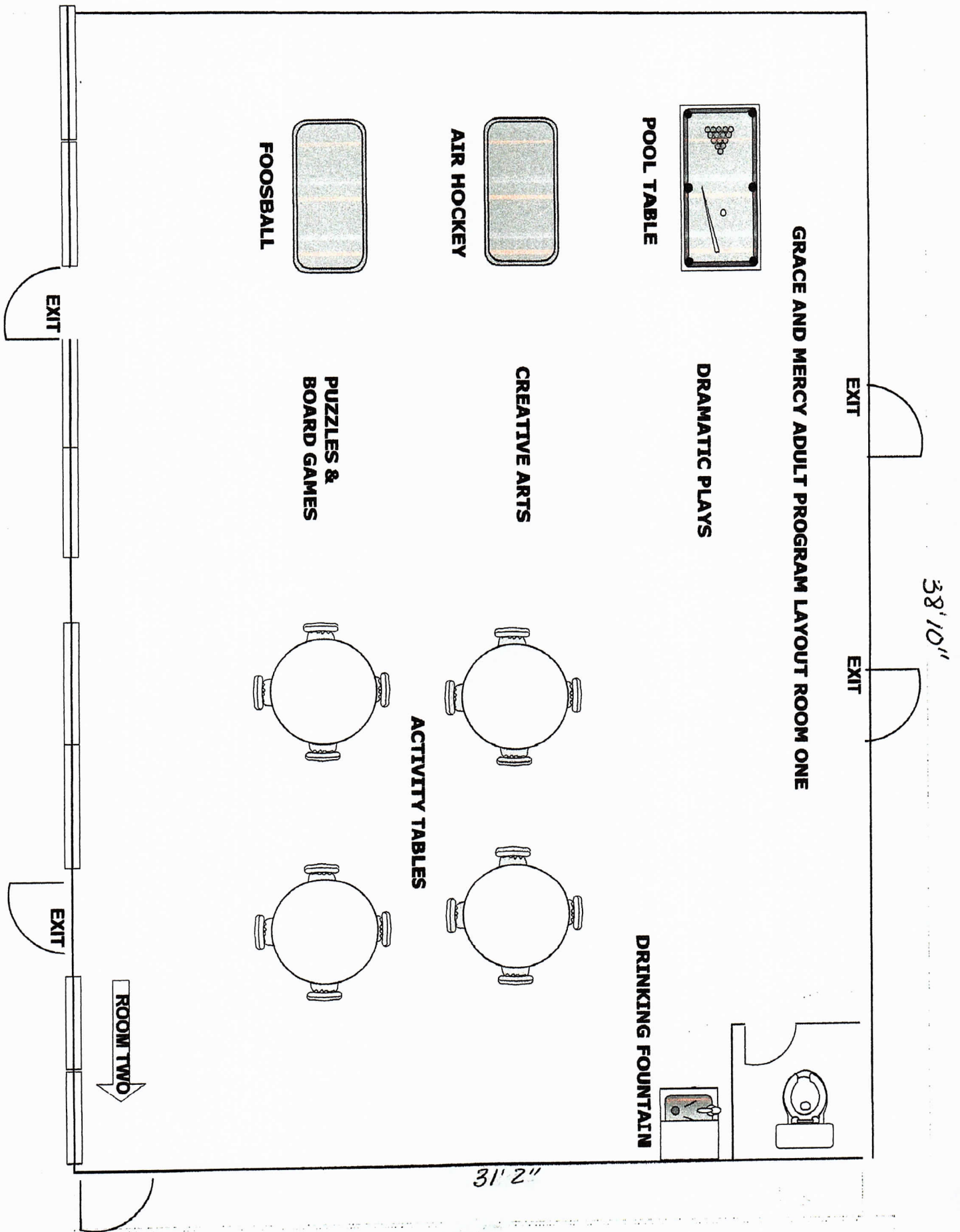
Sincerely,

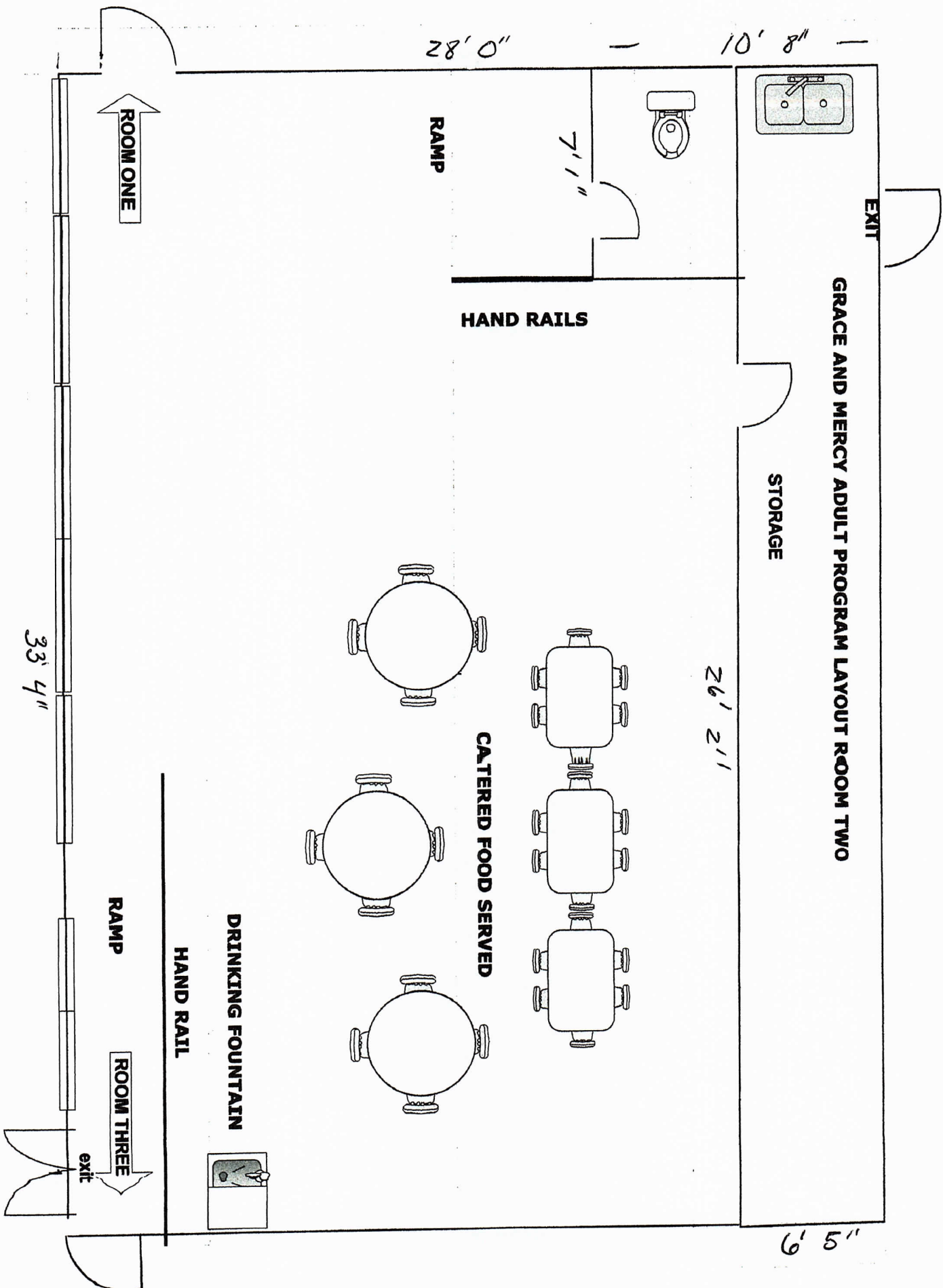


JUANITA GULLET

Enclosure: Grace & Mercy Adult Program Floorplan Layout

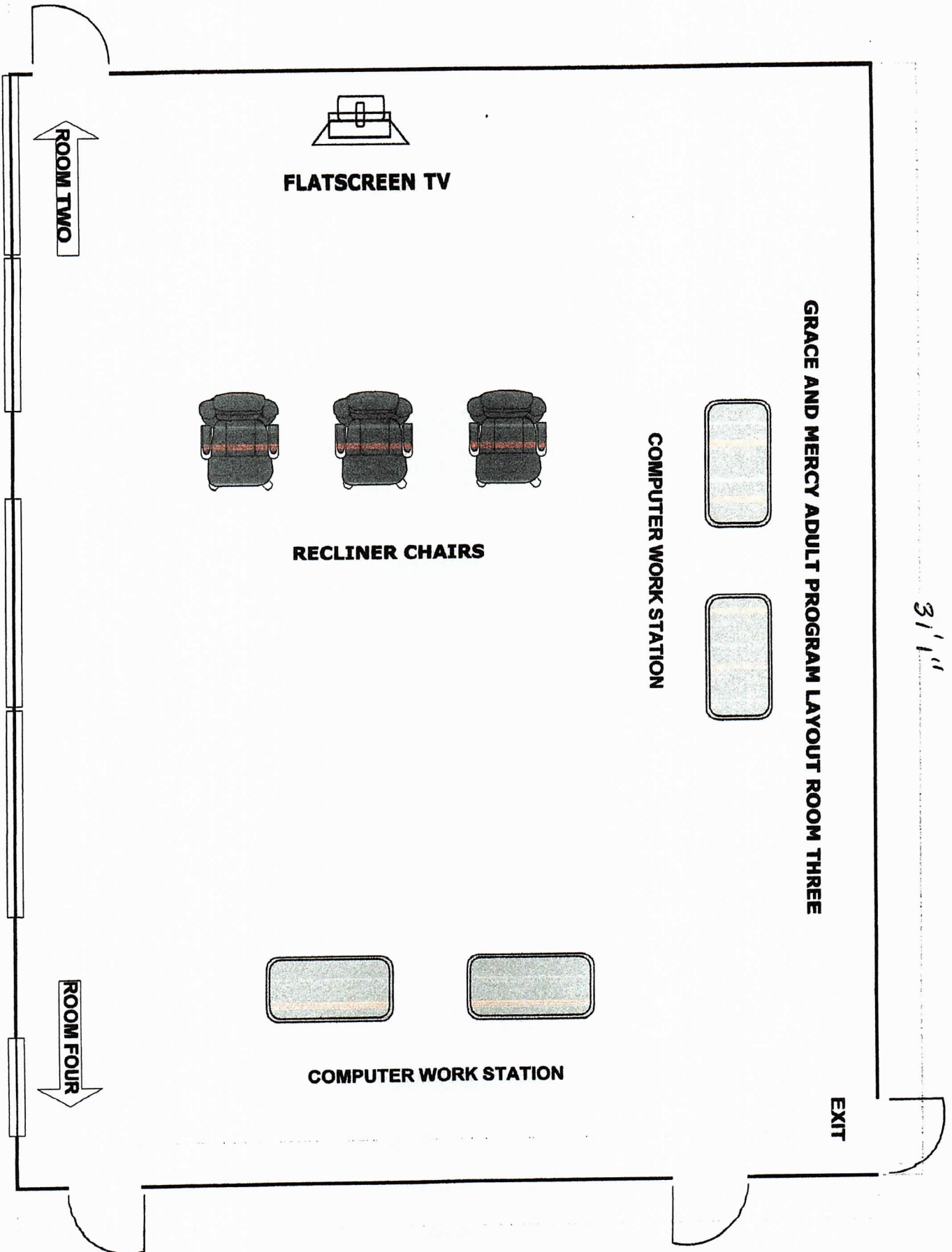
38' 8"





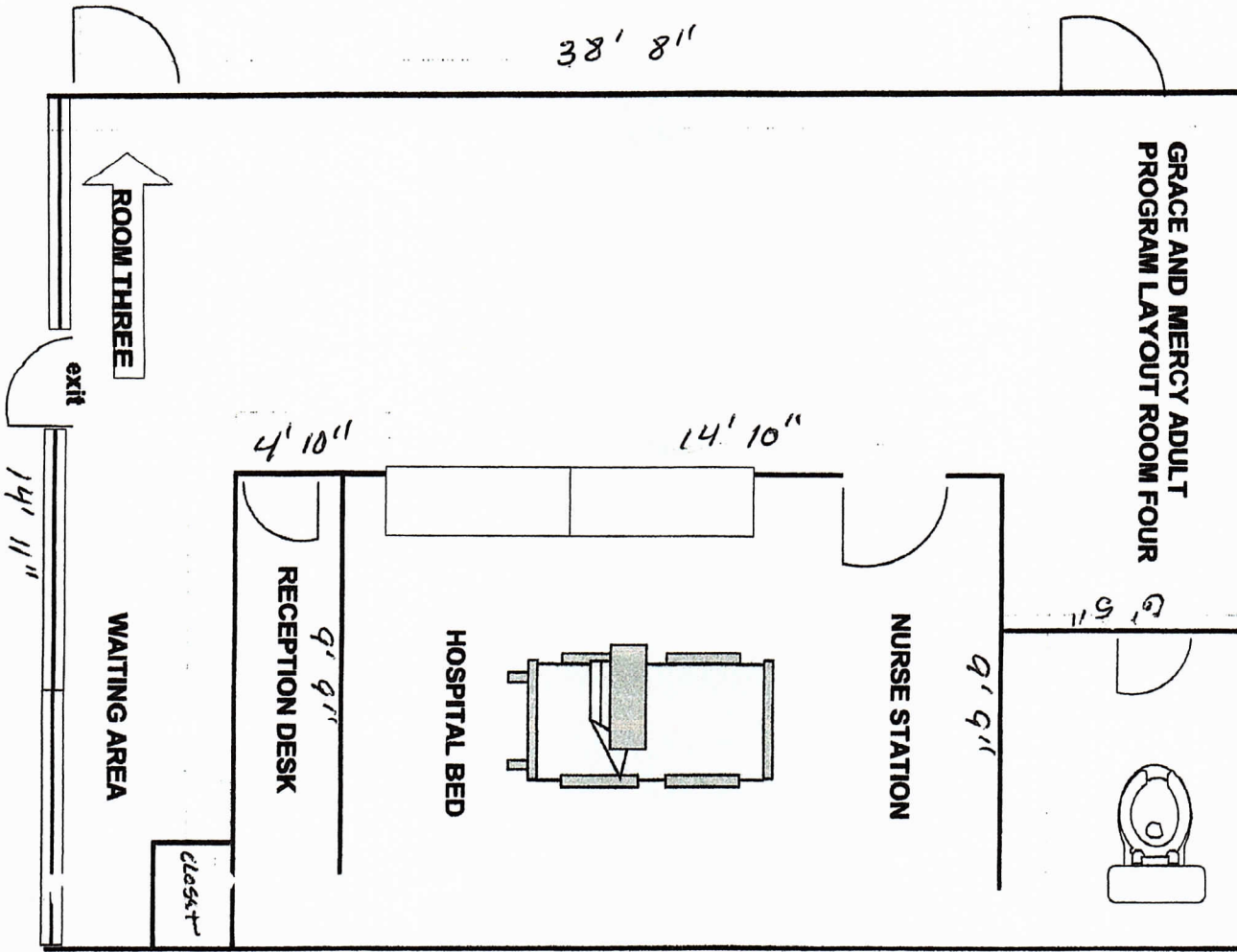
38' 8"

31' 1"



38' 8"

GRACE AND MERCY ADULT
PROGRAM LAYOUT ROOM FOUR



MEMORANDUM



CITY OF FLORISSANT- BUILDING DIVISION

"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."

Memo To: Council Members

Date: October 18, 2018

Copy: Mayor Thomas P. Schneider
Todd Hughes, P.E., Director of Public Works

Through: Karen Goodwin, City Clerk

From: Philip E. Lum- AIA, Building Commissioner

Subject: Proposed SUP Amendment- 11 Patterson Plaza

I spoke with Mr. and Mrs. Gullet regarding this property with Todd Hughes- Director, and reviewed some sketches/diagrams presented to the Council and the Assumption and Assignment of Lease Agreement provided:

- The Staff and Planning & Zoning were unaware of this submission of sketches, but after further review I found them to be diagrammatic and not to scale. I made several requests on your behalf of including:
 - Plans drawn to scale.
- A Transfer of Special Use from Metropolitan Events, LLC to Grace and Mercy Adult Day Care Program II, LLC is required to cover the months of October 31-December 31.
- Mr. Gullet responded essentially by stating that they do not have to submit anything. I informed him that is an option, but am attempting to help in understanding this proposal.
- Without a Transfer of Special Use, I informed Mr. Gullet that any events held between October 31 and December 31 would be illegal since the lease expires for Metropolitan Events, LLC on 10/31/18.

WELCOME HOME



GRACE & MERCY ADULT PROGRAM II

PRESENTS

SENIOR LIVING MADE EASY

11 PATTERSON PLAZA, FLORISSANT MO 63031

WHAT WE DO

- ▶ Adult day care is a viable, low cost way of keeping individuals who are in need of chronic care in a home environment, in the community, and with family and friends as long as possible.
- ▶ We offer complete adult day care services that encompass not only these elements but make their services available to the families of elderly people who generally live in a private home. It gives your relative a structured environment, interesting social activities environment, interesting social activities and companionship.

▶ SENIOR LIVING MADE EASY

ABOUT US

Our mission is to provide affordable transportation, services and educational programs to the senior citizens in our area. We strive to maintain an environment that enhances personal growth and encourages personal development.

SENIOR LIVING MADE EASY

OUR STAFF

- ▶ Juanita Gullet
- ▶ Mark Gullet
- ▶ Lori Union
- ▶ Shawn Ward
- ▶ Johnnie Williams
- ▶ **SENIOR LIVING MADE EASY**

OUR FACILITY

- ▶ We offer a modern activity room which is colorful, bright and easily accessible for those in wheelchairs or on walkers. A caring staff prepares and oversees a daily scheduled of activities and outings.
- ▶ We offer round trips transportation for our participants. Any senior citizen who should not be left alone during the day, who feels lonely and isolated or who is slightly handicapped or moderately confused is a candidate for adult day care. We are designed to provide companionship and care during the day and when you need us most.

▶ SENIOR LIVING MADE EASY

ACTIVITIES

- ▶ Some of the activities include crafts, strength and balance exercise, table games, sing along, shopping as well as trips to various places, music, parties for special occasions, movies and senior social.
- ▶ **SENIOR LIVING MADE EASY**

OUR SUCCESS FACTORS

- ▶ **Multi-Use Facility** - One that the public supports and views as important to meeting community needs in the present and in the future
- ▶ **Location** - One that is visible, accessible and has aesthetic potential
- ▶ **Professional & Experienced Management** - Staffed with over 30 plus combine years of experience in Adult Day Care Management
- ▶ **Motivated Staff** - Friendly and attentive service
- ▶ **Quality** - Both building cleanliness and maintenance as well as exceptional service that leaves a lasting impression on both repeat and potential business
- ▶ **SENIOR LIVING MADE EASY**

OUR HOURS OF OPERATION

For your convenience, we are open Monday through Friday from 7:00am until 4:00pm (extended hours upon request).

For more detailed information about our services, please contact us at (314) 443-5171.

SENIOR LIVING MADE EASY

**GRACE & MERCY
ADULT DAY CARE PROGRAM II LLC
11 Patterson Plz., Florissant MO 63031**

Mark & Juanita Gullet
15420 Forte De France Lane
Florissant MO 63034

City of Florissant Councilmen
Florissant City Hall
955 Rue, St Francois
Florissant MO 63031

October 14, 2018

Re: Request that Mrs. Sonja Dulick name be removed from the "Request to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC"

Dear Councilmen:

Per Enclosure (1), "Re: Sonja Dulick request to revoke all my interest in Grace & Mercy Adult Program II, LLC", It is therefore requested that her name be removed from the "Request to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC"

Also, it is request that Enclosure (2), Florissant Planning & Zoning Commission Application be changed to remove Sonja Dulick as Business Owner and change it to read: Mark & Juanita Gullet as Business Owners, and that Enclosure (3), Special Use Permit Application be changed to remove Sonja Dulick as Petitioner as it pertains to DBA (Doing Business As) Grace & Mercy Adult Program II, LLC, and to replace her name to read: Juanita Gullet as Petitioner.

Furthermore, it is requested that the Zoning and Planning process be waived.

Per your request for additional information, during the Florissant City Council Meeting on October 8, 2018, the below listed documents are provided:

- a. Enclosure (4), A copy of the Assignment and Assumption of Lease dated June 2018.
- b. Enclosure (5), Excerpt from the State of Missouri Department of Health and Senior Services, Adult Day Care Program Manual pages 13-14. (To establish that the State of Missouri Regulates and oversee the physical requirement of space requirements, room provided and size, toilets and handwashing sinks, etc.).
- c. Enclosure (6), A copy of Metropolitan Events LLC, Monthly Scheduled Events.

If you have any questions concerning this matter, you can contact us at (314) 398-9829 or (314) 443-5171.

In His Service,


Mark Gullet


Juanita Gullet

Owners Grace & Mercy Adult Program II

6 Enclosures

METRO CLUBHOUSE METROPOLITAN EVENTS, LLC

11 Patterson Plz., Florissant MO 63031

Mrs. Sonja Dulick
6 Thornton Abby Ct.
Florissant MO 63033

City of Florissant Councilmen
Florissant City Hall
955 Rue, St Francois
Florissant MO 63031

October 11, 2018

Re: Request to revoke all my interest in Grace & Mercy Adult Program II, LLC

Dear Councilmen:

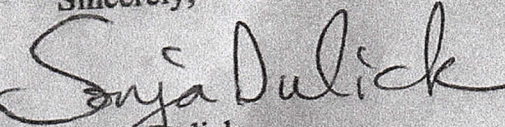
I Sonja Dulick request to revoke all my interest in Grace & Mercy Adult Program II, LLC to include the Public Hearing: Request to authorize an amendment to Special Use Permit No, 8223 to Grace & Mercy Adult Program II, LLC.

I have decided not to do business with the Grace & Mercy Adult Program. Therefore, I advise you to please remove my name from the existing amendment to the Special Use Permit for 11 Patterson Plaza, Florissant MO.

However, I do not object to Mark & Juanita Gullet seeking to amend the existing Special Use Permit No, 8223.

If you have any questions concerning this matter, please contact me at (314) 724-1452.

Sincerely,


Sonja Dulick
Owner Metro Clubhouse Events

ENCL 1

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



*Amended
OKD 8223*

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: 11 Patterson Plaza, Florissant MO 63031

Property Owners Name: Cozad Commercial Real Estate Ltd Phone/email: (314) 781-3000/info@cozadgroup.com

Property Owners Address: 16 Sutton Dr., Suite 164 St Louis MO 63143

Business Owners Name: Sonja Dulick Phone/email: 314 724-1451/underwr81@yahoo.com

Business Owners Address: 105 Kendl Ct., Florissant MO 63031

DBA (Doing Business As) Grace & Mercy Adult Program

Authorized Agents Name: Juanita Gullet Co. Name: Same as above
(Authorized Agent to Appear Before The Commission)

Agents Address: 15420 Forte De France Lane, Florissant MO 63034 Phone/email: 314 443-5171/jlove5172@yahoo.com

Request (review and approval of the Planning and Zoning Commission for compliance with regulations.

Applicant had no intentions of remodeling and construction plans are not applicable.)

State complete request (print or type only). ADULT DAY CARE

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

Sonja Dulick
Applicant's Signature

5/21/18
Date

Received by: [Signature] Receipt # 1210598 Amount Paid: 300 Date: 7-5-18

STAFF REMARKS: Cindy Pezzimenti is Owner, COZAD is Property management.
COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 7/19/18 see staff report.

[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

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

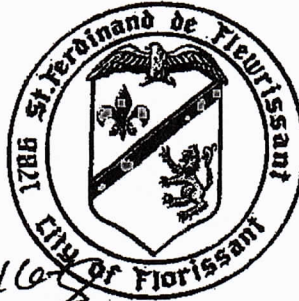
Packet Page 46 of 99

ENCL 2

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 7-11-18

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



**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

SIGN.

DATE:

7/16/15

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

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

SPECIAL PERMIT FOR to operate as an Adult Daycare Provider

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 11 Patterson Plaza, Florissant MO 63031
Address of property.

1) Comes Now Sonja Dulick Grace & Mercy Adult Program II, 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) COZAD Commercial Real Estate Ltd 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 Metropolitan Events/ Event Planning 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 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)

Sonja Dulick / underwsr81@yahoo.com/314 724-1452
PRINT NAME SIGNATURE email and phone

FOR Partnership
(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):

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

☒ b. 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 Juanita Gullet

ADDRESS 15420 Forte De France Lane, Florissant MO 63034
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314 443-5171 / ilove5172@yahoo.com
BUSINESS

I (we) the petitioner (s) do hereby appoint Juanita Gullet as
Print name of agent.

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

Sonja Dulick
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.

FINAL

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE ("Assignment") is made and entered into as of the ____ day of June, 2018 ("Effective Date"), by and between Metropolitan Events, LLC, a Missouri limited liability company ("Assignor"), and Juanita Gullet and Mark Gullet, husband and wife ("Assignees").

WITNESSETH:

WHEREAS, on February 18, 2016, Patterson Plaza, LLC ("Landlord"), as Landlord, and Assignor, as tenant, entered into a lease agreement for the premises commonly known as and located at 11 Patterson Plaza, Florissant, MO 63031 (the "Premises"), which was amended by the parties on February 26, 2016 (collectively the "Lease"), and further secured by the commercial guaranty of Sonja Dulick, an individual, in favor of Landlord, guaranteeing prompt payment and faithful performance of the Lease by Assignor (the "Guaranty"); and

* **WHEREAS**, the current term of the Lease expires on October 31, 2018; and

WHEREAS, Assignor desires to assign to Assignees and Assignees desire to assume, all of Assignor's rights and obligations as tenant under the Lease, and Landlord consents to such assignment from Assignor to Assignees upon the following terms and conditions.

NOW THEREFORE, the parties hereto do hereby agree as follows:

1. Assignment of Lease. As of the Effective Date, Assignor hereby assigns, transfers, delivers and sets over to Assignees from and after the date hereof, all of its right, title and interest, in, to and under the Lease, subject to the terms, covenants, conditions and provisions thereof.

2. Assumption of Assigned Premises. As of the Effective Date, Assignees hereby assume all obligations under the Lease on and after the Effective Date and accept the foregoing assignment of the Lease, and specifically covenant and agree as of the date hereof and thereafter, to perform and be bound by all the terms, covenants and conditions of the Lease.

*3. Permitted Use. Section 5.1 of the Lease, concerning permitted uses, is amended to include "adult day care" and require Assignees provide Landlord with documentation evidencing Assignees' full compliance, as of the Effective Date, with all licensing and insurance requirements required of the Lease and by law to operate such a facility at the Premises.

4. No Waiver or Release. In accordance with Article XI of the Lease, nothing herein is intended or should be construed to release Assignor from its obligations under the Lease or to modify, release, or otherwise alter the obligations of and under the Guaranty.

5. Lease. A copy of the Lease, as amended, is attached hereto and made a part hereof by this reference.

[THIS SPACE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]

SIGNATURE PAGE OF ASSIGNMENT AND ASSUMPTION OF LEASE

IN WITNESS WHEREOF, the parties have executed this instrument as of the date first above stated.

"ASSIGNOR"

Metropolitan Events, LLC

By: *Sonja Dulick*
Sonja Dulick, Authorized Member

"ASSIGNEES"

Juanita Gullet
Juanita Gullet

Mark Gullet
Mark Gullet

"LANDLORD"

Patterson Plaza, LLC, by
Triple C Properties Partnership, LP, its Member, by
Pezzimenti, LLC, its General Partner,

By: *Cynthia Gentile*
Cynthia Gentile, Manager

ADULT DAY CARE PROGRAM MANUAL



For Adult Day Care Providers regulated by the
Division of Regulation and Licensure

State of Missouri
Department of Health and Senior Services

Division of Regulation and Licensure
Section for Long-Term Care Regulation

Issued: January 2015
Revised:
Revised:
Revised:

ENCL 5a

DHSS RECORD KEEPING REQUIREMENTS


19 CSR 30-90.060 establishes the minimum requirements for administrative, participant and program records that an adult day care provider is required to maintain. ✓ **REMINDER:**


Providers will need to review these requirements in their entirety at:

<http://www.sos.mo.gov/adrules/csr/current/19csr/19csr.asp>

Record keeping requirements in this section include the following:

- ✿ Administrative records requirements;
- ✿ Individual participant record requirements;
- ✿ Maintain program records
- ✿ Time frame for record keeping;

 **REMINDER:** ADC programs receiving Medicaid waiver funding through DHSS or DMH or federal reimbursements are also required to comply with those program requirements.

 **When the regulation(s) conflict, the provider is required to comply with the more stringent regulation(s).**

DHSS FIRE SAFETY AND FACILITY PLANT REQUIREMENTS

19 CSR 30-90.070 establishes the minimum fire safety, physical plant, and maintenance requirements for buildings in which adult day care programs are operated. ✓ **REMINDER:**


Providers will need to review these requirements in their entirety at:

<http://www.sos.mo.gov/adrules/csr/current/19csr/19csr.asp>

Fire safety and facility physical requirements section include the following:

- ✿ Building construction requirements;
- ✿ Space requirements;
- ✿ Rooms provided and size;
- ✿ Furniture;
- ✿ Bed;
- ✿ Equipment and supplies
- ✿ Ventilation;

- ✿ Heating system;
- ✿ Temperatures;
- ✿ Illumination;
- ✿ Plumbing;
- ✿ Water supply;
- ✿ Drinking water;
- ✿ Toilets and handwashing sinks;
- ✿ ADA compliance;
- ✿ Rugs and floor coverings;
- ✿ Maintenance;
- ✿ Cleaning supplies;
- ✿ Wastebaskets;
- ✿ Pest free;
- ✿ Approval from fire officials or comply with Life Safety Code;
- ✿ Exits
- ✿ Smoke detection
- ✿ Fire extinguishers;
- ✿ Written emergency plan;
- ✿ Fire drills;
- ✿ Responsibilities of fire drills and other emergency preparedness.

 **REMINDER:** ADC programs receiving Medicaid waiver funding through DHSS or DMH or federal reimbursements are also required to comply with those program requirements.

 **When the regulation(s) conflict, the provider is required to comply with the more stringent regulation(s).**

DHSS WEBSITE

By visiting www.health.mo.gov you can find information on:

- ✿ Adult Day Care Provider Directory
- ✿ Frequently Asked Questions
- ✿ Application for License to Operate an Adult Day Care Program
- ✿ Adult Day Care Program Manual

METROPOLITAN EVENTS

EVENT DATE_ 2018	TIME	EVENT TYPE	NAME
October 2018			
Saturday, 10	8:00pm - 11:00pm	40TH B-DAY PARTY	KING, J
Sunday, 21	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
Friday, 26	7:00pm - 9:00pm	PASTOR LARON/VISION BOARD	PASTOR LARON
Saturday, 27	3:00pm - 6:00pm	APCWG / FRIENDS & FAMILY DAY DINNER	PASTOR GULLET
Sunday, 28	3:00pm - 5:00pm	CANCER FUNDRAISER / POETRY	GUICE, R
Sunday, 28	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
November 2018			
Saturday, 3	7:00pm - 11:00pm	56th B-DAY PARTY	JENNINGS, S
Sunday, 4	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
Saturday, 10	3:00pm - 6:00pm	BABY SHOWER	SMITH, S
Saturday, 10	6:00pm - 10:00pm	VETERANS DAY CELEBRATION	SMITH, J
Sunday, 11	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
Sunday, 18	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
Thursday, 22	11:00am - 2:00pm	FEED OUR COMMUNITY / IN NEED	PASTOR GULLET
Sunday, 25	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
December 2018			
Sunday, 2	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
Saturday, 8	11:00am - 4:00pm	TOYS FOR TOTS / APCWG	PASTOR GULLET
Saturday, 8	7:00pm - 11:00pm	50th B-DAY PARTY	JOHNSON, M
Sunday, 9	11:00am - 4:00pm	TOYS FOR TOTS / APCWG	PASTOR GULLET
Sunday, 9	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
Friday 14	7:00pm - 11:00pm	SOS CHURCH SERVICE	PASTOR JACKSON
Saturday, 15	8:00pm - 12:00am	GRADUATION PARTY	FOAM, K
Sunday, 16	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
Sunday, 23	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON
Saturday, 29	4:00pm - 6:pm	5 YR OLD PARTY	GARRETT, J
Sunday, 30	9:30am - 1:30pm	SOS CHURCH SERVICE	PASTOR JACKSON

ENCL 6

Posted

10/10/18

Jason Fine

CITY OF FLORISSANT

Public Hearing



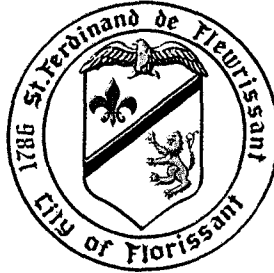
In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, October 22, 2018 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. 8130, as amended by Ord. No. 8208, to allow for expansion of an auto repair and auto body shop (MAG Automotive) for the property located at 8461 North 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, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



MAG Auto Motive LLC @gms.1.com

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: 8465 N. Lindbergh Blvd

Property Owners Name: Jenny Phone/email: 314 239 1430

Property Owners Address: _____

Business Owners Name: MARK Gillette Phone/email: 314 327 8219

Business Owners Address: 2145 JENKEE Florissant MO 63031

DBA (Doing Business As) MAG Automotive

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

Agents Address: _____ Phone/email: _____

Request _____

State complete request (print or type only).

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

[Signature]
Applicant's Signature

9/20/18
Date

Received by: ll. Receipt # 97172 OFFICE USE ONLY Amount Paid: 300 Date: 9-20-18

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

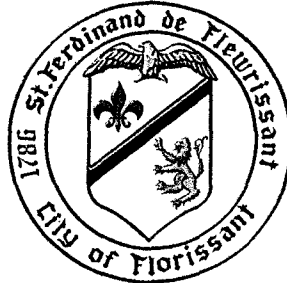
DATE APPLICATION REVIEWED: _____

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

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 10-1-18

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN [Signature] DATE: 10-1-18
SPECIAL PERMIT FOR Incoming Business
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 8465 N. Lindbergh Blvd
Address of property.

1) Comes Now MARIE GILLETTE DBA MAG Automotive
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 auto
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)

MARK GILLETTE *Mark Gillette* /magautomotive11c@gmail.com
 PRINT NAME SIGNATURE email and phone 314 327 8219

FOR MAG Automotive
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE _____

ADDRESS _____
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL _____ / _____
 BUSINESS

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

 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual X Partnership _____ Corporation _____

(a) If an individual:

(1) Name and Address MARK GILLETTE 2145 JENKEE FLOISSANT 63031

(2) Telephone Number 314 327 8219

(3) Business Address 8461 N. Lindbergh Blvd

(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 _____

(2) Telephone numbers _____

(3) Business address _____

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

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

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

(8) Name in which business is operated _____

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

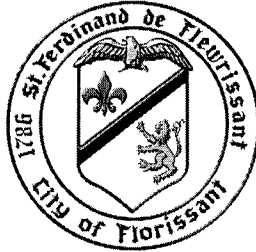
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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MEMORANDUM



CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners Date: September 25, 2018

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request **Recommended Approval** to amend a Special Use, Ordinance 8130 as amended by Ordinance 8208 to allow for expansion of an Auto Repair and Auto Body shop at **8461 North Lindbergh (MAG Automotive)** in a 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-100118-2

I. PROJECT DESCRIPTION:

This is a request for Recommended Approval to amend a Special Use to allow for expansion of an Auto Repair /Auto Body shop at 8461 North Lindbergh (MAG Automotive) in a 'B-3' Zoning District.

II. EXISTING SITE CONDITIONS:

The existing property at 8461 North Lindbergh has been MAG Automotive for several years. This applicant requests an expansion on the site. The site was a Shopping Center that had 2 tenants and the proposal is to use the entire property for the Special Use. The site is predominantly paved. The affect of the new parking ordinance on the number of parking spaces required for Auto Repair is 1 space for every employee on the maximum shift and 3 spaces for every service bay and one space for every vehicle

39 customarily used in the operation of the use. This proposal would not increase the
40 number of vehicles required on the site, see below:
41

42 The proposed would minimally be: 6 spaces for (2) bays along the south side of the
43 building, (1) space for employees, plus parking for cars waiting to be repaired, subtract 9
44 total parking for the Cellular Store based upon 4/1000 s.f. and Parking will now be based
45 upon the 3 spaces for the additional bay on the north side.
46

47 Therefore, total cars on the lot must be a minimum of $8+3=11$, previously was 19.
48

49 There is currently no additional signage or added landscaping proposed.
50
51

52 **III. SURROUNDING PROPERTIES:** 53

54 The property to the Southwest is the Pizza Hut restaurant at 8457 N Lindbergh in a 'B-3'
55 District, it is also bounded by 8471 to the Northeast (Penn Station) in a 'B-5' District and
56 the property to the rear, 700 and 710 Thompson are in an 'R-6' District.
57
58

59 **IV. STAFF ANALYSIS:** 60

61 The petitioner has a paint spray booth equipment in the expanded space without changes
62 to the exterior of the facility.
63

64 The current zoning allows for Auto Repair or Auto body, by Special Use if granted by
65 City Council.
66

67 There is existing signage for this business under permit.
68

69 There are no landscape plans presented for this proposal. Landscape requirements for
70 this property would include (52) shrubs and (2) frontage trees at 2 ½" caliper if stipulated
71 to be as approved by the Building Commissioner. Two landscaped islands of 180 s.f. are
72 required within the parking lot.
73

74 There is some brick on the front of the Building but is predominantly concrete block
75 which is currently painted.
76

77 **VI. STAFF RECOMMENDATIONS:** 78

78 Enclosed are Ords. no. 8130 and amending ord. no. 8208.
79

80 **Suggested Motion for 8461 North Lindbergh (MAG Auto)** 81

82 I move to recommend approval to amend a Special Use, Ordinance 8130 as amended by
83 Ordinance 8208 to allow for expansion of an Auto Repair and Auto Body shop at **8461**

84 **North Lindbergh (MAG Automotive)** in a 'B-3' Zoning District, with the following
85 restrictions being part of the record:
86
87
88

89 **PROJECT COMPLETION.**
90

91 Construction shall start within 60 days of the issuance of building permits, and
92 the structure shall be completed in accordance with the plans within 120 days
93 of start of construction.

94 (end of Suggested Motion)
95
96

SPECIAL USE FILE COPY

1 INTRODUCED BY COUNCILMAN EAGAN
2 MARCH 23, 2015
3

4 BILL NO. 9082

ORDINANCE NO. 8130

5
6
7 **REQUEST TO AUTHORIZE A SPECIAL USE PERMIT TO MAG**
8 **AUTOMOTIVE, LLC D/B/A MAG AUTOMOTIVE TO ALLOW FOR THE**
9 **OPERATION OF AN AUTOMOTIVE REPAIR SHOP FOR THE PROPERTY**
10 **LOCATED AT 8461 N. LINDBERGH.**
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 operation of an auto
14 repair business; and

15 WHEREAS, an application has been filed by Mark Gillette d/b/a M.A.G. Automotive, LLC
16 for the operation of an auto repair business located at 8461 N. Lindbergh; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
18 of March 2, 2015, has recommended that the said Special Use Permit be granted; and

19 WHEREAS, due notice of a public hearing no. 15-03-006 on said application to be held on
20 the 23rd day of March, 2015 at 7:30 P.M. by the Council of the City of Florissant was duly published,
21 held and concluded; and

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

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

30 Section 1: A Special Use Permit is hereby granted to Mark Gillette d/b/a M.A.G. Automotive
31 LLC for the operation of an auto repair business located at 8461 N. Lindbergh with the following
32 stipulation:

33 1. The number of vehicles for repair shall be clearly marked on the parking plan.

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

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

1 INTRODUCED BY COUNCILMAN EAGAN
2 MARCH 14, 2016

8208

3
4 BILL NO. 9167

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
7 **PERMIT NO. 8130 TO MAG AUTOMOTIVE, LLC TO ALLOW FOR**
8 **THE EXPANSION OF THE EXISTING AUTO BODY REPAIR BUSINESS**
9 **TO INCLUDE A PAINT SHOP IN A B-3 ZONING DISTRICT FOR THE**
10 **PROPERTY LOCATED AT 8461 N. LINDBERGH**
11

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
14 operation of an auto body repair business; and

15 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to
16 MAG Automotive, LLC, for the location and operation of an automotive repair shop on the
17 property known as 8461 N. Lindbergh and described in Ordinance No. 8130; and

18 WHEREAS, an application has been filed by MAG Automotive LLC, for an amendment
19 to the said Special Use Permit heretofore granted under Ordinance No. 8130 to allow for the
20 expansion of the existing auto body repair business to include a paint shop; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
22 meeting of February 16, 2016 has recommended that the said Special Use Permit be amended;
23 and

24 WHEREAS, due notice of public hearing no. 16-03-002 on said application to be held on
25 the 14th Day of March, 2016 at 7:30 P.M. by the Council of the City of Florissant was duly
26 published, held and concluded; and

27 WHEREAS, the Council, following said public hearing, and after due and careful
28 consideration, has concluded that the granting of an amendment to the Special Use Permits
29 authorized by Ordinance No. 8130, as hereinafter provided would be in the best interest of the
30 City of Florissant.

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

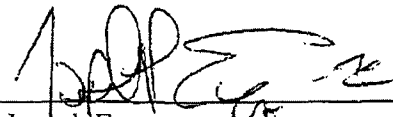
33
34 Section 1: The Special Use Permit heretofore granted to MAG Automotive LLC, for the
35 location and operation of an auto repair business on the property known as 8461 N.
36 Lindbergh and described in Ordinance No. 8130 is hereby amended by allowing the
37 expansion of the existing auto body repair business to include a paint shop.

1 Section 2: Ordinance no. 7722 is hereby rescinded and replaced with this ordinance.

2
3 Section 3: Said Special Permit shall be conditioned on and shall remain in full force
4 and effect so long as the conditions set out in Ordinance . 8130, as now amended, are adhered
5 to.

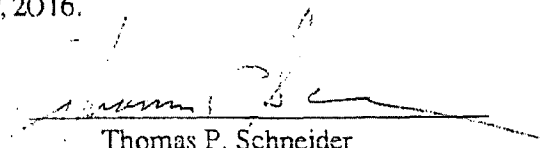
6 Section 3: This ordinance shall become in force and effect immediately upon its passage
7 and approval.

8
9 Adopted this 28 day of Mar, 2016.



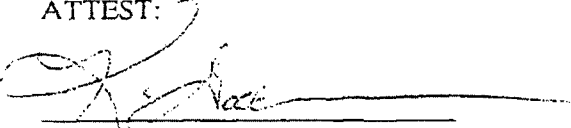
Joseph Eagan
President of the Council
City of Florissant

17
18 Approved this 29 day of MARCH, 2016.



Thomas P. Schneider
Mayor, City of Florissant

25 ATTEST:

26
27 
28 _____
29 Karen Goodwin, MMC/MRCC
30 City Clerk

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: 

DATE: 10-1-18

CODE ANALYSIS

2015 International Building and 2015 Existing Building
Codes; 2014 National Electrical Code

EXISTING BUILDING AREA: ±5,200 square feet

USE: F-1, automotive repair

BUILDING HEIGHT: ±14'-0"

CONSTRUCTION: Type V-B, NS

MAXIMUM ALLOWABLE AREAS (by use, Table 506.2)
V-B, FS, F-1: 8,500 square feet (governs, okay)

OCCUPANT LOADS:

F-1 (primary): 7,435 sf, 75 @ 100 sf/person
B (secondary): 1,065 sf, 18 @ 60 sf/person
Total: 8,500 sf, 93 occupants

EXITS REQUIRED: 2

EXITS PROVIDED: 4

PLUMBING REQUIREMENTS:

47 MEN: 1 water closet, 1 lavatory
47 WOMEN: 1 water closet, 1 lavatory
93 BOTH: 1 drinking fountain, 1 service sink
(existing plumbing remains unchanged & exceeds
minimum Code requirements)

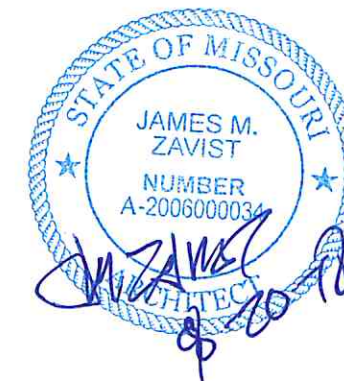
Notes / Scope of Work

1. The scope of this permit is limited to the demolition of one full-height partition, the construction of one new full-height partition and the addition of one new non-rated 3-0 x 6-8 door and frame to an existing interior wall.
2. There will be no changes to the exterior of the existing structure.
3. All new work shall comply with applicable local, state and federal codes.
4. No changes to existing public waiting areas.
5. No changes to existing restrooms or plumbing.
6. No changes to existing HVAC systems.
7. New interior partition shall be constructed using standard 2x4 wood studs, 16" o.c., with one layer of 5/8" gypsum wallboard on each side of new partition, up to existing roof structure. This partition is not assumed to provide a rated assembly.
8. Any electrical modifications will be completed under a design-build contract under separate permits.
9. No changes to existing lighting or ceilings.

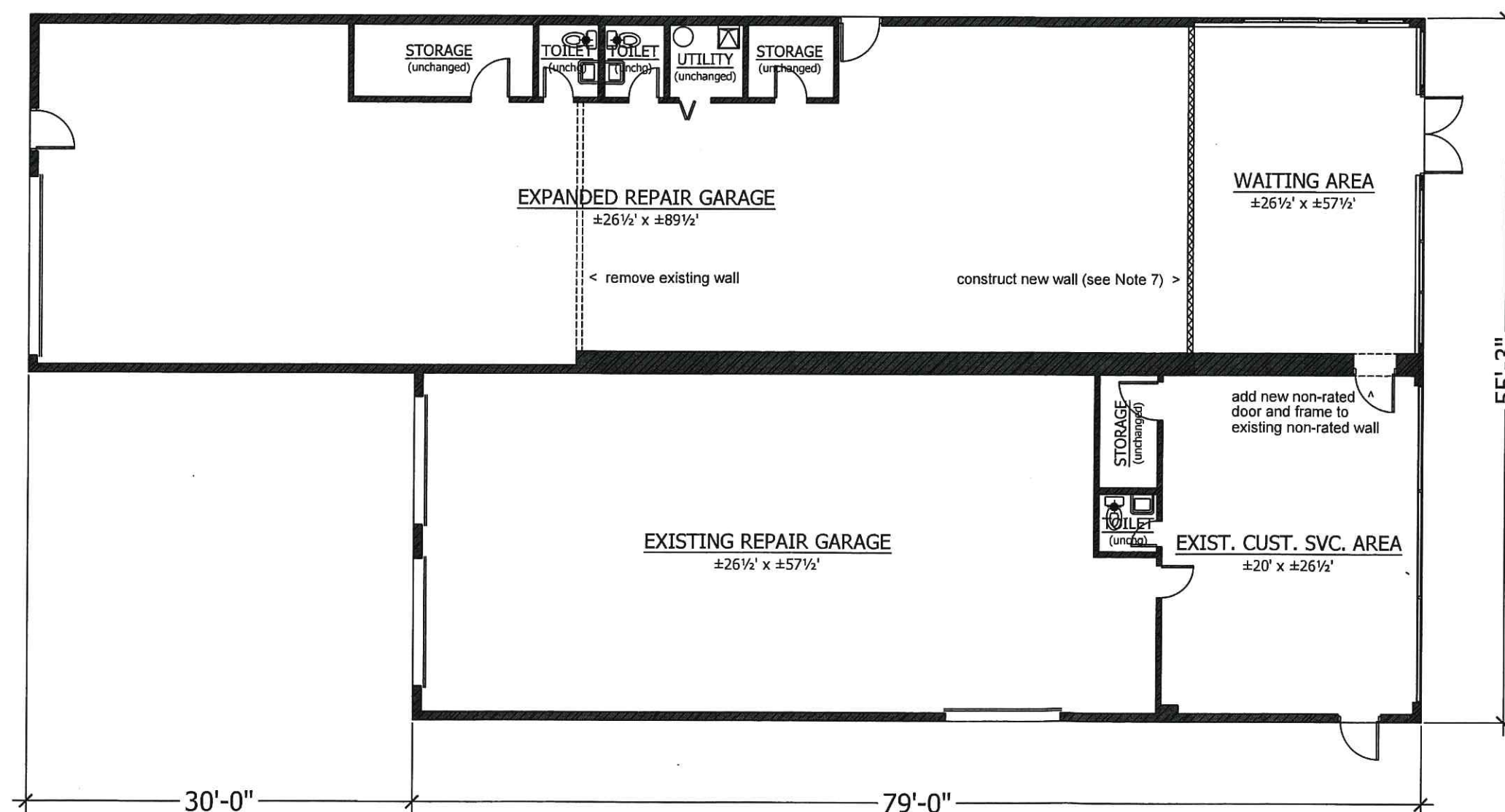
MAG Automotive LLC

8461 N. Lindbergh Boulevard
Florissant, MO. 63031
Issue Date: 9/20/18

James M. Zavist, Registered Architect
707 Hutchins Drive, St Louis, MO 63126
jzavist@gmail.com, 314-973-6724
A-2006000034, expires 12/31/18



A-1



FLOOR PLAN

scale: 3/32" = 1'-0"

1 INTRODUCED BY COUNCILMAN CAPUTA
2 OCTOBER 8, 2018
3

4 BILL NO. 9436

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$10,000 FROM THE**
7 **PARKS UTILITIES ACCOUNT (5-47-26000) TO THE BANGERT**
8 **UTILITIES ACCOUNT (5-46-26000) FOR THE PURPOSE OF**
9 **SUPPLEMENTING THE BANGERT UTILITIES ACCOUNT FOR THE**
10 **REMAINDER OF THE FISCAL YEAR.**

11
12 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
13 COUNTY, MISSOURI, AS FOLLOWS:
14

15 Section 1: There is hereby authorized a transfer of \$10,000 from the Parks Utilities
16 Account (5-47-26000) to the Bangert Utilities Account (5-46-26000) for the purpose of
17 supplementing the Bangert Utilities Account for the remainder of the fiscal year.

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

20
21 Adopted this _____ day of _____, 2018.
22
23

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

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

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

36 ATTEST:
37
38

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: October 2, 2018

Mayor's Approval:

Agenda Date Requested: 1

8-Oct-18



Description of request: Transfer of \$10,000 funds from the Parks Utilities Account (5-47-26000) to Bangert Utilities Account (5-46-26000) for the purpose of supplementing the Bangert Utilities Account for the remainder of the fiscal year.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

No

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

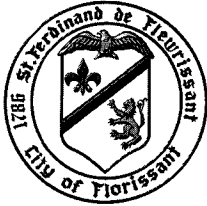
Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

cc to Council / 10/3/18 / 10/3/18 / 10/3/18



CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum

Date: October 2, 2018
To: The Florissant City Council
Thru: Mayor Thomas P. Schneider
From: Cheryl A. Thompson, Director of Parks and Recreation
Subject: Request of Transfer Funds for Utilities – Civic Center

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

I am respectfully requesting the transfer of \$10,000 from the Parks Utilities Account (5-47-26000) to the Bangert Utilities Account (5-46-26000) for the purpose of supplementing the utilities account for the Bangert Pool expenses.

A pressure test is being performed at Bangert this fall and this should help to determine if there is a leak in the pool, which would cause the rise in the water bill. Additional freezers and refrigeration units were moved to the Bangert Concession Stand along with two Air Conditioning units formerly at Koch were moved to the Bangert upstairs room and to the concession stand. Thus, the rise in electric bill maybe due to these additions. In reviewing utility bills with the finance director the electric and water bill have increased usage as of this summer.

PLEASE NOTE: This is not a request for an appropriation of additional funds, but simply a transfer within to general fund accounts.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 OCTOBER 8, 2018
3

4 BILL NO. 9437

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$20,000 FROM THE**
7 **PARKS UTILITIES ACCOUNT (5-47-26000) TO THE CIVIC CENTER**
8 **UTILITIES ACCOUNT (5-44-26000) FOR THE PURPOSE OF**
9 **SUPPLEMENTING THE CIVIC CENTER UTILITIES ACCOUNT FOR**
10 **THE REMAINDER OF THE FISCAL YEAR.**

11
12 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
13 COUNTY, MISSOURI, AS FOLLOWS:
14

15 Section 1: There is hereby authorized a transfer of \$20,000 from the Parks Utilities
16 Account (5-47-26000) to the Civic Center Utilities Account (5-44-26000) for the purpose of
17 supplementing the Civic Center Utilities Account for the remainder of the fiscal year.

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

20
21 Adopted this _____ day of _____, 2018.
22
23

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

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

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

36 ATTEST:
37
38

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: October 2, 2018

Mayor's Approval:

Agenda Date Requested: 1

8-Oct-18

Description of request: Transfer of \$20,000 funds from the Parks Utilities Account (5-47-26000) to Civic Center Utilities Account (5-44-26000) for the purpose of supplementing the Civic Center Utilities Account for the remainder of the fiscal year.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

No

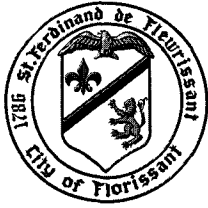
Back up materials attached:	Back up materials needed:
Minutes	Minutes
Maps	Maps
Memo	Memo
Draft Ord.	Draft Ord.

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: _____



CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum

Date: October 2, 2018

To: The Florissant City Council

Thru: Mayor Thomas P. Schneider

From: Cheryl A. Thompson, Director of Parks and Recreation

Subject: Request of Transfer Funds for Utilities – Civic Center

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

I am respectfully requesting the transfer of \$20,000 from the Parks Utilities Account (5-47-26000) to the Civic Center Utilities Account (5-44-26000) for the purpose of supplementing the utilities account for the Civic Center expenses.

After performing a leak test on the indoor pool at the Eagan Center it was determined that a hydrostatic valve had not been closed for the last two years, thus, the pool was leaking daily. The valve has been closed and the pool tested over night with no significant loss of water. Thus we are hopeful that the water usage should go down considerable from this time forward.

PLEASE NOTE: This is not a request for an appropriation of additional funds, but simply a transfer within to general fund accounts.

Please advise if additional information is required. Thank you for your consideration.

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 4274

FROM

Dominos (Archway PIZZA, INC.)

TO

SFP Enterprises INC. dba Busloop Burgers

FOR

Restaurant - Carry Out

ADDRESS

8442 N. LINDBERGH

Ward 3

Zoning _____

Date Filed

10/3/18

Accepted By

Amore

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Suzetta Porter and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 8442 NORTH 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

Suzetta Porter

Individual's Name

FOR:

SFP ENTERPRISES INC. dba Busloop Burgers
Company, Corporation, Partnership

10-18-18
cc to Council
Bessel
Mayor

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

ADDRESS

Telephone No.

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.

SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual ☐

Partnership ☐

Corporation ☒

LLC ☐

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Suzette Porter, Carl Wilson

Beth Wilson

Telephone numbers & email addresses 314.479.8013 suzetteporter@gmail.com

Business name/address/phone Busloop Burgers

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC _____

Copy of fictitious name registration, if applicable _____

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers) _____

See Attached

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF INCORPORATION

WHEREAS, Articles of Incorporation of

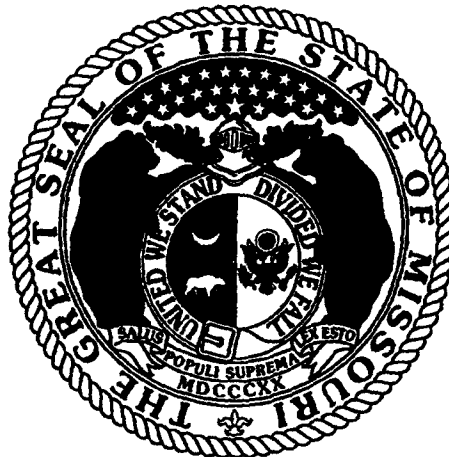
SFP Enterprises Inc.
001367808

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, JASON KANDER, 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 14th day of December, 2015.


Secretary of State





State of Missouri

Robin Carnahan, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

001367808

Date Filed: 12/14/2015

Jason Kander

Missouri Secretary of State

Articles of Incorporation

Article One

The name of the corporation is SFP Enterprises Inc.

Article Two

The registered agent's name is Suzzetta F. Porter

The address, including street and number for the registered agent's office in the state of Missouri:

(PO Box may only be used in addition to a physical street address)

9231 Argyle Ave., St Louis, Missouri, 63114

Street Address

City

State/Zip

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
Cheyenne Moseley, c/o Legalzoom.com, Inc.,	101 N. Brand Blvd., 11th Floor,	Glendale, CA 91203

(Please see next page)

Name and address to return filed document:

Name: Cheyenne Moseley, Legalzoom.com, Inc.

Address: 100 W. Broadway, Suite 100

City, State, and Zip Code: Glendale, CA 91210

ORI-12142015-0604 State of Missouri

No of Pages 2 Pages



Creation - For Profit (D)

Corp. 41 (11/2008)

Article Five

The number of years 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):

Food and Beverage (Service) - Fast food restaurant

Article Seven

☐ The number of directors to constitute the board of directors: _____ (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:

(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)



Cheyenne Moseley

12/11/15

Signature of Incorporator(s)

Printed or Typed Name
Name of Incorporator(s)

Date of Signature



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance

Number 4274 which authorized a Special Permit:

TO:

Archway PIZZA dba Domino's Pizza INC.

FOR:

operation of delivery & carry-out 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.

SUZETTA PORTER

PRINT - NAME OF APPLICANT

Suzetta Porter

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

BILL NO. 4977

ORDINANCE NO. 4274

AN ORDINANCE GRANTING A SPECIAL PERMIT TO
ARCHWAY PIZZA, INC. D/B/A DOMINO'S PIZZA
FOR THE OPERATION OF A DELIVERY AND CARRY-
OUT PIZZA RESTAURANT ON THE PROPERTY HERE-
INAFTER DESCRIBED AND KNOWN AS 8442 NORTH
LINDBERGH, FLORISSANT, MISSOURI.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by special permit, after public hearing thereon, to permit the location and operation of a restaurant; and

WHEREAS, an application has been filed by Archway Pizza, Inc. d/b/a Domino's Pizza for the location and operation of a delivery and carry-out pizza restaurant on the property hereinafter described; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said special permit be granted; and

WHEREAS, due notice of a public hearing on said application to be held on the 27th day of June, 1983 at 8:00 P.M. by the Council of the City of Florissant was duly published and held; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the issuance of the special permit as hereinafter provided would be in the best interest of the City of Florissant.

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

Section 1: A Special Permit is hereby granted to Archway Pizza, Inc. d/b/a Domino's Pizza to locate and operate a delivery and carry-out pizza restaurant on the following described property:


A tract of land in Survey 164 of St. Ferdinand Common Field, in Township 47 North, Range 6 East, and particularly described as follows, to-wit: Beginning in the center line of Fee Fee Road at the most northern corner of tract of 2.802 acres acquired by Michael Creely, et al, by deed recorded in Book 299 Page 251 of the St. Louis County Records, and running thence Southwest along said center line of Fee Fee Road, 90 feet to a point; thence Southeast and parallel with the Northeast line of said tract of 2.802 acres acquired by Creely, et al, as aforesaid, to the center line of old location of Cold Water Creek; thence Northeast along said center line to the Northeast line of said tract of 2.802 acres, and thence Northwest along said last mentioned line, 10.182 chains (672.612 feet) to the beginning; EXCEPTING THEREFROM that part of said property taken for the establishment of Lindbergh Boulevard, by order of the County Clerk of St. Louis County, Missouri, a certified copy of which order is recorded in Book 1176 Page 439.

Section 2: Said special permit shall be conditioned on and shall be subject to all of the ordinances of the City of Florissant.

Section 3: If not sooner terminated, the special permit herein authorized shall expire when the business referred to in said special permit is closed for a period of ninety (90) days.

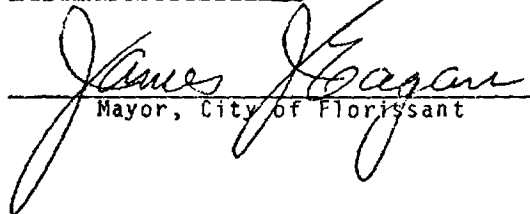
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 11th day of July, 1983.



President of the Council
City of Florissant

Approved this 12 day of July, 1983.



Mayor, City of Florissant

ATTEST:



City Clerk

GUARANTY OF LEASE

For value received and in consideration of and as an inducement to the execution of a certain Lease dated October 17, 2018 between George Porter and Suzzetta Porter, (hereinafter "Tenant"), and Keeven Development, LLC (hereinafter "Landlord"), the undersigned (hereinafter referred to as "Guarantor", whether one or more,) as primary obligor(s), hereby guaranty the full and complete performance of all obligations of Tenant and all those holding under the Tenant to Landlord, including payment of all sums of money due, whether as rent, additional rent or otherwise denominated.

The undersigned as primary obligor(s), unconditionally further promise to pay to Landlord all of Landlord expenses incurred in enforcing the obligations and the liabilities of Tenant and all those holding under Tenant or incurred by Landlord enforcing this Guaranty including a reasonable attorney's fees.

Guarantor waives: (a) notice of the acceptance of this Guaranty by Landlord and of the execution of the leases by Landlord and Tenant; (b) notice of any assignment of said Lease or any subletting of any part of the Premises by Landlord and Tenant; (c) notice of any default by Tenant under the said lease; and (d) any other notices and demands required by law or otherwise to be given.

All sums due from Guarantor shall be paid upon Landlord demand. The obligation of Guarantor is primary and may be enforced directly against Guarantor independently of and without proceeding against Tenant. Guarantor further agrees that: (a) Landlord may, in Landlord's sole discretion, extend the time for performance of any or all obligations to be performed by Tenant, including payment of all or any portion of rent, without notice to or consent of Guarantor; (b) the lease may be modified or amended, at any time, without notice or consent of Guarantor; and (c) that Landlord may exercise or forebear from exercising any rights against the Tenant under said Lease and all those holding under Tenant; including rent which may become due under the lease without notice to or consent of Guarantor, all without releasing Guarantor from any obligation hereunder.

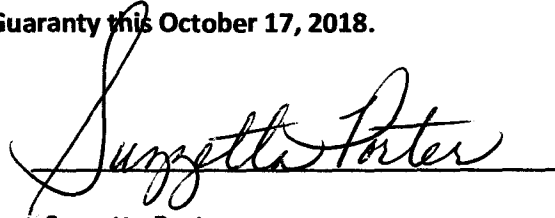
If executed by more than one person or entity, this Guaranty shall be joint and several. This Guaranty may be enforced by Landlord in the Circuit Court for the State of Missouri in which the Premises mentioned in the said lease are located or in the United States District Court for the Eastern District of Missouri, Eastern Division and the parties hereto irrevocably consent of the jurisdiction of such courts. Further, Landlord may seek to enforce this guaranty or have its terms interpreted by any court having jurisdiction of the Guarantor or any of them.

This Guaranty shall bind the successors and the assigns of Guarantors and insure to the benefit of the heirs, personal representative, successors and assigns of Landlord.

IN WITNESS WHEREOF, the undersigned executes this Guaranty this October 17, 2018.

A handwritten signature in cursive script, appearing to read "George Porter", written over a horizontal line.

George Porter

A handwritten signature in cursive script, appearing to read "Suzzetta Porter", written over a horizontal line.

Suzzetta Porter

1 INTRODUCED BY COUNCILMAN HENKE
2 OCTOBER 8, 2018

3
4 SUBSTITUTE BILL NO. 9438

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 7978 FROM HERTZ CAR SALES TO TOP GEAR AUTO**
8 **LLC, LOCATED AT 1285 N. HWY 67 FOR THE OPERATION OF A**
9 **USED AUTO SALES.**
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 used auto sales and service business; and

14 WHEREAS, pursuant to Ordinance No. 7978, Hertz Car Sales was granted a Special Use
15 Permit for the location and operation of used car sales and car rental business on the property
16 known as 1285 N. Hwy 67; and

17 WHEREAS, an application has been filed by Top Gear Auto LLC to transfer the Special
18 Use Permit authorized by Ordinance No. 7978 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on
20 October 8, 2018, that the business operated under Ordinance No. 7978 would be operated in a
21 substantially similar fashion as set out herein and would maintain the health, safety, morals and
22 general welfare of the City; and

23 WHEREAS, Top Gear Auto LLC has accepted the terms and conditions set out in
24 Ordinance No. 7978.

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

28 Section 1: The Special Use Permit authorized by Ordinance No. 7978 originally issued
29 Hertz Car Sales is hereby transferred to Top Gear Auto LLC for the location and operation of a
30 used car sales business on the property known as 1285 N. Hwy 67.

31 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
32 7978 shall remain in full force and effect except that there will not be any car rental business.

33 Section 3: The Special Use Permit herein authorized shall terminate if the said business
34 ceases operation for a period of more than ninety (90) days.

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

37

38

39 Adopted this ____ day of _____, 2018.

40

41

42

43

Jeff Caputa
Council President

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46

47 Approved this ____ day of _____, 2018.

48

49

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51

Thomas P. Schneider
Mayor, City of Florissant

52

53

54 ATTEST:

55

56

57 Karen Goodwin, MPPA/MMC/MRCC
58 City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 OCTOBER 8, 2018

3
4 BILL NO. 9438

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 7978 FROM HERTZ CAR SALES TO TOP GEAR AUTO**
8 **LLC, LOCATED AT 1285 N. HWY 67 FOR THE OPERATION OF A**
9 **USED AUTO SALES AND SERVICE BUSINESS.**
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 used auto sales and service business; and

14 WHEREAS, pursuant to Ordinance No. 7978, Hertz Car Sales was granted a Special Use
15 Permit for the location and operation of used car sales and car rental business on the property
16 known as 1285 N. Hwy 67; and

17 WHEREAS, an application has been filed by Top Gear Auto LLC to transfer the Special
18 Use Permit authorized by Ordinance No. 7978 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on
20 October 8, 2018, 2018 that the business operated under Ordinance Nos. 7978 would be operated
21 in a substantially identical fashion as set out herein and would maintain the health, safety,
22 morals and general welfare of the City; and

23 WHEREAS, Top Gear Auto LLC has accepted the terms and conditions set out in
24 Ordinance No. 7978.

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

28 Section 1: The Special Use Permit authorized by Ordinance No. 7978 originally issued
29 Hertz Car Sales is hereby transferred to Top Gear Auto LLC for the location and operation of a
30 used car sales and service business on the property known as 1285 N. Hwy 67.

31 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
32 7978 shall remain in full force and effect.

33 Section 3: The Special Use Permit herein authorized shall terminate if the said business
34 ceases operation for a period of more than ninety (90) days.

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

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39 Adopted this ____ day of _____, 2018.

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Jeff Caputa
Council President

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47 Approved this ____ day of _____, 2018.

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Thomas P. Schneider
Mayor, City of Florissant

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54 ATTEST:

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57 _____
Karen Goodwin, MPPA/MMC/MRCC
58 City Clerk

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

ADDRESS

Telephone No.

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.

SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual ☐

Partnership ☒

Corporation ☐

LLC ☐

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

LLC

Name & address of partner (s) TOP BEAR Auto

1285 Hwy 67, Florissant, MO 63031

Telephone number(s) and email address (s) _____

Business name/ address /phone CAMAL Mohamed 2309 River Oak Dr.
WAXHAM, NC 28173

Copy of fictitious name registration, if applicable Top bear Auto

CORPORATION OR LLC:

Name & address of all corporate officers _____

Telephone numbers & email addresses _____

Business name/address/phone _____

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC _____

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance
Number 7978 which authorized a Special Permit:

TO: Hertz Car Sales, LLC

FOR: Location & operation of used car sales &
car rental business

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.

CAMAL A. MOHAMMAD

PRINT - NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

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

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

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

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

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

www.florissantmo.com

1 INTRODUCED BY COUNCILMAN STINNETT
2 JULY 8, 2013

3
4 BILL NO. 8927

ORDINANCE NO. 7978

5
6 **AN ORDINANCE TRANSFERRING THE SPECIAL USE PERMIT**
7 **FROM ELITE CAR SALES INC. TO HERTZ CAR SALES LLC FOR**
8 **THE LOCATION AND OPERATION OF A USED CAR SALES AND**
9 **CAR RENTAL BUSINESS ON THE PROPERTY KNOWN AS 1275 AND**
10 **1285 N. HWY 67.**

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 new and used auto sales and service business; and

15 WHEREAS, pursuant to Ordinance No. 5291, Enterprise Leasing Company of St. Louis
16 was granted a Special Use Permit for the location and operation of a used car sales and car rental
17 business on the property known as 1275 and 1285 N. Hwy 67,

18 WHEREAS, Special Use Permit No. 5291 was amended by Ordinance Nos. 5358 and
19 5476,

20 WHEREAS, Special Use No. 5291 as amended was then transferred to Elite Car Sales
21 by Ordinance no. 6365; and

22 WHEREAS, an application has been filed by Hertz Car Sales LLC to transfer the Special
23 Use Permit authorized by Ordinance No. 5291 as amended and transferred by Ordinance No.
24 6365 to its name; and

25 WHEREAS, the City Council of the City of Florissant determined at its meeting on July
26 8th, 2013 that the business operated under Ordinance No. 5291 as amended and transferred by
27 Ordinance No. 6365 would be operated in a substantially identical fashion as set out herein; and

28 WHEREAS, Elite Car Sales Inc. has accepted the terms and conditions set out in
29 Ordinance No. 5291 as amended.

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

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34
35 Section 1: The Special Use Permit authorized by Ordinance No. 5291 as amended and
36 subsequently transferred by Ordinance No. 6365 is hereby transferred from Elite Car Sales, Inc.


37 to Hertz Car Sales LLC for the location and operation of a used car sales and car rental business
38 known and numbered at 1275 and 1285 N. Hwy 67.

39 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
40 5291 as amended shall remain in full force and effect.

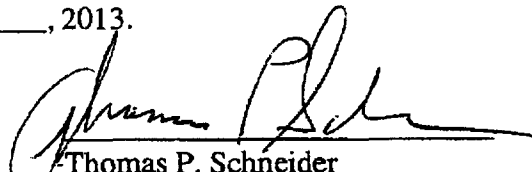
41 Section 3: The Special Use Permit herein authorized shall terminate if the said business
42 ceases operation for a period of more than ninety (90) days or when the named permittee ceases
43 to be the owner and operator of said business.

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

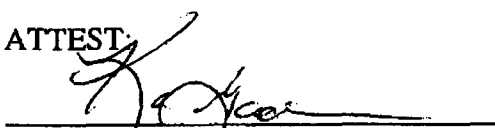
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48 Adopted this 22 day of July, 2013.

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52 Keith Schildroth
53 President of the Council
54 City of Florissant

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56 Approved this 24 day of July, 2013.

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60 Thomas P. Schneider
61 Mayor, City of Florissant

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63 ATTEST:

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66 Karen Goodwin, MMC/MRCC
67 City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 OCTOBER 22, 2018

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4 BILL NO. 9439

ORDINANCE NO.

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6
7 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL USE**
8 **PERMIT NO. 8130 AS AMENDED TO ALLOW FOR THE EXPANSION**
9 **OF AN AUTO REPAIR AND AUTO BODY SHOP D/B/A MAG**
10 **AUTOMOTIVE LOCATED AT 8461 N. LINDBERGH.**

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

15 WHEREAS, the Florissant City Council previously granted Special Use permit no. 8130
16 to MAG Automotive for the operation of an automotive repair shop; and

17 WHEREAS ordinance no. 8130 was amended by ordinance no. 8208 to allow for the
18 expansion of the existing business to include a paint shop; and

19 WHEREAS, an application has also been filed by Mark Gillette d/b/a MAG Automotive
20 for further expansion of the auto repair and auto body shop located at 8461 N. Lindbergh; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
22 meeting of October 1, 2018 has recommended that the current Special Use Permit be amended to
23 allow the additional Special Use; and

24 WHEREAS, due notice of public hearing no. 18-10-031 on said application to be held on
25 the 22nd day of October at 7:30 P.M. by the Council of the City of Florissant was duly published,
26 held and concluded; and

27 WHEREAS, the Council, following said public hearing, and after due and careful
28 consideration, has concluded that the granting of an amendment to the Special Use Permit
29 authorized by Ordinance No. 8130, as amended, to allow the operation of an auto repair business
30 and auto body shop, as hereinafter provided, would be in the best interest of the City of
31 Florissant and will not adversely affect the health, safety, morals and general welfare of the City.

32
33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
34 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
35

Section 1: Special Use Permit No. 8130 as amended by Ordinance No. 8208 is hereby amended to allow for the expansion of an auto repair and auto body shop d/b/a MAG Automotive located at 8461 N. Lindbergh.

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

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

Adopted this ____ day of _____, 2018.

Jeff Caputa
President of the Council
City of Florissant

Approved this ____ day of _____, 2018.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 OCTOBER 22, 2018

3
4 BILL NO. 9440

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 4274 FROM ARCHWAY PIZZA INC. D/B/A DOMINOS**
8 **PIZZA TO SFP ENTERPRISES INC. D/B/A BUSLOOP BURGERS FOR**
9 **THE OPERATION OF A CARRY-OUT RESTAURANT LOCATED AT**
10 **8442 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 carry-out restaurant; and

15 WHEREAS, pursuant to Ordinance No. 4274, Archway Pizza, Inc. was issued a Special
16 Use Permit to operate a restaurant; and

17 WHEREAS, an application has been filed by SFP Enterprises Inc. to transfer the Special
18 Use Permit authorized by Ordinance No. 4274 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on
20 October 22, 2018, that the business operated under Ordinance No. 4274 would be operated in a
21 substantially similar fashion as set out herein and would maintain the health, safety, morals and
22 general welfare of the City; and

23 WHEREAS, SFP Enterprises Inc. has accepted the terms and conditions set out in
24 Ordinance No. 4247.

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

27
28 Section 1: The Special Use Permit No. 4274 is hereby transferred from Archway Pizza
29 Inc. d/b/a Dominos Pizza to SFP Enterprises Inc. d/b/a Busloop Burgers for the operation of a
30 carry-out restaurant located at 8442 N. Lindbergh.

31 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No. 4274
32 shall remain in full force and effect.

33 Section 3: The Special Use Permit herein authorized shall terminate if the said business
34 ceases operation for a period of more than ninety (90) days.

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

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39 Adopted this ____ day of _____, 2018.

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Jeff Caputa
Council President

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47 Approved this ____ day of _____, 2018.

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Thomas P. Schneider
Mayor, City of Florissant

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54 ATTEST:

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Karen Goodwin, MPPA/MMC/MRCC
58 City Clerk