



## FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, February 22, 2021

7:30 PM

Karen Goodwin, MMC/MRCC



Due to COVID-19 pandemic and by Order of the Governor of the State of the Missouri and by Order of the St. Louis County Executive, the Council meeting will be conducted remotely with the City Council, Mayor, City Attorney, City Clerk, staff and residents being allowed to attend through a Zoom platform. The meeting will also be available to watch via live streaming on Facebook.

The public will be allowed to speak during “Hearing from Citizens” by attending via the Zoom link and typing your name and address in the “Chat” tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com) prior to 3 pm on Monday, February 22, 2020. Such public comments, provided they comply with the City’s guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

There are several Public Hearings scheduled during this meeting. The public is invited to provide comments on any Public Hearing in the following ways:

- Written comments sent prior to 3 pm on Monday February 22, 2020 to [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com). Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their **name and address** in the “Chat” tab during that public hearing.

Residents are invited to attend the zoom meeting by the following methods:

As a matter of precaution, the Zoom meeting ID number and Password will be made available at [Florissantmo.com](http://Florissantmo.com), on the City of Florissant Facebook page at <https://www.facebook.com/Florissant.mo.us/>, and on the bulletin board in the Lobby at City hall, at 6pm on Monday February 22, 2020. If you need additional assistance please contact the City Clerk at [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).

Thank you for your patience and understanding regarding our meeting format change. It is extremely important that extra measures be taken to protect, employees, residents and elected officials during these challenging times.

***I. PLEDGE OF ALLEGIANCE***

***II. ROLL CALL OF MEMBERS***

***III. APPROVAL OF MINUTES***

- City Council Meeting minutes of February 8, 2021

***IV. CERTIFICATE OF APPRECIATION***

- Linda Rose- President of the Parks and Recreation Commission

***V. PROCLAMATIONS***

- Supermarket Employee Day

***VI. HEARING FROM CITIZENS***

***VII. COMMUNICATIONS***

***VIII. PUBLIC HEARINGS***

21-02-004 (Ward 9) Application Staff Rept Plans	Request to approve a Special Use Permit to allow for a Carry-Out Restaurant located at 2170 N. Waterford. (Planning and Zoning recommended approval on February 1, 2021)	Taw Fiq Bailey
21-02-005 (Ward 9) Application Staff Rept Plans	Request to amend Special Use Ordinance no. 8376 to allow for adding a nightclub use with live performances and a cover charge located at 1752-1756 N. New Florissant. (Planning and Zoning recommended approval on February 1, 2021)	Gerald Rankin

***IX. OLD BUSINESS***

***A. BILLS FOR SECOND READING***

9656 Application	Ordinance of the City of Florissant, Missouri, amending Title II “Public Health, Safety and Welfare”, Chapter 210 “Offenses”, Chapter 213 “Nuisances”, Article II “Weeds”, by adding a new Section 213-075 “Invasive Non-Native, Exotic Plant Species Declared a Public Nuisance”	2 <sup>nd</sup> Reading Pagano
---------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------

S9658  Memo Amended Memo	Ordinance authorizing an appropriation of \$4,950 from the Park Improvement Fund to budget account no. 09-5-09-61470 “Capital Additions-Park Improvement” and transfer \$3550.87 from Escrow account no. 11-20260 “Contributions-Dog Park” to account no. 09-4-09300 “Park Improvement-Misc. Revenue” for the purpose of repairing the gates at the dog park.	2 <sup>nd</sup> Reading Schildroth
--------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------

## ***X. NEW BUSINESS***

### ***A. BOARD APPOINTMENTS***

### ***B. BILLS FOR FIRST READING***

9661	Ordinance to amend Special Use Ordinance no. 8376 to allow for adding a nightclub use with live performances and a cover charge located at 1752-1756 N. New Florissant.	Siam
9662	Ordinance to approve a Special Use Permit to allow for a Carry-Out Restaurant located at 2170 N. Waterford.	Siam
9663 Memo	Ordinance to approve a transfer of \$498 from budget account no. 5-09-33442 “Materials and Supplies” to account no. 5-09-61440 “Capital Additions” for the purchase of a pool vacuum at JJE.	Schildroth
9664 Memo	Ordinance to transfer \$30,000 from budget account no. 09-5-29030 “Building & Ground Maintenance-Trees” and \$29,000 from account no. 09-5-09-10030 “Part time salaries” to account no. 09-5-09-61470 “Capital Additions” for the Koch Park Splash Pad Enhancement Project.	Schildroth
9665 Memo	Ordinance authorizing an amendment to ordinance no. 8586, Establishing a compensation plan for Part-Time employees by adding the position of “Senior Citizen Specialist”.	Schildroth

## ***XI. COUNCIL ANNOUNCEMENTS***

## ***XII. MESSAGE FROM THE MAYOR***

## ***XIII. ADJOURNMENT***

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON FEBRUARY 19<sup>TH</sup>, 2021 AT 12:00 PM ON THE BULLETIN IN THE LOBBY AT CITY HALL. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, FEBRUARY 22<sup>ND</sup>, 2021.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

February 8, 2021

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, February 8, 2021 at 7:30 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

The City Attorney explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic emergency. He stated that under the Sunshine Law, Section 610.015, when an emergency existed, the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Schildroth made a motion to amend the agenda with the removal of *Proclamations*, seconded by Eagan. Motion passed unanimously.

Councilman Caputa moved to approve the City Council Minutes of January 25, 2021, seconded by Eagan. Motion carried.

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

The next item on the Agenda was *Special Presentations* by Ameren UE regarding the Pershall Project. Brandon Nickel, Project Manager at Ameren UE, spoke regarding the smart energy plan at Ameren and the Pershall Project. Mr. Nickel stated the Pershall Project will bring more reliable energy to Hazelwood, Florissant, and Berkeley businesses and residents by replacing poles and equipment as well as switching to a new substation. The project will take place along N. Hanley Road and Highway 270. Mr. Nickel informed everyone the change will reduce power outages and increase outage recovery times with the plan to be completed by 2022. Ameren is planning to do most work during the day with large equipment of crews along the road with temporary lane closure and will notify business and



residents within 24-48 hours of outages or work near the properties which will be affected by the construction as well as provide updates when the work is completed. Mr. Nickel stated each planned outage may last up to 4 hours so that new equipment can be installed. Door hangers and postcards will be left on the door of businesses and residents who are not reached in person and will be affected. Mr. Nickel stated Ameren is currently holding presentations for the community to be more informed prior to the project starts.

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* of which there were none.

The Chair stated that the next item on the agenda was *Second Readings*.

Councilman Siam moved that Bill No. 9652 an Ordinance to approve a final subdivision plat of “3170 N. Hwy 67” (Club Carwash) for the property located at 3170 N. Hwy 67 be read for a second time, seconded by Manganelli. Motion carried and Bill No. 9652 was read for a second time. Councilman Siam moved that Bill No. 9652 be read for a third time, seconded by Mulcahy. Motion carried and Bill No. 9652 was read for a third and final time and placed upon its passage.

On roll call the Council voted: Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, and Harris yes.

Whereupon the Chair declared Bill No. 9652 to have passed and said Bill became Ordinance No. 8667.

The Chair stated that the next item on the agenda was *Board Appointments*.

Councilman Mulcahy moved to accept the Mayor’s appointment of Jetty Bryant, 115 Broadmere, to the Citizen Police Review Board with a term expiring on 2/8/2025. Seconded by Councilman Caputa, motion carried and the appointment was made.

Councilman Mulcahy moved to accept the Mayor’s appointment of Antonio Maldonado, 15 Alpha Dr, to the Citizen Police Review Board with a term expiring on 2/8/2025. Seconded by Councilman Caputa, motion carried and the appointment was made.

Councilman Mulcahy moved to accept the Mayor’s appointment of Patricia Danna, 1660 Loyola Dr, to the Citizen Police Review Board with a term expiring on 2/8/2024. Seconded by Councilman Caputa, motion carried and the appointment was made.

Councilman Mulcahy moved to accept the Mayor's appointment of Gary Maynard, 1095 Saddle Dr, to the Citizen Police Review Board with a term expiring on 2/8/2024. Seconded by Councilman Caputa, motion carried and the appointment was made.

Councilman Mulcahy moved to accept the Mayor's appointment of Kevin Claspille, 1 Flower Valley Shopping Center, to the Citizen Police Review Board with a term expiring on 2/8/2023. Seconded by Councilman Caputa, motion carried and the appointment was made.

Councilman Mulcahy moved to accept the Mayor's appointment of Jacinda Johnson, 2595 Bradwell, to the Citizen Police Review Board with a term expiring on 2/8/2023. Seconded by Councilman Caputa, motion carried and the appointment was made.

Councilman Manganeli moved to accept the Mayor's appointment of Robert Smith, 2823 Chapel View Dr, to the Citizen Police Review Board with a term expiring on 2/8/2023. Seconded by Councilman Caputa, motion carried and the appointment was made.

Councilwoman Pagano moved to accept the Mayor's appointment of Janice Daming, 1270 Acredale, to the Senior Commission with a term expiring on 2/14/2024. Seconded by Councilman Eagan, motion carried and the appointment was made.

Councilwoman Pagano moved to accept the Mayor's appointment of Rob Shoemaker, 1440 Thoroughbred, to the Emergency Management Commission with a term expiring on 2/8/2024. Seconded by Councilman Siam, motion carried and the appointment was made.

Councilman Schildroth moved to accept the Mayor's appointment of Brian Gettemeier, 1316 St. Louis, to the Emergency Management Commission with a term expiring on 2/8/2024. Seconded by Councilman Mulcahy, motion carried and the appointment was made.

Councilman Schildroth moved to accept the Mayor's appointment of Steve Pukas, 3390 N. Highway 67, to the Economic Development Commission with a term expiring on 2/8/2024. Seconded by Councilman Caputa, motion carried and the appointment was made.

The Chair stated that the next item on the agenda was *Requests*.

Councilman Siam moved to accept the application for a Request to transfer special use permit no. 7321 from Ellis Denos to Penuel Raj Clement d/b/a Olympic Motor Co, LLC for the operation of a pre-owned car dealership located at 1760, 1780, & 1790 N. Hwy 67, seconded by Schildroth. Motion carried.

The Chair stated that the next item on the agenda was *Bills for First Reading*.

Councilman Eagan introduced Bill No. 9655 an Ordinance to authorize an amendment to Special Use permit no. 7945 to allow for alterations of a ground sign located at 428-490 Howdershell and said

Bill was read for the first time by title only. Councilman Eagan moved that Bill No. 9655 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9655 was read for a second time. Councilman Eagan moved that Bill No. 9655 be read for a third time, seconded by Parson. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9655 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: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9655 to have passed and said Bill became Ordinance No. 8668.

Councilwoman Pagano introduced Bill No. 9656 an Ordinance of the City of Florissant, Missouri, Amending Title II "Public Health, Safety and Welfare", Chapter 210 "Offenses", Chapter 213 "Nuisances", Article II "Weeds", by adding a new Section 213-075 "Invasive Non-Native, Exotic Plant Species declared a Public Nuisance" and said Bill was read for the first time by title only.

Councilman Schildroth introduced Bill No. 9657 an Ordinance authorizing a transfer of \$1,500 from budget account no. 5-06-29010 "Building Maintenance/Course Supplies" to account no. 5-0631000 "Rentals/Other for the purpose of golf course maintenance" and said Bill was read for the first time by title only. Councilman Schildroth moved that Bill No. 9657 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9657 was read for a second time. Councilman Schildroth moved that Bill No. 9657 be read for a third time, seconded by Siam. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9657 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: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9657 to have passed and said Bill became Ordinance No. 8669.

Councilman Schildroth introduced Bill No. 9658 an Ordinance authorizing a transfer of \$4,940 from the Park Improvement Fund to budget account no. 09-5-09-61470 "Capital Additions-Park Improvement" for the purpose of repairing the gates at the dog park and said Bill was read for the first time by title only.

Councilman Siam introduced Bill No. 9659 an Ordinance amending Title III of the Florissant City Code, Schedule III Table III-B “Two Way Stops” by adding “Barcelona at Parc Chateau” and said Bill was read for the first time by title only. Councilman Siam moved that Bill No. 9659 be read for a second time, seconded by Manganelli. Motion carried and Bill No. 9659 was read for a second time. Councilman Siam moved that Bill No. 9659 be read for a third time, seconded by Harris. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9659 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: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9659 to have passed and said Bill became Ordinance No. 8670.

Councilman Mulcahy introduced Bill No. 9660 an Ordinance authorizing a transfer of Special Use permit no. 7321 from Ellis Denos to Penuel Raj Clement d/b/a The Olympic Motor Co, LLC for the operation of a pre-owned car dealership located at 1760, 1780, & 1790 N. Hwy 67 and said Bill was read for the first time by title only. Councilman Siam moved that Bill No. 9660 be read for a second time, seconded by Mulcahy. Motion carried and Bill No. 9660 was read for a second time. Councilman Siam moved that Bill No. 9660 be read for a third time, seconded by Manganelli. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9660 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: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9660 to have passed and said Bill became Ordinance No. 8671.

The next item on the Agenda was *Council Announcements.*

Councilman Harris stated that St. Baldrick’s will be meeting on Saturday, February 13 from 11am to 7pm giving out free pulled pork sandwiches for donations and 10% of other sales will be donated to the organization. He noted the Covid-19 vaccines are being handed out to first responders and elderly.

Councilman Manganelli stated Missouri American has finished the replace of the water main on Lindsey Lane and restoration is out for bid currently noting the road is not patched completely and notice has been sent.

Council Eagan reminded residents to donate to the Team Food Pantry and support small businesses during the Valentine's weekend.

Councilman Caputa reminded residents to lock up firearms and weapons in your home, not leave vehicles running, and lock your vehicle as well as bringing in pets.

Councilman Schildroth congratulated Chris and Kathy Helfer the Helfer's Bakery were named the 2021 Business person of the Year by the Greater North County Chamber of Commerce and will be honored at their luncheon on Wednesday, February 10, 2021. He stated the Graham Road Project contractor stated the asphalt plans slowed down during the winter, but once the conditions are better, the aprons will be completed sometime between March and April. Councilman Schildroth stated MoDOT will be completing electrical work at westbound Hanley/Graham Rd exit and the intersection will be closed from 7am to 6pm during the week to be completed on Friday, February 19, 2021. He thanked everyone for their patience with technical difficulties at the beginning of the meeting.

Councilman Mulcahy thanked Ward 6 resident, Scott Eager, for his service on the School Board for 3 terms.

Councilman Parson wished his wife a happy birthday and recognized Mr. Garrett Morgan for Black History Month who created a smoke detector device in 1912 and founded his company in 1914.

The next item was *Mayor Announcements*.

Mayor Lowery announced the groundbreaking ceremony for Angie's Inclusive Playground on Thursday, February 18 at 2pm and encouraged people to stop by while practicing social distancing and to wear a mask. Mayor Lowery informed residents Covid-19 testing is available at Eagan Center on Mondays and Wednesday from 8:30 am to 11:30 am held by Athena Healthcare. He reminded everyone of the Florissant Valley of Flowers Queen and Court applications available online for high school girls.

The Council President stated that the next regular City Council Meeting will be Monday, February 22, 2021 at 7:30 pm.

Councilman Harris moved to adjourn the meeting, seconded by Eagan. Motion carried. The meeting was adjourned at 8:35 p.m.

183

184

185

186

187

188 The following Bills were signed by the Mayor:


189 Bill No. 9652 Ord. 8667

190 Bill No. 9655 Ord. 8668

191 Bill No. 9657 Ord. 8669

192 Bill No. 9659 Ord. 8670

193 Bill No. 9660 Ord. 8671

  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



# Certificate of Recognition

This Certificate is awarded to

**Linda Rose**

I would like to take this opportunity to extend my heartfelt gratitude and deep appreciation to Linda Rose for serving as the President of the Parks & Recreation Commission. Her commitment, dedication and tireless efforts will not ever be forgotten.

I have the privilege and honor in awarding this Certificate of Recognition to her for all that she has done and continues to do for our city.

  
Mayor Timothy J. Lowery

  
Date



**OFFICE OF**



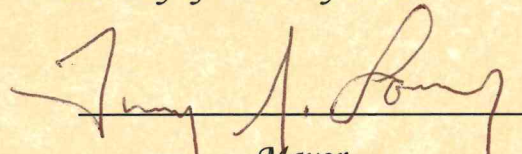
**THE MAYOR**

## **CITY OF FLORISSANT**

- WHEREAS:* There are nearly six million supermarket employees in the United States, and
- WHEREAS:* In the Florissant area, there are 1,405 food retail jobs that generate approximately \$120.1 million in economic activity, and
- WHEREAS:* Supermarket employees provide all Americans with access to safe, healthy and affordable food, and
- WHEREAS:* Supermarket employees work to enhance the health and well-being of each customer, and
- WHEREAS:* Supermarket employees contribute and volunteer countless hours in their communities, and
- WHEREAS:* Supermarket employees face unprecedented challenges keeping grocery shelves stocked during the COVID-19 Pandemic, and
- WHEREAS:* Supermarket employees have and continue to meet and exceed these challenges, while displaying courage, compassion, dedication and leadership, as well as exemplifying customer service and community outreach, and
- WHEREAS:* The need for supermarket employees is greater than ever because of current and growing consumer demands as well as their reputation for excellence.

*NOW, THEREFORE, I, Timothy J. Lowery, MAYOR OF THE CITY OF FLORISSANT, MISSOURI, and Members of the City Council do hereby proclaim February 22, 2021 as Supermarket Employee Day and ask all citizens to join in honoring our Supermarket Heroes.*

*In Witness Whereof I hereunto Set My Hand And Cause To Be Affixed The Seal Of The City Of Florissant, Missouri, this 22<sup>nd</sup> day of February 2021.*

  
Mayor





## **CITY OF FLORISSANT**



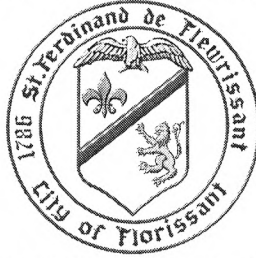
### **PUBLIC HEARING NOTICE**

**Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, virtually via the Zoom platform, on Monday, February 22, 2021 at 7:30 p.m. on the following proposition:**

**To amend a Special Use, Ord. No. 8376, to allow for adding a Nightclub Use, with Live Performances and a cover charge, in a 'B-3' Extensive Business District located at 1752 – 1756 N Hwy 67. Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC, City Clerk.**

1  
2  
3  
**MEMORANDUM**



4  
5  
6  
7  
8  
**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."*

9 To: Planning and Zoning Commissioners

Date: January 26, 2021

10  
11 From: Philip E. Lum, AIA-Building Commissioner c:

Todd Hughes, P.E.,  
Director Public Works  
Deputy City Clerk  
Applicant  
File

12  
13  
14  
15  
16  
17 Subject: **1752-1756 N. New Florissant Rd (Shade Restaurant/Bar) Request**  
18 Recommended Approval to amend a Special Use (Ord. No. 8376) to allow  
19 for adding a Nightclub Use, with Live Performances and a cover charge,  
20 in a 'B-3' Extensive Business District.  
21

22  
23  
24  
**STAFF REPORT**  
**CASE NUMBER PZ-020121-4**

25 **I. PROJECT DESCRIPTION:**

26 This is a request for **recommended approval** to amend a Special Use Permit, to allow for  
27 adding a Nightclub Use to the permitted uses in Ord. No 8376, with Live Performances and  
28 a cover charge in a Restaurant/Bar at **1752-1756 N Highway 67**, in a 'B-3' Extensive Business  
29 District.  
30

31 **II. EXISTING SITE CONDITIONS:**

32 The existing property at **1752-1756 N. New Florissant Rd** is a property which is a 3.5 acre  
33 site with a shopping center in a 'B-3' Extensive Business District.  
34

35 The subject property is currently 2754 s.f. in the shopping center which is about 25,883  
36 s.f. and the proposal is to allow for live performances on the existing stage with a cover  
37 charge. There is a drawing attached G-1 which shows the boundary limits and existing  
38 property.  
39

40 The existing building was built in 1974 per County record, that currently houses other  
41 Uses.

42  
43 **III. SURROUNDING PROPERTIES:**

44 The property to the West is Freddy's at 1955 N Highway 67 in a 'B-5' District. The  
45 property to the north is a vacant property at 1800 N New Florissant adjacent to  
46 apartments zoned 'R-6'. The creek along the East has an address of 2063 N Highway 67  
47 for the common ground there.

48  
49 **IV. STAFF ANALYSIS:**

50 The establishment was originally known as Five Aces under Ord. No. 8376 and was  
51 transferred to Highway 67 BBQ under Ord. No. 8407, expanded to include 1756 N New  
52 Florissant under Ord. No. 8517 and transferred to Shade under Ord. No. 8603, all  
53 attached.

54  
55 Plans received from the applicant include engineer's plans G-1, A-1, both developed for  
56 the expansion under Ord. No. 8517. Drawings are dated 5/14/19 showing the site and  
57 existing floor plan, however, there are no proposed changes.

58  
59 G-1 Indicates the total occupant load for the space is 111 people. There is no request to  
60 increase the occupant load.

61  
62 Attached also is ord. no. 8605 that was developed specifically to modify the Dance Hall  
63 Business licensure to address single-use events and live performances for a daily license  
64 fee of \$100 per day. The petitioner proposes that since there is already a stage, that the  
65 establishment be allowed to charge a cover charge without obtaining a license each day.  
66 This Use is classified as a Nightclub Use, under the general definition of a nightclub:  
67 *"A nightclub, music club, or club, is an entertainment venue and bar that usually operates late into the*  
68 *night. A nightclub is generally distinguished from regular bars, pubs, or taverns by the inclusion of a stage*  
69 *for live music, one or more dance floor areas and a DJ booth, where a DJ plays recorded music..."*

70  
71 The current Use permitted is a Restaurant/Bar, it is otherwise a violation of the Zoning  
72 Code and Ord. No. 8603 to allow the business to be Live Performance business, without  
73 amending the Use to include "Nightclub", Special Use #57 is "Tavern, nightclub and  
74 cocktail lounge". Nightclubs hours are dictated by liquor license regulations:  
75 [https://atc.dps.mo.gov/licensing/faqs\\_alcohol.php](https://atc.dps.mo.gov/licensing/faqs_alcohol.php)  
76 *6:00 am to 1:30 am Monday through Saturday;*  
77 *9:00 am to midnight on Sundays (requires a Sunday license in most cases);*  
78 *Most licensees must abide by these hours. There are some special license types that allow different*  
79 *operating hours.*

80  
81  
82 **III. STAFF RECOMENDATIONS:**

83  
84 **Suggested Motion:**

85 I move for Recommended Approval to amend a Special Use Ord. No. 8603, to allow for  
86 the addition of permitted uses to include a Nightclub with Live Performances and a cover charge  
87 as an ancillary Use, located at **1752-1756 N. New Florissant Rd (Shade Restaurant/Bar)** in a

88 'B-3' Extensive Business District as shown on plans G-1, A-1, both dated 5/14/19 by  
89 Philip Gomez, subject to the conditions set forth below with these conditions being part  
90 of the record:

- 91
- 92 1. The maximum occupant load of 111 remains unchanged for this establishment.
  - 93 2. Live performances shall be conducted, and customers shall remain, inside only.
  - 94 3. Change permitted uses in attached ord. 8376 Section 1 to: "...for the location and  
95 operation of a sit-down restaurant with carry-out service and ancillary Nightclub,  
96 featuring Live Performances inside only."

97  
98 (End of report and suggested motion)

**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 9 Zoning B-3

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Initial Date Petitioner Filed 1/6/21  
**Building Commissioner to complete**  
**ward, zone & date filed**

SIGN:  DATE: 2-4-2021

SPECIAL PERMIT FOR Change current special use permit to allow cover charge for live performances.  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # \_\_\_\_\_ TO ALLOW FOR Cover Charge for events  
 ordinance # \_\_\_\_\_ Statement of what the amendment is for.

LOCATION 1752-1756 N. New Flortssant Rd  
Address of property.

1) Comes Now Shade Partners, LLC DBA Shade Restaurant & Bar  
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.

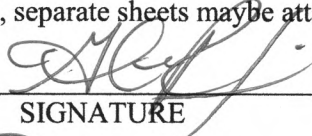
Legal interest in the Property) Lease

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 Restaurant  
& Bar and that the deed restrictions for the property do not prohibit the use which  
would be authorized by said Permit.

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
(If more space is needed, separate sheets may be attached)

Gerald Parkin  1. Shade Restaurant 314@gmail.com  
 PRINT NAME SIGNATURE email and phone 314-348-1884

FOR Shade Partners, LLC  
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL \_\_\_\_\_  
 BUSINESS

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

\_\_\_\_\_  
 Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:  
Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation X

(a) If an individual:

- (1) Name and Address \_\_\_\_\_
- (2) Telephone Number \_\_\_\_\_
- (3) Business Address \_\_\_\_\_
- (4) Date started in business \_\_\_\_\_
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Telephone numbers \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) Name under which business is operated \_\_\_\_\_
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners Gerald M. Rankin, Princeton L. Dew
- (2) Telephone numbers 314-348-1884 314-356-5075
- (3) Business address 5179 Cabanne Ave St. Louis, Mo. 63113
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation January 22, 2020
- (6) Missouri Corporate Number LC001686371
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Shade Restaurant & Bar 1/22/2020
- (8) Name in which business is operated Shade Partners, 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 Flo Lin Shopping Center  
Address 1752-1756 N. New Florissant Rd.  
Property Owner Walpert Properties  
Location of property N. New Florissant Rd & Lindbergh  
Dimensions of property \_\_\_\_\_  
Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_  
Proposed Use of Property Restaurant & Bar (same as current)  
Type of Sign LED Channel Letters Height 29.5"  
Type of Construction II-A Number Of Stories 1  
Square Footage of Building ~~2754~~ 3040 Number of Curb Cuts \_\_\_\_\_  
Number of Parking Spaces \_\_\_\_\_ Sidewalk Length \_\_\_\_\_  
Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_  
No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_  
Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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



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

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

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

1752-1756 N. New Florissant Rd Part of Flo Lin  
Strip Mall

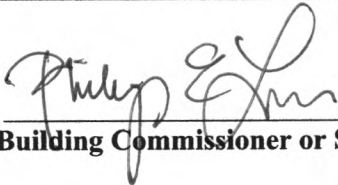
**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

**OFFICE USE ONLY**

Date Application reviewed 1/25/21

STAFF REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Building Commissioner or Staff Signature

INTRODUCED BY COUNCILMAN HENKE  
NOVEMBER 27, 2017

BILL NO. 9334

ORDINANCE NO.

8376

**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO FIVE ACES  
BAR-B-QUE, LLC D/B/A FIVE ACES BAR-B-QUE TO ALLOW FOR THE  
OPERATION OF A RESTAURANT LOCATED AT 1752-1754 N. NEW  
FLORISSANT RD.**

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

WHEREAS, an application has been filed by Five Aces Bar-B-Que for the property located at 1752-1754 N. New Florissant Rd for the location and operation of a restaurant; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of November 6<sup>th</sup>, 2017 has recommended that the said Special Use Permit be granted; and

WHEREAS, due notice of a public hearing no. 17-11-028 said application to be held on the 27<sup>th</sup> day of November, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the granting of the Special Use 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:

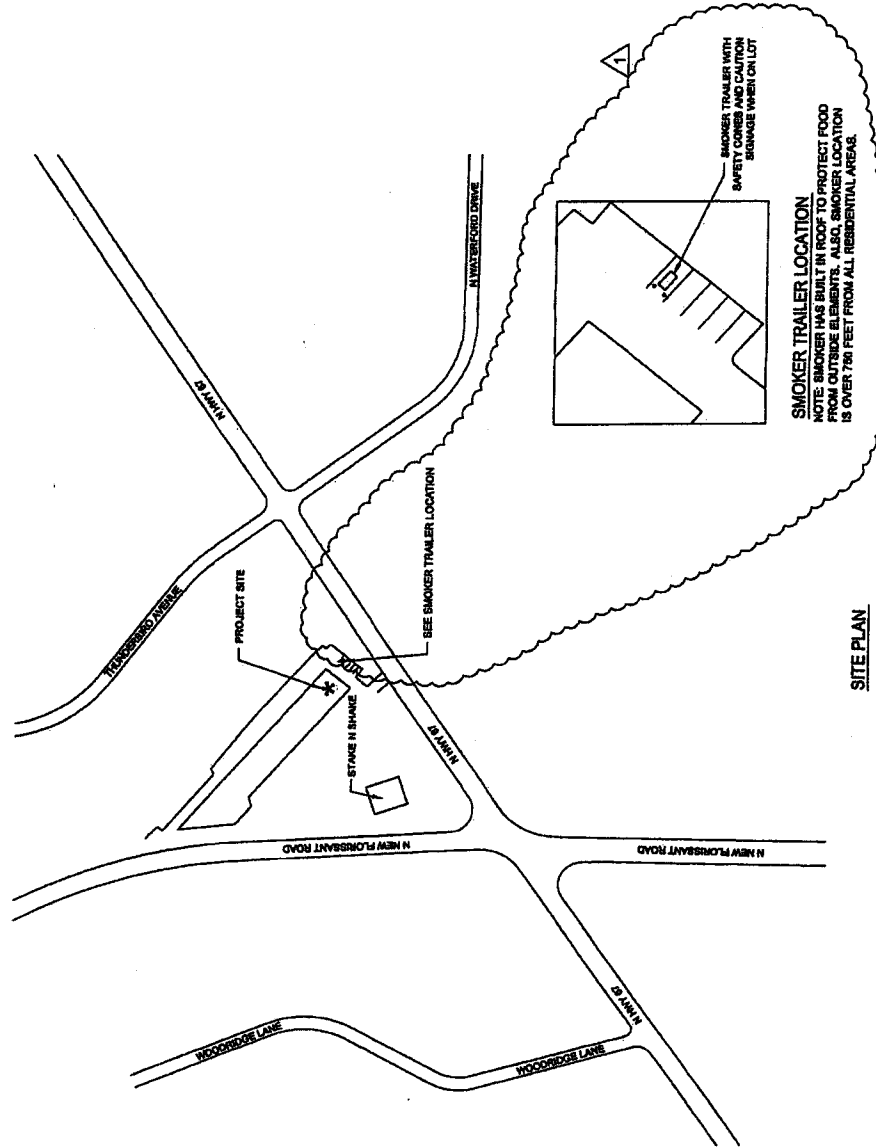
Section I: A Special Use Permit is hereby granted to Five Aces Bar-B-Que, LLC d/b/a Five Aces Bar-B-Que to allow for the operation of a restaurant located at 1752-1754 N. New Florissant Rd for the location and operation of a restaurant with carry-out service and the following additional requirements:

- 1) Relocate smoker behind the south building.
- 2) Provide roof cover protection and screening of new smoker, as approved by the Building Commissioner.
- 3) Smoker enclosure colors to be complimentary in color to the existing structure, as approved by the Building Commissioner.



# FACILITY UPDATES FOR RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD  
FLORISSANT, MISSOURI 63033



## SHEET INDEX:

- A-0 SITE PLAN AND SCOPE
- A-1 EXISTING/DEMOLITION PLAN
- A-2 PROPOSED PLAN
- A-3 ENLARGED PROPOSED FLOOR PLAN
- A-4 SPECIAL DETAILS
- A-5 METAL STUD WALL DETAILS
- A-6 METAL STUD WALL DETAILS

## SCOPE OF WORK:

1. PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING RESTROOM TO AN ADA RESTROOM, PROVIDE A KITCHEN (PREP AREA, HOT SINK AREA, COMMON WALL FIRE RATING INFORMATION, AND ADDITIONAL EMERGENCY RECOMMENDATIONS) AND FINISHES. ALL DESIGN IS GOVERNED TO CURRENT CONSTRUCTION BUILDING CODES.
2. ALL PLUMBING AND ELECTRICAL WORK AND PERMITS SHALL BE OBTAINED BY OWNER'S PLUMBING AND ELECTRICAL CONTRACTORS.
3. OWNER IS RESPONSIBLE FOR PROVIDING ALL SAFETY CONES, SIGNS, AND AN ANNUAL SAFETY PRECAUTION THAT WOULD ENSURE VISIBILITY AND SAFETY RELATES TO THEIR SMOKER TRAILER WHEN IT IS BROUGHT TO THE LOCATION FOR USE.

*10/9/17*



ALLEN DESIGNS, LLC

1752-1754 N. NEW FLORISSANT RD.  
FLORISSANT, MISSOURI 63033

DOWND W. DEAL, P.E.  
1752-1754 N. NEW FLORISSANT RD.  
FLORISSANT, MISSOURI 63033

DATE: 10/9/17  
CHECKED BY: [Signature]  
SCALE: AS SHOWN  
SHEET: 1 OF 1

SITE PLAN AND SCOPE  
RESTAURANT RENOVATION  
1752-1754 N. NEW FLORISSANT RD.  
FLORISSANT, MISSOURI 63033

PROJECT NO. 2017-112  
DRAWING NO. A-0

REV.	DATE	DESCRIPTION
1	10/9/2017	ISSUED FOR PERMIT
2	10/9/2017	ISSUED FOR PERMIT
3	10/9/2017	ISSUED FOR PERMIT

# ALLEN DESIGNS, LLC

WWW.ALLENDISIGNS.COM  
TEL: 314-823-1001  
FLOOR PLAN: 1754 N. NEW FLORISSANT RD.  
PROJECT NO: 2017-112

DONALD W. DEAL, P.E.

16200 MCCHICAGO  
ST. LOUIS, MO 63123  
PHONE: 314-413-0207  
LIC# 00066 MO: 22047

PROPOSED FLOOR PLAN  
RESTAURANT RENOVATION  
1752-1754 N. NEW FLORISSANT RD.  
FLORISSANT, MISSOURI 63033

PROJECT NO.  
2017-112  
DRAWING NO.  
A-2

## GENERAL NOTES:

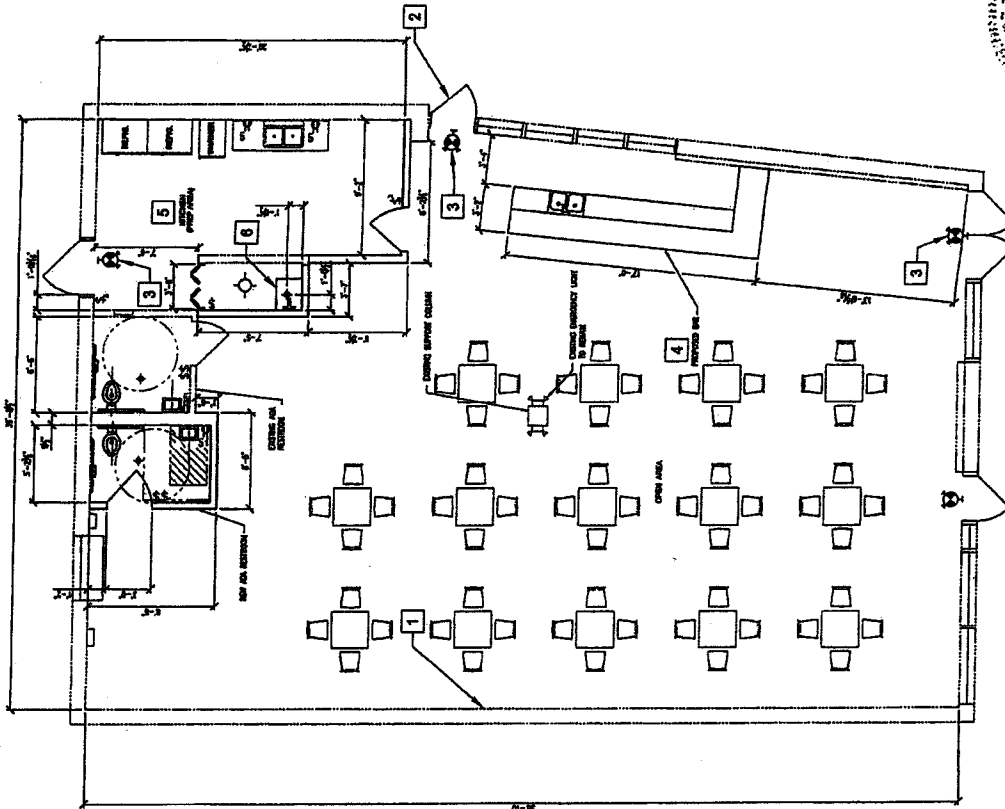
1. CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
4. ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS. FOR TYPICAL METAL STUD DETAILS, SEE DRAWING A-3, UNLESS NOTED OTHERWISE.

## KEYED NOTES:

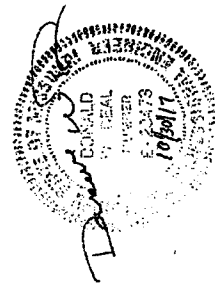
1. PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, AND A NEW 1/2" TYPE WATER CALULING ALONG THE TOP ALONG CEILING DESIGN SHALL BE JOINING THE GYPSUM BOARD. SEE DRAWING A-4 FOR SPECIAL DETAIL.
2. ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM WILL SOUND".
3. NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
4. PROPOSED BAR. (BAR SUPPLIED BY OWNER).
5. FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY RECEPTACLES FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
6. FLOOR-SET MOP SINK. SEE DRAWING A-4 FOR DETAIL.

## LEGEND (ALL SYMBOLS MAY NOT BE USED):

- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
- GROUND FAULT INDICATOR OUTLET
- RECEPTACLE OUTLET
- TRIPLE OUTLET
- PROPOSED LIGHT
- PROPOSED LIGHT/EXHAUST FAN
- NEW FLOOD LIGHT
- NEW WALL LIGHT
- NEW SWITCH
- NEW 3-WAY SWITCH
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHTS



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

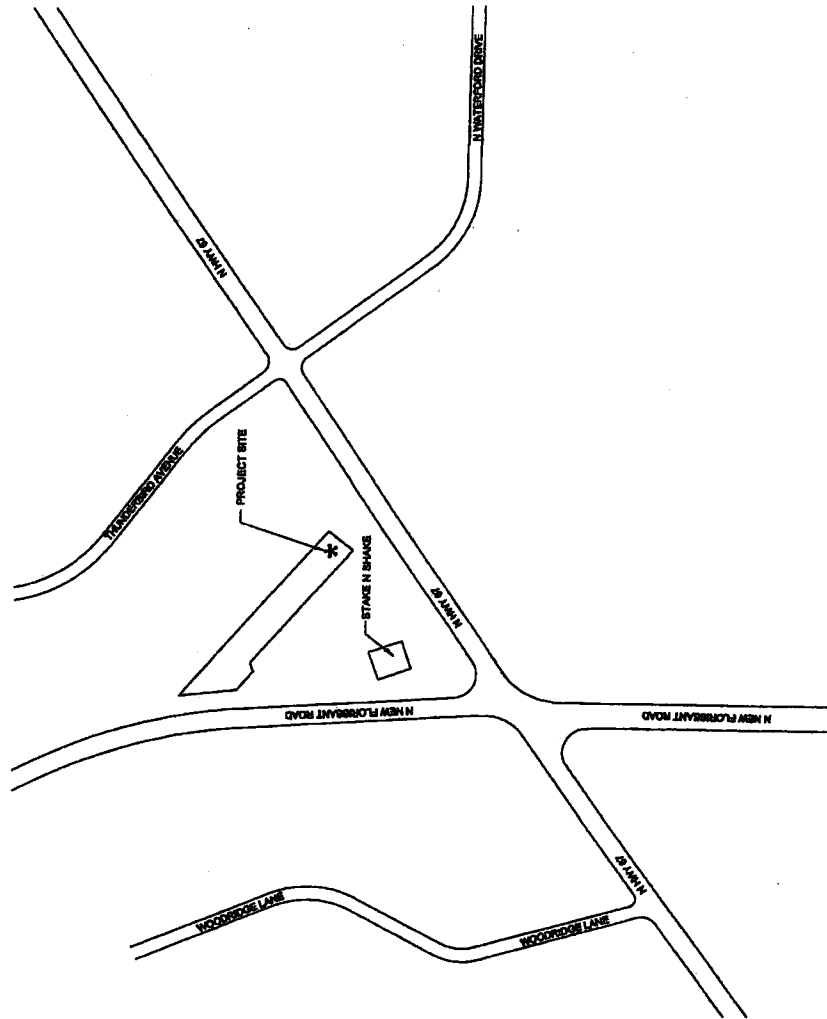


NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	10/20/17	DESIGNED FOR PERMIT-ADDED SEATING			
2	10/20/17	REVISED FOR PERMIT			

# FACILITY UPDATES FOR

## RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD  
FLORISSANT, MISSOURI 63033



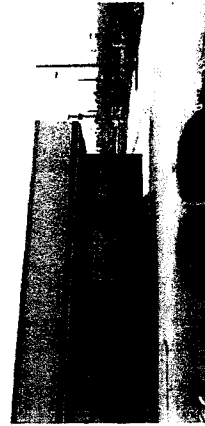
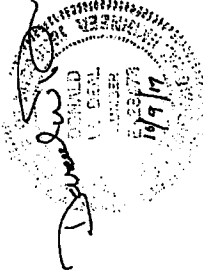
SITE PLAN

### SHEET INDEX:

- A-0 SITE PLAN AND SCOPE
- A-1 EXISTING/DEMOLITION PLAN
- A-2 PROPOSED PLAN
- A-3 ENLARGED PROPOSED FLOOR PLAN
- A-4 SPECIAL DETAILS
- A-5 METAL STUD WALL DETAILS
- A-6 METAL STUD WALL DETAILS

### SCOPE OF WORK:

1. PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING RESTROOM TO AN ADA RESTROOM, PROVIDE A KITCHEN (PREP AREA), AND A COMMON WALL FIRE RATING INFORMATION AND ADOPT CURRENT BUILDING CODE RECOMMENDATIONS FOR SPACE. ALL DESIGN IS GOVERNED TO CURRENT CONSTRUCTION BUILDING CODES.
2. ALL PLUMBING AND ELECTRICAL WORK AND PERMITS SHALL BE OBTAINED BY OWNER'S PLUMBING AND ELECTRICAL CONTRACTORS.



ALLEN DESIGNS, LLC

WWW.ALLENDISIGNS.COM  
TEL: 314-623-1887

DONALD W. DEAL, P.E.  
REG. LICENSE NO. 623473  
PHONE: 314-623-1887

PROJECT NO.  
SHEET NO.  
DATE  
BY  
CHECKED BY  
SCALE  
PROJECT NO.

SITE PLAN AND SCOPE  
RESTAURANT RENOVATION  
1752-1754 N. NEW FLORISSANT RD  
FLORISSANT, MISSOURI 63033

PROJECT NO.  
2017-112  
DRAWING NO.  
A-0

NO.	REVISION	DATE	BY
0	ISSUED FOR PERMIT		



# ALLEN DESIGNS, LLC

WWW.ALLENDISIGNS.COM  
TEL: 314-423-1037

100% WORKING  
ST. LOUIS, MO 63103  
PHONE: 314-423-1037  
LICENSE NO.: 029789

DESIGNED BY  
CJA  
CHECKED BY  
DWD  
SCALE  
AS SHOWN  
DATE  
02/01/17

PROPOSED FLOOR PLAN  
RESTAURANT RENOVATION  
1752-1754 N. NEW FLOISSANT RD  
FLOISSANT, MISSOURI 63033

PROJECT NO.

2017-112

DRAWING NO.

A-2

## GENERAL NOTES:

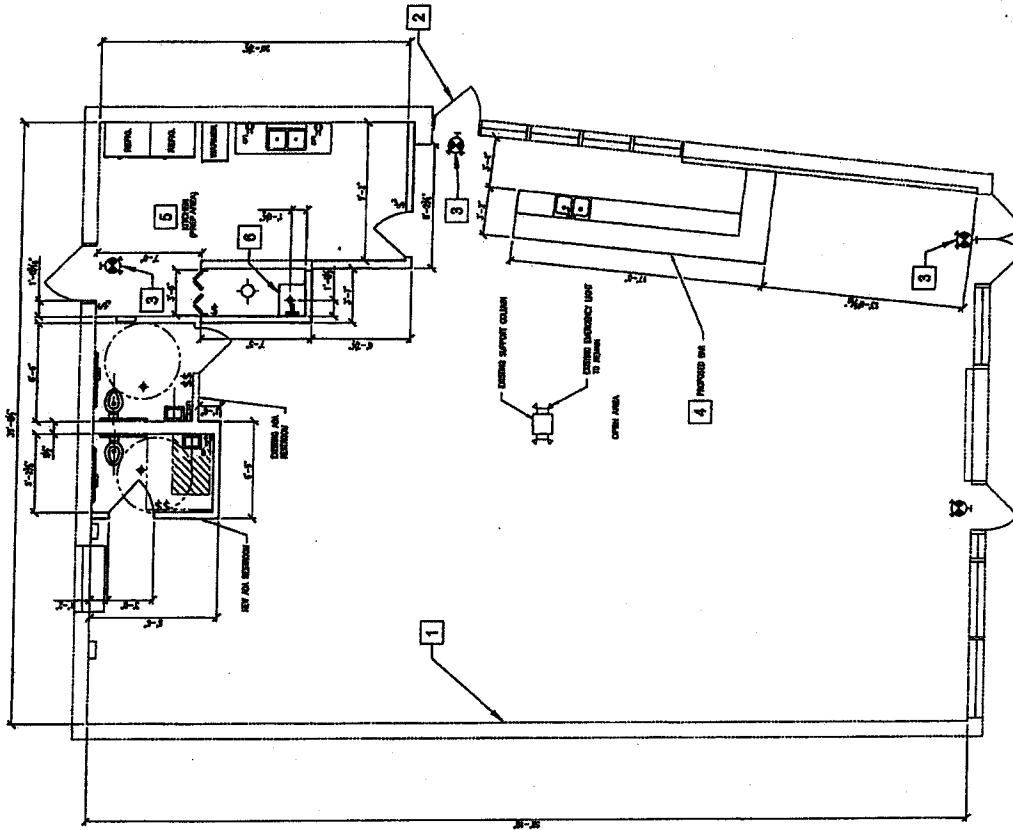
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS FOR TYPICAL METAL STUD DETAILS. SEE DRAWING A-4 UNLESS NOTED OTHERWISE.

## KEYED NOTES:

- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, ADD A BEAD OF FIRE RATED CAULKING ALONG THE TOP ALONG CEILING JOINTS WHERE IT JOINS THE GYPSUM BOARD. SEE DRAWING A-4 FOR SPECIAL DETAILS.
- ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM WILL SOUND".
- NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
- PROPOSED BAR (BAR SUPPLIED BY OWNER).
- FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY RECEPTACLES FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
- FLOOR-SET MOP SINK. SEE DRAWING A-4 FOR DETAIL.

## LEGEND (ALL SYMBOLS MAY NOT BE USED):

- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
- GROUND FAULT INDICATOR OUTLET
- RECEPTACLE OUTLET
- TRIPLE OUTLET
- PROPOSED LIGHT
- PROPOSED LIGHT/EXHAUST FAN
- NEW FLOOD LIGHT
- NEW WALL LIGHT
- NEW SWITCH
- NEW 3-WAY SWITCH
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHTS



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



*Allen Designs*  
10/9/17

NO.	DATE	DESCRIPTION	DWG	APP'D
0	10/9/17	ISSUED FOR PERMIT		

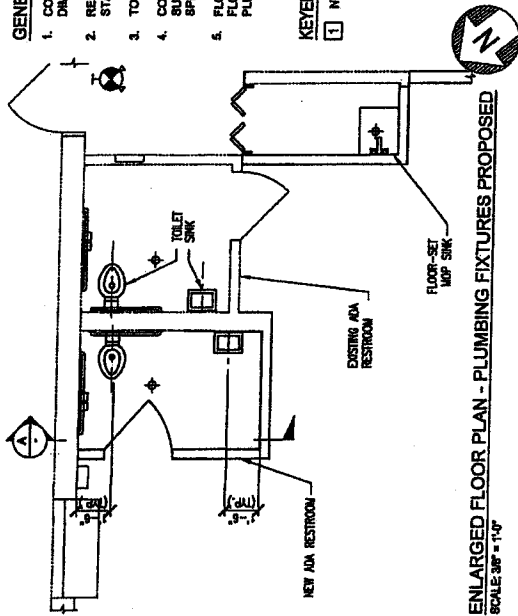


**GENERAL NOTES:**

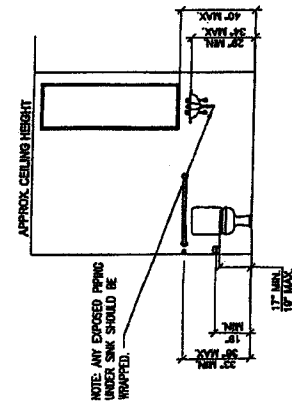
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
3. TOILET AND WATER CLOSET SHALL COMPLY WITH 603 AND 604.
4. CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER STOP FOR MOP SINK BASED UPON MANUFACTURERS SPECIFICATIONS.
5. FLOOR DRAINS WITHIN RESTROOMS ARE EXISTING. ADDITIONAL FLOOR DRAINS FOR BAR SHOULD BE FIELD LOCATED BY PLUMBING CONTRACTOR.

**KEYED NOTES:**

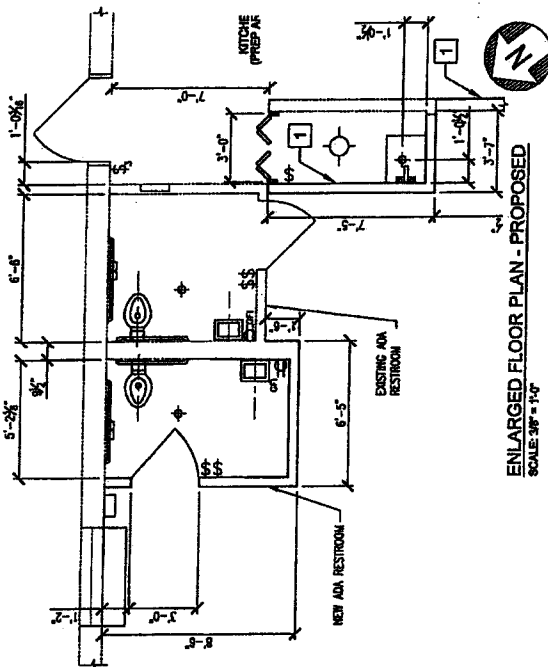
- 1 NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL**



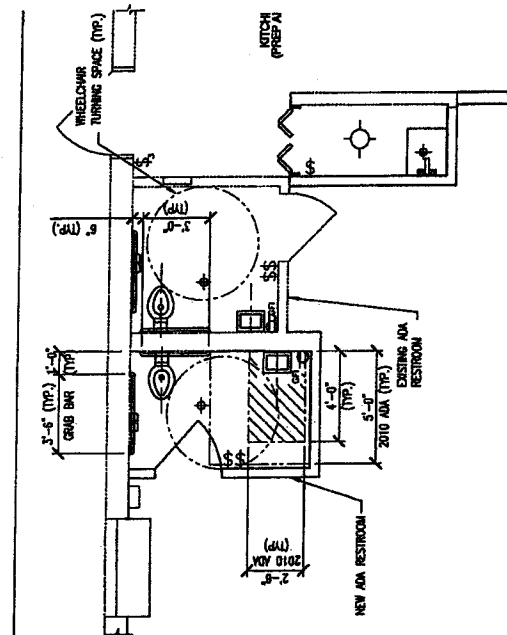
**ENLARGED FLOOR PLAN - PLUMBING FIXTURES PROPOSED**  
SCALE: 3/8" = 1'-0"



**RESTROOM ELEVATION**  
SCALE: 3/8" = 1'-0"  
NOTE: INFORMATION ABOVE SHOWN  
ONLY FOR PROPER PICTURE ELEVATIONS.



**ENLARGED FLOOR PLAN - PROPOSED**  
SCALE: 3/8" = 1'-0"

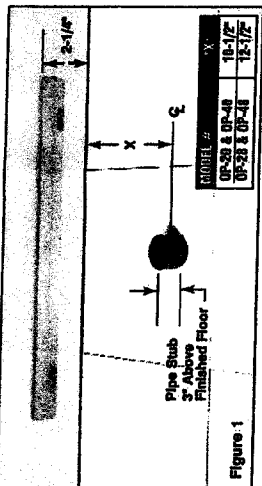


**ENLARGED FLOOR PLAN - ADA PROPOSED**  
SCALE: 3/8" = 1'-0"

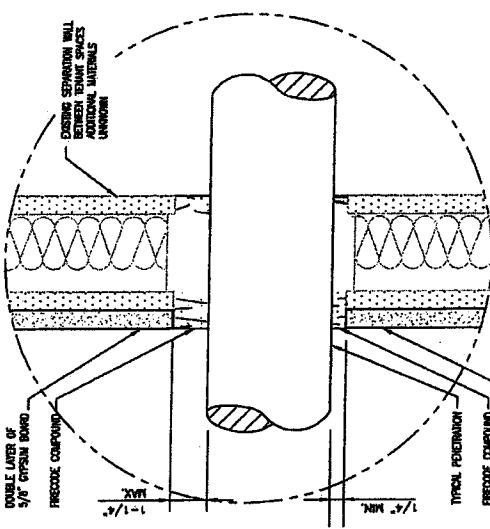
GENERAL NOTES:

- FLOOR SET MOP SINK BASED UPON REGENCY SINKS MODEL #800SM1020S OR EQUIVALENT. INSTALLING CONTRACTOR SHALL FIELD VERIFY PROPER DRAIN LOCATIONS AND FOLLOW MANUFACTURER'S SPECIFICATIONS. IMAGE SHOWN IS ONLY FOR DESIGN SPECIFICATIONS AND BASED UPON OWNER AND CONTRACTOR AGREEMENT.
- CONTRACTOR SHALL INSTALL PROPER PLUMBING ABOVE MOP SINK THAT IS ADEQUATE FOR THE USE OF VARIOUS JANITORIAL SUPPLIES.

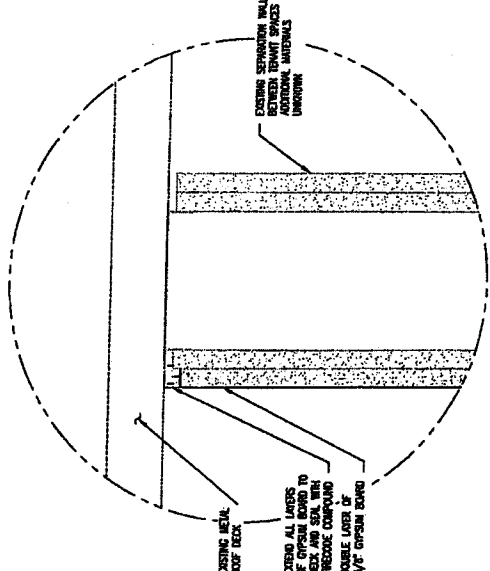
FLOOR SET MOP SINK  
TYPICAL OVERALL SIZE: 25"21"x10"



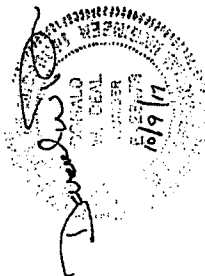
FLOOR MOUNTED MOP SINK DETAIL  
SCALE: NONE



TYPICAL WALL PENETRATION DETAIL  
SCALE: NONE

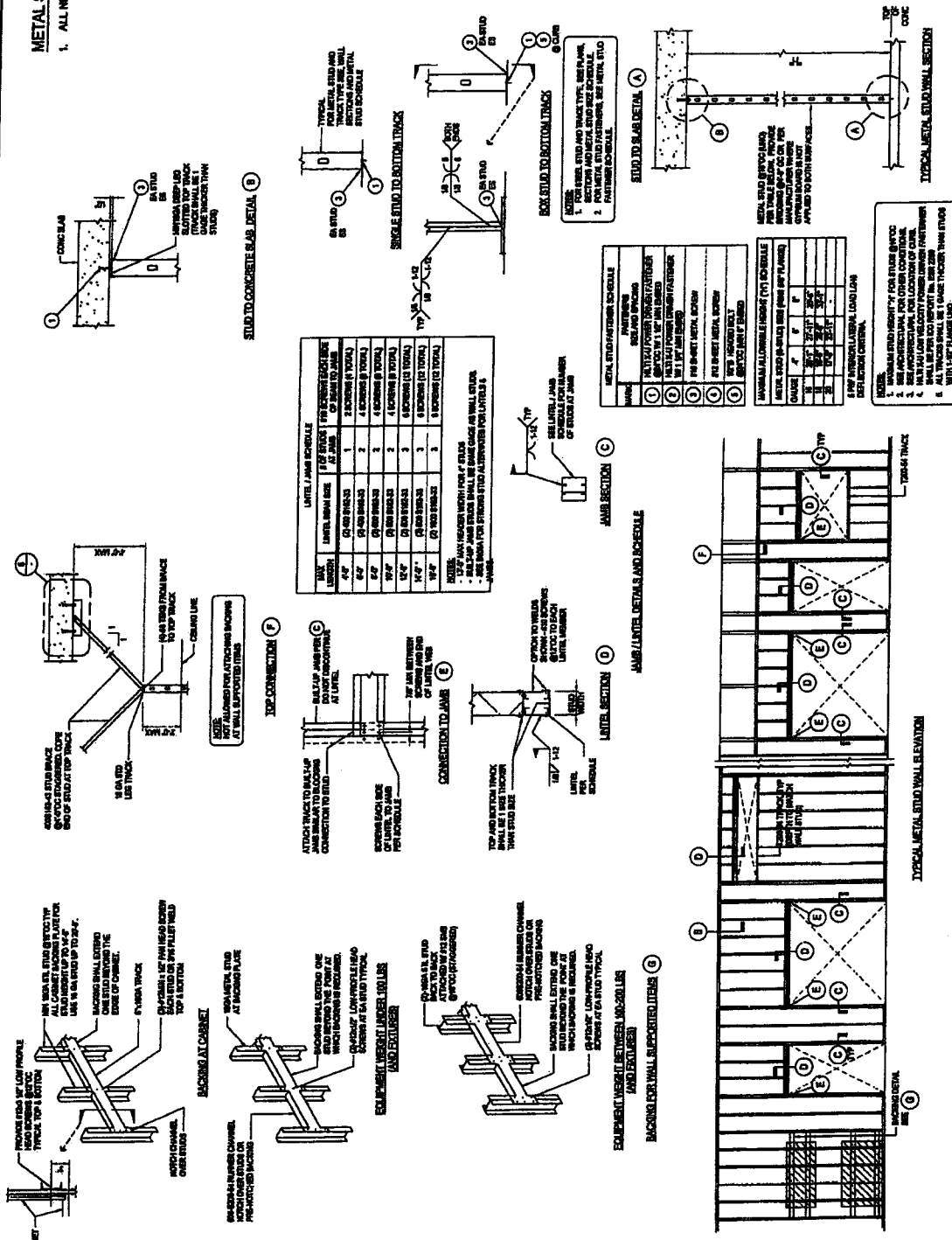


TYPICAL WALL TO ROOF DECK DETAIL  
SCALE: NONE



**METAL STUD WALL GENERAL NOTES:**

1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.



### TYPICAL INTERIOR NON-BEARING METAL STUD WALL CONSTRUCTION DETAILS

**SCALE: N.T.S.**



1 INTRODUCED BY COUNCILMAN HENKE  
2 APRIL 9, 2018

3  
4 BILL NO. 9380

ORDINANCE NO.

8407

5  
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 8376 FROM 5 ACES BBQ TO CA44 LLC D/B/A HWY 67**  
8 **BBQ FOR THE OPERATION OF A RESTAURANT LOCATED AT**  
9 **1752-1754 N. NEW FLORISSANT ROAD.**  
10

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

14 WHEREAS, pursuant to Ordinance No. 8376, 5 Aces BBQ was granted a Special Use  
15 Permit for the location and operation of restaurant on the property known as 1752-1754 N. New  
16 Florissant Road; and

17 WHEREAS, an application has been filed by CA44 LLC d/b/a Hwy 67 BBQ to transfer  
18 the Special Use Permit authorized by Ordinance No. 8376 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
20 April 9, 2018 that the business operated under Ordinance Nos. 8376 would be operated in a  
21 substantially identical fashion as set out herein; and

22 WHEREAS, CC44 LLC has accepted the terms and conditions set out in Ordinance No.  
23 8376.

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

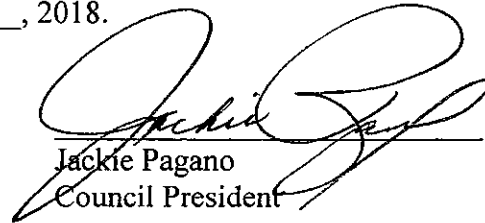
27 Section 1: The Special Use Permit authorized by Ordinance No. 8376 originally issued 5  
28 Aces BBQ is hereby transferred to CC44 LLC d/b/a Hwy 67 BBQ for the location and operation  
29 of a restaurant on the property known as 1752-1754 N. New Florissant Road.

30 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.  
31 8376 shall remain in full force and effect.

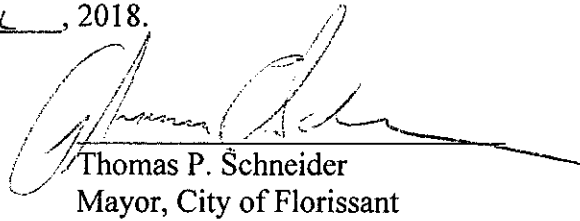
32 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
33 ceases operation for a period of more than ninety (90) days.

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

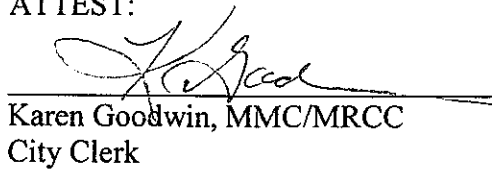
Adopted this 23 day of April, 2018.

  
Jackie Pagano  
Council President

Approved this 24 day of April, 2018.

  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 JUNE 10, 2019

8517

3  
4 BILL NO. 9496

ORDINANCE NO.

5  
6 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL**  
7 **PERMIT NO. 8376 TO ALLOW FOR THE EXPANSION OF A BBQ**  
8 **RESTAURANT WITH OUTDOOR COOKING FOR THE PROPERTY**  
9 **LOCATED AT 1752-1754 N. FLORISSANT ROAD.**

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

14 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to  
15 Five Aces Bar-B-Que d/b/a Five Aces Bar-B-Que to allow for the operation of a restaurant  
16 located at 1752-1754 N. New Florissant; and

17 WHEREAS, Ordinance no. 8376 was transferred by ordinance no. 8407 to Hwy 67 BBQ  
18 on April 23, 2018; and

19 WHEREAS, an application has been filed by Hwy 67 BBQ, LLC for an amendment to  
20 the said Special Use Permit heretofore granted under Ordinance No. 8376 and transferred to  
21 Ordinance no. 8407 to authorize the addition of certain conditions; and

22 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
23 meeting on May 20, 2019 has recommended that the said Special Use Permit be amended; and

24 WHEREAS, due notice of public hearing no. 19-06-010 on said application to be held on  
25 the 10<sup>th</sup> day of June, 2019 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. 8376 as transferred by ordinance no. 8407, as hereinafter provided  
30 would be in the best interest of the 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: Special Use Permit no. 8376 is hereby amended to allow for expansion of a  
35 BBQ Restaurant with outdoor cooking at 1752-1754 N. Florissant Road, Highway 67 BBQ, in a  
36 B-3 Zoning District, as depicted by the attached drawings: G-1 and A-1 completed by Philip A.

Gomez Architect, dated May 14, 2019 with permitted uses allowed being a sit-down restaurant with carry-out service, and the following additional requirements:

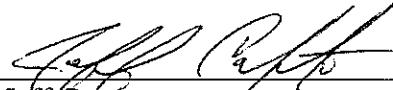
**PROJECT COMPLETION.**

Construction shall begin within 30 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: Said Special Permit shall be conditioned on and shall remain in full force and effect so long as the conditions set out in Ordinance 8376 as transferred by ordinance no. 8407, are adhered to.

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


Adopted this 24 day of June, 2019.

  
\_\_\_\_\_  
Jeff Caputa  
President of the Council  
City of Florissant

Approved this 1<sup>st</sup> day of July, 2019.

  
\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



1 INTRODUCED BY COUNCILMAN SIAM  
2 FEBRUARY 24, 2020

3  
4 BILL NO. 9587

ORDINANCE NO.

**8603**

5  
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 8407 FROM HWY 67 BBQ TO SHADE PARTNERS, LLC**  
8 **D/B/A SHADE RESTAURANT AND BAR FOR THE PROPERTY**  
9 **LOCATED AT 1752-1754 N. NEW FLORISSANT ROAD.**

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

14 WHEREAS, 5 Aces BBQ was granted Special Use Permit no. 8376 for the location of a  
15 restaurant located at 1752-54 N. New Florissant Road, and

16 WHEREAS Special Use Permit no. 8376 was transferred to CA44 d/b/a Hwy 67 BBQ by  
17 Ordinance no. 8407; and

18 WHEREAS, an application has been filed by Shade Partners LLC to transfer the Special  
19 Use Permit authorized by Ordinance No. 8407 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
21 February 10, 2020 that the business would be operated in substantially identical fashion as set  
22 out herein; and

23 WHEREAS, Shade Partners, LLC has accepted the terms and conditions set out in  
24 Ordinance No. 8407 as transferred from Ordinance no. 8376.

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

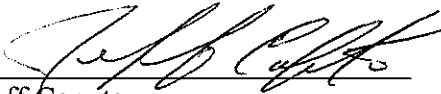
28  
29  
30 Section 1: The Special Use Permit authorized by Ordinance No. 8407 is hereby  
31 transferred Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property  
32 located at 1752-1754 N. New Florissant Road.

33 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.  
34 8407 as transferred from Ordinance no. 8376 shall remain in full force and effect.

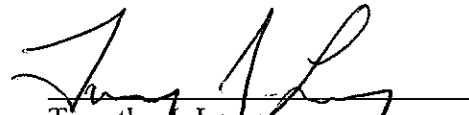
35 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
36 ceases operation for a period of more than ninety (90) days.

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


Adopted this 9 day of March, 2020.

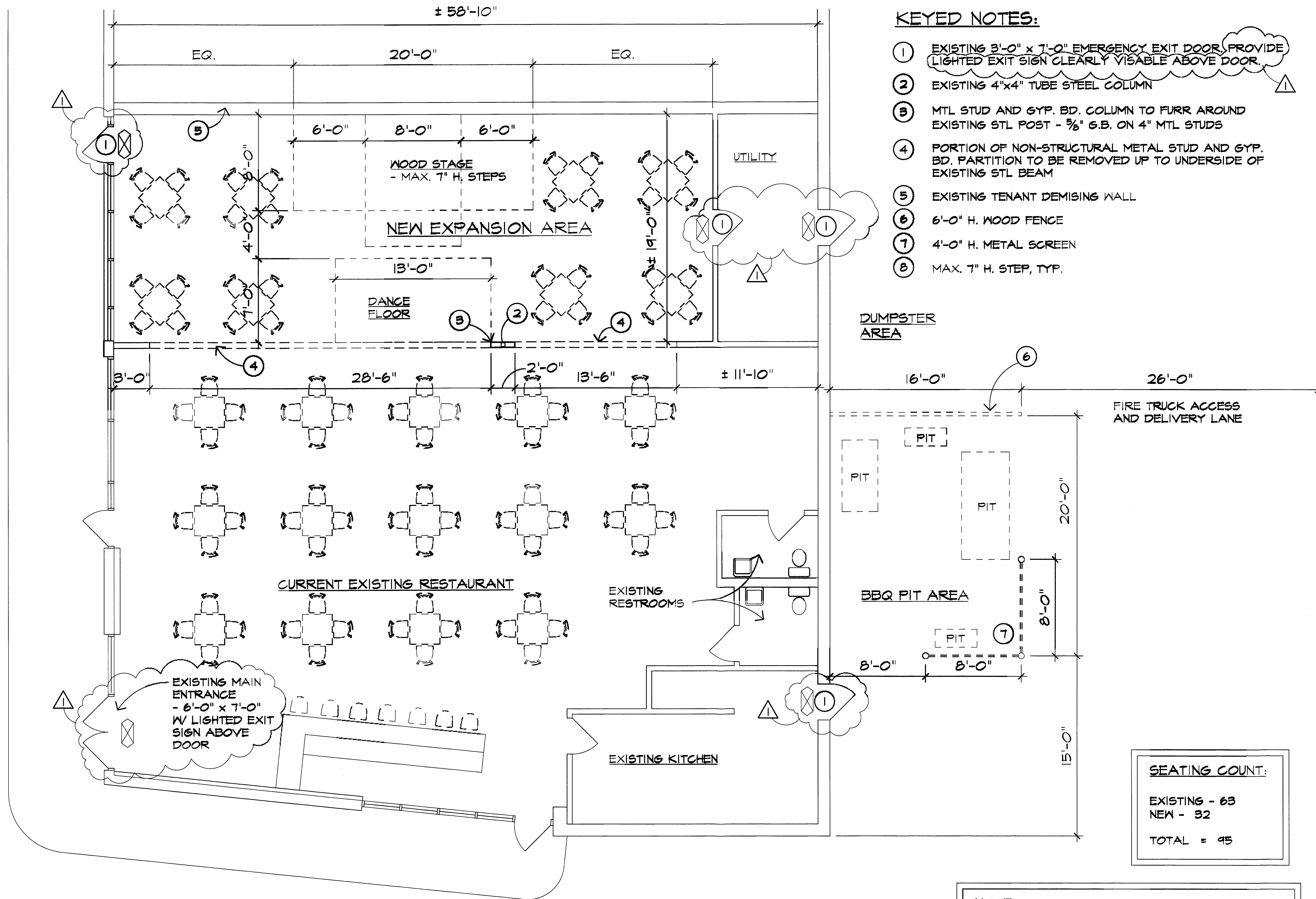
  
Jeff Caputa  
Council President

Approved this 9 day of March, 2020.

  
Timothy J. Lowery  
Mayor, City of Florissant

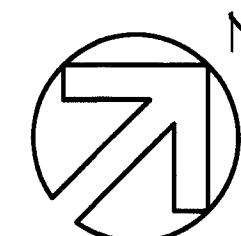
ATTEST:

  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



# FLOOR PLAN

1/8" = 1'-0"



**PHILIP A. GOMEZ**  
ARCHITECT #A-6390

128 BIRKDALE CT.  
ST. CHARLES, MO 63303  
314-504-7559

© 2019 Philip Gomez, Architect  
These drawings, including all associated and referenced electronic data, are the sole property of the architect, and may not be altered in any way except by specific direction of the architect.

REV. 6-7-19

Client:

**Chris Alexander**

1752 N. New Florissant Rd  
Florissant, MO 63033

Project:

**HWY 64 BBQ**  
Restaurant Expansion

1752 N. New Florissant Rd  
Florissant, MO 63033

Prj #:

Date: **5-14-19**

Sheet Contents:

**Floor Plan**

Sheet No.:

**A-1**

# 1752 N. New Florissant Rd.

## GENERAL PROJECT NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.
2. DO NOT SCALE DRAWINGS.
3. "±" (PLUS-MINUS) DIMENSIONS INDICATE APPROXIMATE EXISTING CONDITIONS FOR REFERENCE ONLY, AND ARE NOT TO BE USED FOR LAYOUT OF NEW CONSTRUCTION.
4. ALL WALL DIMENSIONS ARE TO OUTSIDE EDGE OF FINISHED GYP. BD. U.N.O.
5. ALL NEW INTERIOR PARTITIONS TO BE MTL STUDS WITH  $\frac{5}{8}$ " GYP. BD. B.S. U.N.O.
6. PROVIDE ALL TRIM, ACCESSORIES AND JOINT FINISHING AS REQUIRED FOR GYP. BD. ASSEMBLIES. PROVIDE CORNER BEADS AT ALL EXPOSED HORIZONTAL AND VERTICAL CORNERS. CAULK ALL UNTAPED JOINTS AT PERIMETER.
7. USE APPROVED WATER-RESISTANT GYP. BD. OR CEMENT BD. IN AREAS TO BE EXPOSED TO MOISTURE.
8. ALL DOORS 7'-0" HIGH U.N.O.
9. GLAZING IN ALL DOORS TO BE FULLY TEMPERED, LAMINATED SAFETY, OR APPROVED SHATTER RESISTANT PLASTIC.
10. INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 200 OR LESS.
11. ALL TOILET ROOMS TO HAVE MIN. 50 CFM EXHAUST FANS, VENTED TO THE EXTERIOR.
12. LEAD FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.
13. ALL ELECTRICAL WORK SHALL CONFORM TO THE NEC AND LOCAL REGULATIONS.
14. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS.

## VERIFICATION OF EXISTING CONDITIONS:

INASMUCH AS THE REMODELING AND/OR REHABILITATION OF THE EXISTING FACILITY REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE PRIOR TO CONSTRUCTION OR WITHOUT SIGNIFICANT COSTLY AND/OR DAMAGING INVESTIGATIONS, THE OWNER AGREES TO HOLD THE ARCHITECT HARMLESS AGAINST ALL DAMAGES, LIABILITIES OR COSTS ASSOCIATED WITH UNKNOWN CONDITIONS.

## LIMITATION OF LIABILITY:

THE OWNER AGREES TO LIMIT THE ARCHITECT'S LIABILITY FOR ANY DAMAGES RELATING TO THIS PROJECT TO THE ARCHITECT'S FEE. THIS LIMITATION SHALL APPLY REGARDLESS OF THE CAUSE OF ACTION.

## BUILDING CODE INFORMATION:

Project Description: New restaurant expansion build-out in an existing strip mall shopping center.

Code: 2018 International Building Code  
2018 International Exist. Building Code

Use Group: A-2  
Construction Type: II-A

Sprinkler System: None

## OCCUPANCY

PUBLIC (TOTAL 2754 SQ. FT.)

DINING: ACTUAL SEATING = 95  
STAGE: 184 SF / 15 SF PER OCC. = 13

EMPLOYEES (TOTAL 286 SQ. FT.)

KITCHEN: 238 SF / 200 = 2  
BACK BAR: 48 SF / 200 = 1

TOTAL = III OCC'S



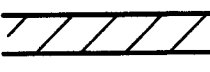
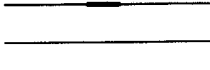
## EGRESS WIDTH REQUIRED

III OCC'S x .2"/OCC. = 22.2"

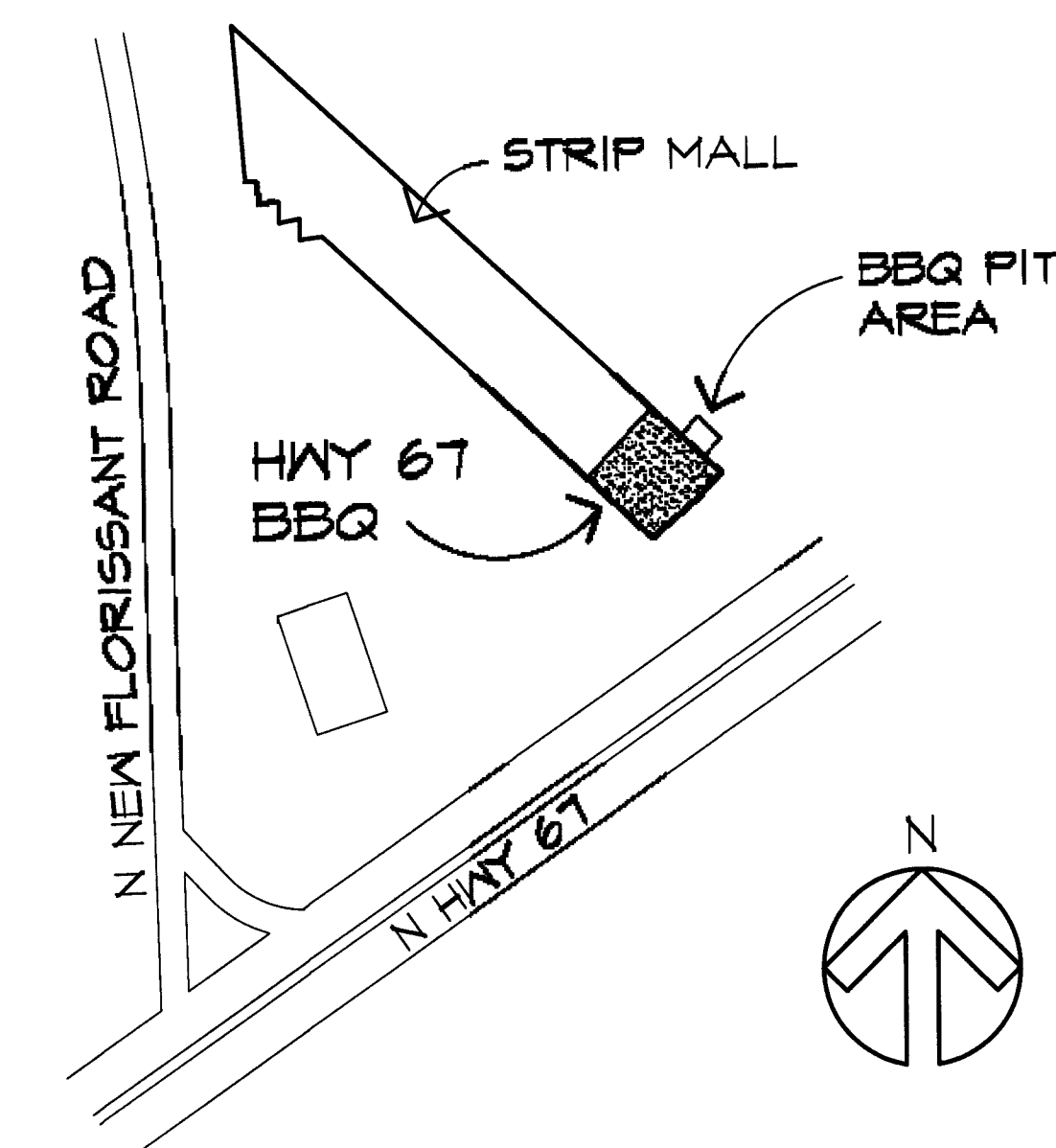
# OF EXITS REQUIRED = 3

EGRESS WIDTH PROVIDED = 140" (3 EXITS)

## LEGEND

-  DETAIL NUMBER  
DRAWING SHOWN ON
-  PORTION OF EXIST. WALL OR  
PARTITION TO BE REMOVED
-  NEW PARTITION, FURRING, OR INFILL
-  PATCH AND REPAIR EXIST. WALL  
WHERE PARTITION HAS BEEN REMOVED

## LOCATION MAP NOT TO SCALE



## DRAWING LIST

- G-1 COVER SHEET/PROJECT NOTES  
A-1 FLOOR PLAN

PHILIP A. GOMEZ  
ARCHITECT #A-6390

128 BIRKDALE CT.  
ST. CHARLES, MO 63303  
314-504-7559

© 2019 Philip Gomez, Architect  
These drawings, including all associated and  
referenced electronic data, are the sole property  
of the architect, and may not be altered in any  
way except by specific direction of the architect.

REV. 6-7-19

Client:

Chris Alexander

1752 N. New Florissant Rd  
Florissant, MO 63033

Project:

HWY 64 BBQ  
Restaurant Expansion

1752 N. New Florissant Rd  
Florissant, MO 63033

Prj #:

Date: 5-14-19

Sheet Contents:

Project Notes

Sheet No.:

G-1

# 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. virtually via the Zoom platform, on Monday, February 22, 2021 at 7:30 P.M. on the following proposition:**

**To approve a Special Use Permit, to allow for a Carry Out Restaurant at 2170 N Waterford, in a 'B-3' Extensive Business District. 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

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

# 3889  
pd 12/9/2020

\$300.00

Check # 3556



City Of Florissant – Public Works  
314-839-7648

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

PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Council Ward 9 Zoning 'B-3'

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

SIGN. [Signature] DATE 2-4-21  
2170 N. Waterford

SPECIAL PERMIT FOR Baileys Home Management LLC DBA Nephew  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant). Grille

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

LOCATION 2170 N. Waterford 63033  
Address of property. \_\_\_\_\_

1) Comes Now Tawfig Jamil Bailey  
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 VACANT  
and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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



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 Tawfig Bailey

Address 8326 Fair Banks 63134

Property Owner Bronson Real Estate

Location of property 2120 W Watertford

Dimensions of property 1,000 sq feet

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property Restaurant Take out

Type of Sign Plastic Lighted Height 6x2 FT.

Type of Construction Brick mason Number Of Stories 1

Square Footage of Building See attached Number of Curb Cuts 3 in 1

Number of Parking Spaces See attached Sidewalk Length See attached

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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

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

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

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

See attached

Locator # 0 575 3/0404  
St Ferdinand commons RLE PT 43 11 8 74

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

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

See attached

---

---

**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**



## REQUIRED INFORMATION

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

1) Type of Operation:

Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation LLC

(a) If an individual:

(1) Name and Address Tawfig Bailey + Kayla Posada

(2) Telephone Number 314-551-674-3232

(3) Business Address 8326 Fairbanks Dr. 63134

(4) Date started in business 10/14/20

(5) Name in which business is operated if different from (1) Bailey's Home mgmt. LLC

(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 Nephew B n lly

(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.

- 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)

TawFig Jamil Bailey TawFig Bailey@gmail.com  
PRINT NAME SIGNATURE email and phone

FOR Baileys Home Management LLC  
(company, corporation, partnership)

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

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

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

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

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

PRESENTOR SIGNATURE TawFig Bailey

ADDRESS 8326 FAR BANKS Dr. Berkeley MO. 63134  
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 510-674-3232 TawFig Bailey@gmail.com  
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.

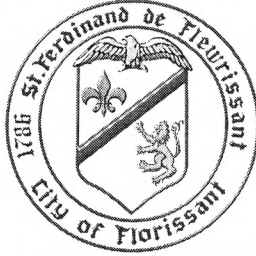
\_\_\_\_\_  
Signature of Petitioner authorizing an agent

**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.

1

## MEMORANDUM



2

3

## CITY OF FLORISSANT

4

5

6

To: Planning and Zoning Commissioners

Date: January 26, 2021

7

8

9

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

Todd Hughes, P.E.

10

Director of Public Works

11

Applicant

12

Deputy City Clerk

13

File

14

15

Subject: Request **recommended approval** for a Special Use, located at **2170 N**

16

**Waterford** to allow for a **carry out Restaurant (Nephews Grill)**, in a 'B-3' Zoning

17

District.

18

19

20

### STAFF REPORT

21

### CASE NUMBER PZ-020121-3

22

23

#### I. PROJECT DESCRIPTION:

24

25

This is a request for **Recommended Approval** for a Special Use, located at **2170 N**

26

**Waterford** to allow for a **carry out Restaurant (Nephews Grill)**, in a 'B-3' Zoning

27

District.

28

29

30

#### II. EXISTING SITE CONDITIONS:

31

32

The existing property at **2170 N Waterford** is a shopping center, listed in County record as having 1.26 acres and an existing building built in 1978 of 18,360 s.f. with multiple tenants.

33

34

35

36

Drawings submitted: Sheet A-1 by Levine Associates, dated 1/21/21.

37

38

The site is predominantly paved.

39

Number of parking: existing 56, however 55 shown on plan.

40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75

A calculation of minimum number of spaces is shown on the plan.

There is currently no additional signage or landscaping proposed.

III. SURROUNDING PROPERTIES:

The property is bordered by only by two other commercial properties, the property to the West at 2154 N Waterford and the property to the East at 2184 N Waterford, both in a ‘B-3’ District.

IV. STAFF ANALYSIS:

The petitioner proposes Carryout food and what appears to be a rotating window for curbside customers.

The architect has established fewer than 15 occupants for which a facility with one restroom will suffice.

Parking required for this size restaurant is 4.5 spaces.

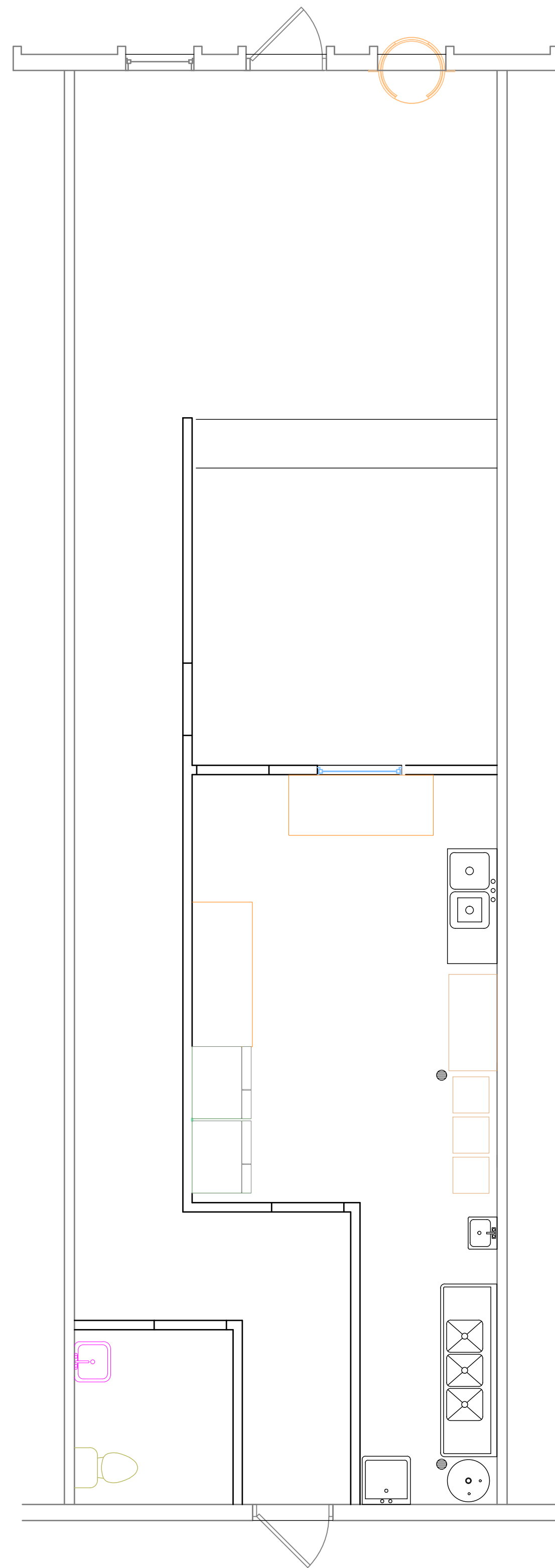
VI. STAFF RECOMMENDATIONS:

**Suggested Motion for 2170 N Waterford**

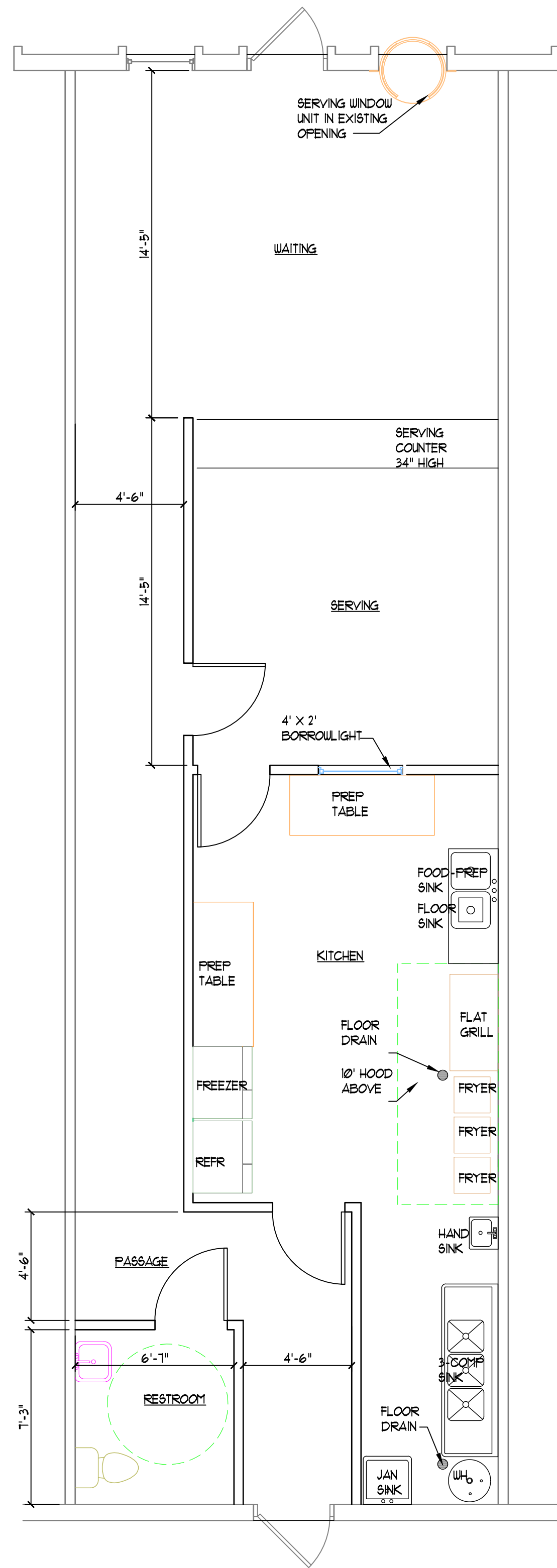
I move to recommend approval for a Special Use located at **2170 N Waterford** to allow for a **carry out Restaurant (Nephews Grill)**, in a ‘B-3’ Zoning District, in accordance with the drawings submitted A-1 by Levine Associates dated 1/21/21, along with the following stipulations to become part of the record:

1. Facility to have adequate fire separation from other tenants.

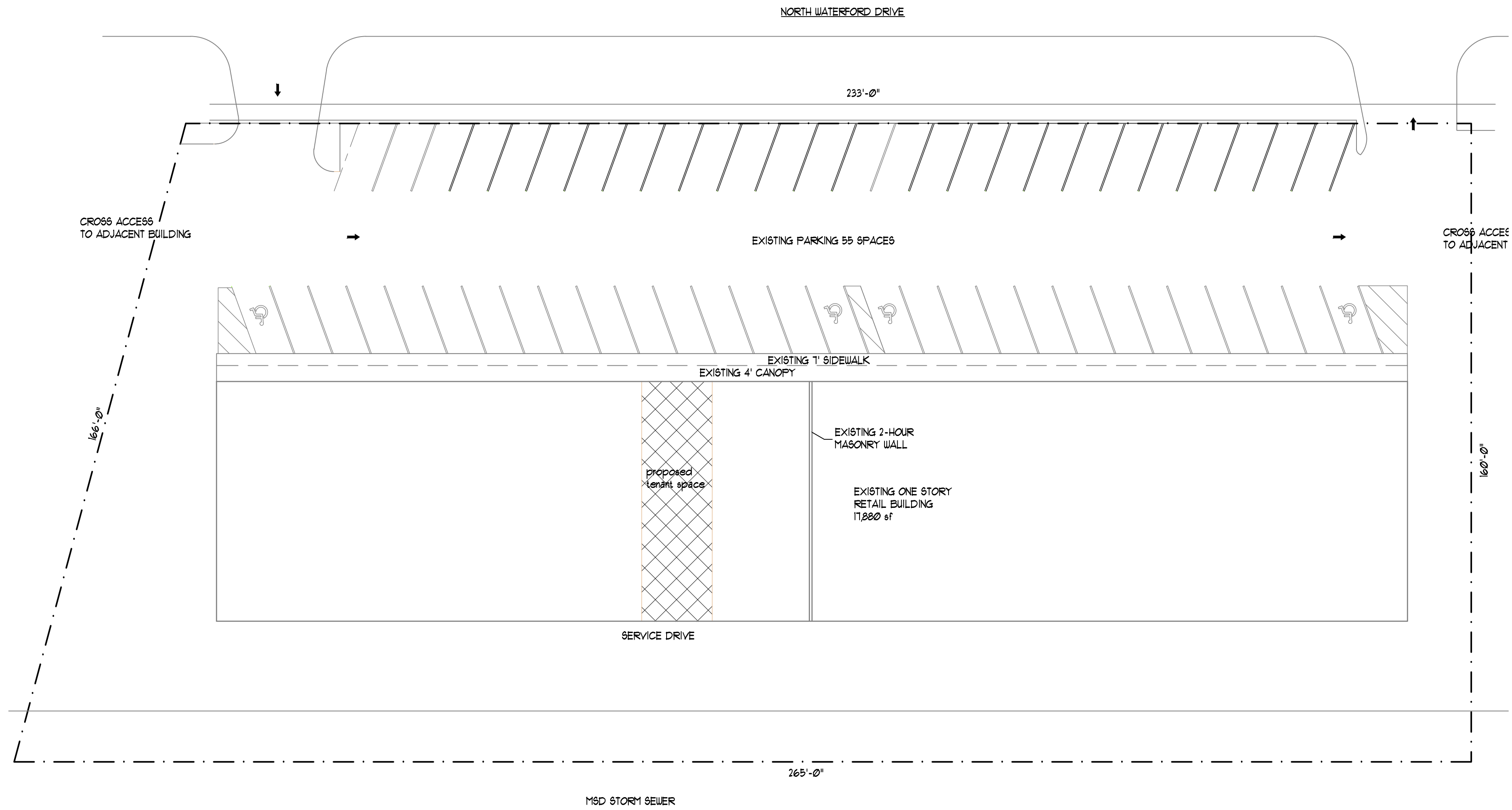
(end of report and Suggested Motion)



REFLECTED CEILING/ELECTRIC PLAN  
SCALE: 1/4" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"



SITE PLAN  
SCALE: 1" = 20'-0"

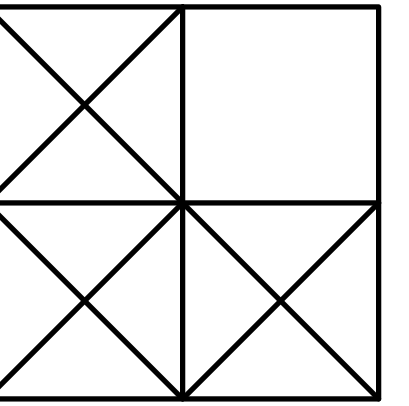
PARKING COUNT

SUMMARY OF TENANTS		
2160	BUSINESS	1033 SF
2162-64	CONVENIENCE STORE	2075 SF
2166	BUSINESS	2075 SF
2168	VACANT	
2170	PROPOSED RESTAURANT	1033 SF
2170A	BUSINESS	1033 SF
2172	BUSINESS	1033 SF
2172A	RETAIL	1033 SF
2174	BUSINESS	1033 SF
2176	BUSINESS	1033 SF
2178	RETAIL	1033 SF
2180	BUSINESS	1033 SF
2180A	BUSINESS	1033 SF
2182	BAR (29 SEATS)	1033 SF
(3 EMPLOYEES)		

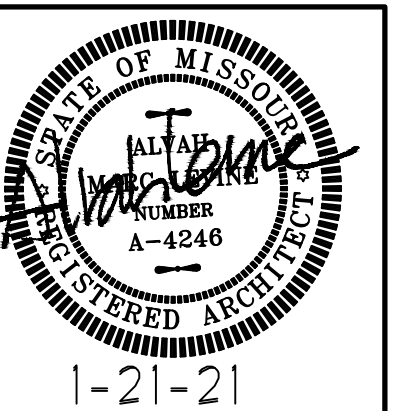
REQUIRED PARKING		
CONVENIENCE STORE	33/1000 SF	= 6.9
BAR	1/3 SEATS	= 9.1
OFFICE	2/3 EMPLOYEES	= 2.0
RETAIL	3/1000 SF	= 24.8
PROPOSED RESTAURANT	43/1000 SF	= 8.3
TOTAL		= 56.3 SPACES
TOTAL AVAILABLE		= 56 SPACES

PROJECT DATA:

BUILDING CODE: 2018 IBC/IEBC--EXISTING BUILDING  
ZONING DISTRICT: B-2 EXTENSIVE COMMERCIAL  
PARKING: 45 SPACES/1000 SF, 45 SPACES REQUIRED  
USE GROUP: 'A-2' RESTAURANT (TAKE-OUT ONLY)  
CONSTRUCTION TYPE: III-B WOOD FRAMED MASONRY  
NO FIRE SUPPRESSION SYSTEM  
BUILDING HEIGHT: 1 STORY  
TENANT AREA: 1033 SQUARE FEET (EXISTING)  
OCCUPANT LOAD:  
KITCHEN 1033 / 200 SF/PERSON = 5



**LEVINE**  
**associates**  
architecture • interiors • planning  
8630 Delmar Boulevard, Suite 220  
Delmar, Missouri 63033  
Phone 314-991-5800 Fax 314-991-4420



ARCHITECT: ALVAN M. LEVINE  
NO LICENSE A-4246  
ALVAN M. LEVINE, INC.  
DIA LEVINE ASSOCIATES  
CERTIFICATE OF AUTHORITY  
LICENSE NUMBER A-2018040328

plans and notes

INTERIOR REMODELING  
NEWPEW'S GRILLE, LLC  
2170 NORTH WATERFORD  
FLORISSANT, MISSOURI 63033

REVISIONS

NO.	DATE	ITEM

SHEET NO.

A-1

ISSUE DATE: 1-21-21  
PROJECT #: 2109.01  
DRN. BLS CHK. AML

1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 FEBRUARY 8, 2021

3  
4 BILL NO. 9656

ORDINANCE NO.

5  
6 **AN ORDINANCE OF THE CITY OF FLORISSANT, MISSOURI, AMENDING**  
7 **TITLE II “PUBLIC HEALTH, SAFETY AND WELFARE”, CHAPTER 210**  
8 **“OFFENSES”, CHAPTER 213 “NUISANCES”, ARTICLE II “WEEDS”, BY**  
9 **ADDING A NEW SECTION 213-075 “INVASIVE NON-NATIVE, EXOTIC**  
10 **PLANT SPECIES DECLARED A PUBLIC NUISANCE”**  
11

12 WHEREAS, there has been an increased instance of non-native, invasive plants and weeds  
13 encroaching on neighboring properties; and  
14

15 WHEREAS, the Council of the City of Florissant believes it to be in the best interests of the citizens  
16 of Florissant to adopt regulations prohibiting non-native invasive plants.  
17

18 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**  
19 **FLORISSANT, MISSOURI, AS FOLLOWS:**  
20

21 SECTION 1. Title II “Public Health, Safety and Welfare”, Chapter 210 “Offenses”,  
22 Article II “Weeds” is hereby amended by adding a new section 213.075 “Invasive, Non-  
23 Native, Exotic Plant Species Declared a Public Nuisance” to read as follows:  
24

25 Section 213.075 **“Invasive, Non-Native, Exotic Plant Species Declared a Public**  
26 **Nuisance”**  
27

28 A. All invasive, non-native, exotic plant species are declared a public nuisance. The  
29 planting, cultivation and propagation of all invasive non-native, exotic plant  
30 species shall be prohibited on all property, public or private. Invasive non-native,  
31 exotic plant species are as defined by the Missouri Department of Conservation,  
32 which include, but are not limited to the following plants:  
33

- 34 (1) Autumn olive, *Elaeagnus umbellata*
- 35 (2) Bamboo, All varieties
- 36 (3) Bush honeysuckle, *Lonicera maackii*
- 37 (4) Callery pear, *Pyrus calleryana*
- 38 (5) Canada thistle, *Cirsium arvense*
- 39 (6) Chinese yam, *Dioscorea oppositifolia*
- 40 (7) Common buckthorn, *Rhamnus cathartica*
- 41 (8) Common reed, *Phragmites australis*
- 42 (9) Crown vetch, *Securigera varia*
- 43 (10) Common and cut-leaved teasel, *Dipsacus fullonum*



- (11)Garlic mustard, *Alliaria petiolate*
- (12)Hydrilla, *Hydrilla verticillata*
- (13)Japanese honeysuckle, *Lonicera japonica*
- (14)Japanese hop, *Humulus japonicus*
- (15)Japanese knotweed, *Fallopia japonica*
- (16)Japanese stiltgrass, *microstegium vimineum*
- (17)Johnson grass, *Sorghum halepense*
- (18)Kudzu, *pueraria lobate*
- (19)Leafy spurge, *Euphorbia esula*
- (20)Multiflora rose, *Rosa multiflora*
- (21)Musk thistle, *Carduus nutans*
- (22)Old world bluestems, *Bothriochloa bladhii* and *B. ischaemum*
- (23)Purple loosestrife, *Lythrum salicaria*
- (24)Reed canary grass, *Phalaris arundinacea*
- (25)Sericea lespedeza, *Lespedeza cuneate*
- (26)Spotted knapweed, *Centaurea maculosa*
- (27)Tall fescue, *Festuca arundinacea*
- (28)White and yellow sweet clover, *Melilotus officinalis* and *M. albus*
- (29)Wintercreeper, *Euonymus fortune*

B. Abatement of Invasive, Non-Native, Exotic Plant Species by property owner.

1. It shall be unlawful for any owner or lessee of any property within the city to fail to remove any nuisance violation after having been duly notified as set forth in this section.
2. Whenever private property abuts a public right-of-way or easement belonging to the City of Florissant, or any public entity, and there exists in such right-of-way or easement a tree lawn or grassy area between the private property line and the edge of the street pavement, then such tree lawn or grassy area shall be considered, for purposes of this section requiring cutting of grass and weeds, to be a part of the private lot which abuts the right-of-way or easement, and it shall be the duty of those responsible under this section for the maintenance of the private lot to equally maintain the tree lawn or grassy area within the abutting right-of-way or easement, and all of the provisions of this section shall apply with equal force and effect to said tree lawn or grassy area.
3. Whenever the building commissioner ascertains that weeds, noxious weeds or dead trees are present on any lot or land within the city, he shall cause to be sent a notice to the owner or other person in control of such lot or land, that the weeds, noxious weeds or dead trees must be removed within thirty (30) days after such notice is served. The notice shall be served in accordance with the Property Maintenance Code.

C. Abatement of Invasive, Non-Native, Exotic Plant Species by City.

1. If the owner or other person in control of any lot or land fails to comply with a notice given, pursuant to this article, within thirty (30) days, the building commissioner may cause such noxious weeds or vegetation to be destroyed. The building commissioner shall have the right to enter upon property on which noxious weeds or trees are growing for the purpose of abating the public nuisance and may use any suitable means or assistance for the purpose of destroying and removing such weeds or trees either by employees of the city or by contract with some responsible person.

2. The building commissioner shall keep an accurate account of the cost of destroying and removing such weeds, noxious weeds or trees and abating the nuisance and shall certify the same to the director of finance, who shall cause a special tax bill or nuisance fee against the property from which such weeds, noxious weeds or trees were cut and removed to be issued and collected with other taxes assessed against such property. The tax bill from the date of its issuance shall be a first lien upon such property until paid and shall be prima facie evidence of the recitals therein contained and of its validity. No mere clerical error or informality in the same or in the proceedings leading up to the issuance thereof shall be a defense thereto. As part of the cost of cutting and removing such weeds or trees, each special tax bill shall include a charge to be established by ordinance for computing, making, certifying and recording the bill. Each special tax bill shall bear interest at the rate of eight (8) percent per annum beginning thirty (30) days after the date of its issuance.

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

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Schildroth  
President of the Council

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Timothy J. Lowery  
Mayor

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



## **MEMORANDUM**



### **CITY OF FLORISSANT**

To: Karen Goodwin, City Clerk Date: January 11, 2021

From: Philip E Lum cc: Todd Hughes, PE  
File

Subject: Invasive Species ban including all forms of bamboo

As requested by the Mayor, to pursue a bamboo regulating ordinance with concern that it may be less enforceable on residential property. Please refer to the following suggested verbiage, as modified from another City (Maryland Hts) presented for discussion purposes:

#### **Add Chapter 2, Article IV - Nuisance declared.**

- (a) All weeds and grasses in violation of the property maintenance code are declared a public nuisance. On farms and lots of three (3) acres or more located in a "NU" Non-Urban District, all weeds and grasses of a height of sixteen (16) inches or more are declared a public nuisance.
- (b) All trees in the city upon any property which have been declared dead by the building commissioner are a nuisance and a hazard to the public welfare.
- (c) All invasive non-native, exotic plant species are declared a public nuisance. The planting, cultivation and propagation of all invasive non-native, exotic plant species shall be prohibited on all property, public or private. Invasive non-native, exotic plant species are as defined by the Missouri Department of Conservation, which include, but are not limited to the following plants:
- (1) Autumn olive, *Elaeagnus umbellata*
  - (2) Bamboo, All varieties
  - (3) Bush honeysuckle, *Lonicera maackii*
  - (4) Callery pear, *Pyrus calleryana*
  - (5) Canada thistle, *Cirsium arvense*
  - (6) Chinese yam, *Dioscorea oppositifolia*
  - (7) Common buckthorn, *Rhamnus cathartica*
  - (8) Common reed, *Phragmites australis*
  - (9) Crown vetch, *Securigera varia*
  - (10) Common and cut-leaved teasel, *Dipsacus fullonum*
  - (11) Garlic mustard, *Alliaria petiolata*
  - (12) Hydrilla, *Hydrilla verticillata*

- (13) Japanese honeysuckle, *Lonicera japonica*
- (14) Japanese hop, *Humulus japonicus*
- (15) Japanese knotweed, *Fallopia japonica*
- (16) Japanese stiltgrass, *microstegium vimineum*
- (17) Johnson grass, *Sorghum halepense*
- (18) Kudzu, *pueraria lobate*
- (19) Leafy spurge, *Euphorbia esula*
- (20) Multiflora rose, *Rosa multiflora*
- (21) Musk thistle, *Carduus nutans*
- (22) Old world bluestems, *Bothriochloa bladhii* and *B. ischaemum*
- (23) Purple loosestrife, *Lythrum salicaria*
- (24) Reed canary grass, *Phalaris arundinacea*
- (25) Sericea lespedeza, *Lespedeza cuneate*
- (26) Spotted knapweed, *Centaurea maculosa*
- (27) Tall fescue, *Festuca arundinacea*
- (28) White and yellow sweet clover, *Melilotus officinalis* and *M. albus*
- (29) Wintercreeper, *Euonymus fortunei*

Sec. - Abatement by property owner.

- (a) It shall be unlawful for any owner or lessee of any property within the city to fail to remove any nuisance violation after having been duly notified as set forth in this section.
- (b) Whenever private property abuts a public right-of-way or easement belonging to the City of Florissant, or any public entity, and there exists in such right-of-way or easement a tree lawn or grassy area between the private property line and the edge of the street pavement, then such tree lawn or grassy area shall be considered, for purposes of this section requiring cutting of grass and weeds, to be a part of the private lot which abuts the right-of-way or easement, and it shall be the duty of those responsible under this section for the maintenance of the private lot to equally maintain the tree lawn or grassy area within the abutting right-of-way or easement, and all of the provisions of this section shall apply with equal force and effect to said tree lawn or grassy area.
- (c) Whenever the building commissioner ascertains that weeds, noxious weeds or dead trees are present on any lot or land within the city, he shall cause to be sent a notice to the owner or other person in control of such lot or land, that the weeds, noxious weeds or dead trees must be removed within thirty (30) days after such notice is served. The notice shall be served in accordance with the Property Maintenance Code.

Sec. - Abatement by city.

- (a) If the owner or other person in control of any lot or land fails to comply with a notice given, pursuant to this article, within thirty (30) days, the building commissioner may cause such noxious weeds or vegetation to be destroyed. The building commissioner shall have the right to enter upon property on which noxious weeds or trees are growing for the purpose of abating the public nuisance and may use any suitable means or assistance for the purpose of destroying and removing such weeds or trees either by employees of the city or by contract with some responsible person.
- (b) The building commissioner shall keep an accurate account of the cost of destroying and removing such weeds, noxious weeds or trees and abating the nuisance and shall

certify the same to the director of finance, who shall cause a special tax bill or nuisance fee against the property from which such weeds, noxious weeds or trees were cut and removed to be issued and collected with other taxes assessed against such property. The tax bill from the date of its issuance shall be a first lien upon such property until paid and shall be prima facie evidence of the recitals therein contained and of its validity. No mere clerical error or informality in the same or in the proceedings leading up to the issuance thereof shall be a defense thereto. As part of the cost of cutting and removing such weeds or trees, each special tax bill shall include a charge to be established by ordinance for computing, making, certifying and recording the bill. Each special tax bill shall bear interest at the rate of eight (8) percent per annum beginning thirty (30) days after the date of its issuance.

Sec. – existing instances at the time of enactment shall not be considered in violation.

Sec. - Fee for filing special tax lien.

Whenever the city shall be authorized by law to file a special tax lien, the city shall collect an additional fee of forty-five dollars (\$45.00) to be filed as part of the lien.

**Under the Zoning Code change the following section:**

Section 405.245 of the Zoning Code, is hereby amended by removing all pear trees from Para A, sub para. 4, sub para. c small trees (less than 35 feet) including sub paragraphs (5) Bradford Pear, (6) Redspire Pear and (7) Capital Pear and adding a new Sub Paragraph 5 as follows:

1. No planting shall take place of the following nuisance or invasive plants/trees; see complete list under Article IV Section 213.xxx .  
This list includes bamboo (all types).

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 FEBRUARY 22, 2021

3  
4 SUBSTITUTE BILL NO. 9658

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$4,950 FROM THE**  
7 **PARK IMPROVEMENT FUND TO BUDGET ACCOUNT NO. 09-5-09-61470**  
8 **“CAPITAL ADDITIONS-PARK IMPROVEMENT” AND TRANSFER**  
9 **\$3550.87 FROM ESCROW ACCOUNT NO. 11-20260 “CONTRIBUTIONS-**  
10 **DOG PARK” TO ACCOUNT NO. 09-4-09300 “PARK IMPROVEMENT-**  
11 **MISC. REVENUE” FOR THE PURPOSE OF REPAIRING THE GATES AT**  
12 **THE DOG PARK.**

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

16  
17  
18 Section 1: There is hereby authorized an appropriation of \$4,940 from the Park  
19 Improvement Fund to budget account no. 09-5-09-61470 “Capital Additions-Park  
20 Improvement” for the purpose of repairing the gates at the dog park.

21 Section 2: \$3550.87 is here by transferred from Escrow account no. 11-20260  
22 “Contributions-Dog Park” to account no. 09-4-09300 “Park Improvement-Misc. Revenue” for  
23 the purpose of repairing the gates at the dog park.

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

26  
27 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

28  
29  
30 \_\_\_\_\_  
Keith Schildroth, Council President

31  
32 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

33  
34 \_\_\_\_\_  
Timothy J. Lowery, Mayor

35  
36 ATTEST:

37 \_\_\_\_\_  
38 Karen Goodwin, MPPA/MMC/MRCC,  
39 City Clerk

---

---

**CITY OF FLORISSANT**  
**PARKS AND RECREATION DEPARTMENT**  
**Memorandum**

---

---

**Date:** February 11, 2021

**To:** The Florissant City Council

**Thru:** Mayor Timothy J. Lowery

**From:** Cheryl Thompson-Stimage, Director of Parks and Recreation

**Subject:** Substitute Request to re-appropriate and to appropriate money for Dog  
Park Fence

---

By request of the Finance Director this substitute bill is being submitted.  
I am increasing my requested amount to appropriate \$4,950 to \$8,500 (additional \$3,550)  
account 09-5-09-61470 Capital Additions – Park Improvement

Transfer funds from Escrow Account 11-20260 Contributions-Dog Park to Park Improvement  
Misc Revenue account 09-4-09300 in the amount of \$3,550.87


Please advise if additional information is needed. Thank you for your consideration on  
this matter.

Thank you in advance for your consideration and assistance on this matter. Please advise  
if additional information is needed.

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: January 25, 2021

Mayor's Approval:  


Agenda Date Requested: I

08-Feb-21

Requesting an appropriation of \$4,940 to repair the gates at the dog park and should be appropriate to account # 09-5-09-61470 Capital Addtions - Park Improvements

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 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 AND RECREATION DEPARTMENT**  
**Memorandum**

---

---

**Date:** January 25, 2021  
**To:** Mayor Timothy J. Lowery  
**From:** Cheryl A. Thompson-Stimage *Cheryl A. Thompson-Stimage*  
**Subject:** Appropriation of Funds – Repairs to Dog Park Fencing *1/25/21*

---

I am the appropriate of \$4,950 to repair the gate enclosures at the Dog Park in Duchesne Park. Staff have made a number of repairs to the gate over the years and however it has become apparent that the gate needs to be replaced with a more secure gate. The money should be appropriated to account # 5-09-61470 Capital Additions – Park Improvement.

Please note that it is anticipated that these expenses will be close to \$8,500 however when speaking with Kimberlee Johnson, the Finance Director we found some money in an account that was being held as dog park revenue from 2015. These funds will be used to make up the difference in this expense.

Please advise if additional information is needed. Thank you for your consideration on this matter.

*1-26-21*

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 FEBRUARY 8, 2021

3  
4 BILL NO. 9658

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$4,940 FROM THE**  
7 **PARK IMPROVEMENT FUND TO BUDGET ACCOUNT NO. 09-5-09-61470**  
8 **“CAPITAL ADDITIONS-PARK IMPROVEMENT” FOR THE PURPOSE OF**  
9 **REPAIRING THE GATES AT THE DOG PARK.**

10  
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
12 COUNTY, MISSOURI, AS FOLLOWS:  
13

14  
15 Section 1: There is hereby authorized an appropriation of \$4,940 from the Park  
16 Improvement Fund to budget account no. 09-5-09-61470 “Capital Additions-Park  
17 Improvement” for the purpose of repairing the gates at the dog park.  
18

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

22 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
23

24  
25 \_\_\_\_\_  
26 Keith Schildroth, Council President

27 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
28

29  
30 \_\_\_\_\_  
31 Timothy J. Lowery, Mayor

32 ATTEST:

33 \_\_\_\_\_  
34 Karen Goodwin, MPPA/MMC/MRCC,  
City Clerk



1 INTRODUCED BY COUNCILMAN SIAM  
2 FEBRUARY 22, 2021

3  
4 BILL NO. 9661

ORDINANCE NO.

5  
6  
7 **ORDINANCE TO AMEND SPECIAL USE ORDINANCE NO. 8376 TO**  
8 **ALLOW FOR ADDING A NIGHTCLUB USE WITH LIVE**  
9 **PERFORMANCES AND A COVER CHARGE LOCATED AT 1752-1756 N.**  
10 **NEW FLORISSANT.**

11  
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a night  
14 club with live performances and cover charges; and

15 WHEREAS, the Florissant City Council initially granted Special Use permit no. 8376 to  
16 Five Aces Bar-B-Que, LLC to allow for the operation of a restaurant in November 2017; and

17 WHEREAS ordinance no. 8376 was transferred by ordinance no. 8407 to CA44, LLC  
18 d/b/a Hwy 67 BBQ on April 23, 2018; and

19 WHEREAS ordinance no. 8376 as transferred, was amended by ordinance no. 8517 to  
20 allow for the expansion of a restaurant with outdoor cooking in June of 2019; and

21 WHEREAS ordinance no. 8407 as transferred and amended was further transferred to  
22 Shade Partners LLC d/b/a Shade Restaurant and Bar by ordinance no. 8603 in February of 2020,  
23 and

24 WHEREAS, an application has been filed by Shade Partners LLC to amend Special Use  
25 Permit no. 8376 as transferred and amended to allow adding a use to include a night club with  
26 live performances and allow cover charges; and

27 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
28 meeting of February 1, 2021 has recommended that the Special Use Permit amendment for the  
29 additional use; and

30 WHEREAS, due notice of public hearing no. 21-02-004 on said application to be held on  
31 the 22nd day of February, 2021 at 7:30 P.M. by the Council of the City of Florissant was duly  
32 published, held and concluded; and

33 WHEREAS, the Council, following said public hearing, and after due and careful  
34 consideration, has concluded that the granting of an amendment to the Special Use Permit  
35 authorized by Ordinance No. 8376, as hereinafter provided, would be in the best interest of the

1 City of Florissant and will not adversely affect the health, safety, morals and general welfare of  
2 the City.

3 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
4 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
5

6 Section 1: Special Use Permit No. 8376 as amended and transferred, is hereby amended  
7 to add an ancillary use of nightclub with live performances (inside only) and allow for cover  
8 charges according to plans G-1, A-1, both dated 5/14/19 by Phillip Gomez. With the following  
9 stipulations:

10 1. The maximum occupant load of 111 remains unchanged for this  
11 establishment

12 2. Live performances shall be conducted and customers shall remain inside the  
13 establishment only.

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

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

18 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.  
19

20 \_\_\_\_\_  
21 Keith Schildroth  
22 President of the Council  
23 City of Florissant  
24

25 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.  
26

27 \_\_\_\_\_  
28 Timothy J. Lowery  
29 Mayor, City of Florissant  
30

31 ATTEST:  
32

33 \_\_\_\_\_  
34 Karen Goodwin, MPPA/MMC/MRCC  
35 City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 FEBRUARY 22, 2021

3  
4 BILL NO. 9662

ORDINANCE NO.

5  
6 **ORDINANCE TO APPROVE A SPECIAL USE PERMIT TO ALLOW**  
7 **FOR A CARRY-OUT RESTAURANT LOCATED AT 2170 N.**  
8 **WATERFORD.**  
9

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

13 WHEREAS, an application has been filed by Bailey's Home Management LLC d/b/a  
14 Nephew Grille for the operation of a carry-out restaurant located at 2170 N. Waterford; and

15 WHEREAS, the Planning and Zoning Commission at their meeting February 1<sup>st</sup>, 2021,  
16 recommended that a Special Permit be granted; and

17 WHEREAS, due notice of public hearing no. 21-0-004 on said application to be held on  
18 the 22nd of February, 2021 at 7:30 P.M. by the Council of the City of Florissant was duly  
19 published, held and concluded; and

20 WHEREAS, the Council, following said public hearing, and after due and careful  
21 consideration, has concluded that the issuance of a Special Permit for carry-out restaurant would  
22 be in the best interest of the City of Florissant.

23  
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
26

27 Section 1: A Special Use Permit is hereby granted to Bailey's Home Management LLC  
28 d/b/a Nephew Grille located at 2170 N. Waterford to allow for the operation of a carry-out  
29 restaurant in a B-3 Zoning District in accordance with the drawings submitted A-1 by Levine  
30 Associates dated 1/21/21 attached here to with the following stipulations:  
31

- 32 1. Facility to have adequate fire separation from other tenants.  
33

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

36 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2020.

37  
38 \_\_\_\_\_  
39 Keith Schildroth  
40 President of the Council

41 Approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

42 \_\_\_\_\_  
43 Timothy J. Lowery  
44 Mayor, City of Florissant

45 ATTEST:

46 \_\_\_\_\_  
47 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 FEBRUARY 22, 2021

3  
4 BILL NO. 9663

ORDINANCE NO.

5  
6 **ORDINANCE TO APPROVE A TRANSFER OF \$498 FROM BUDGET**  
7 **ACCOUNT NO. 5-09-33442 "MATERIALS AND SUPPLIES" TO ACCOUNT**  
8 **NO. 5-09-61440 "CAPITAL ADDITIONS" FOR THE PURCHASE OF A**  
9 **POOL VACUUM AT JJE.**

10  
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
12 COUNTY, MISSOURI, AS FOLLOWS:  
13

14  
15 Section 1: There is hereby authorized a transfer of \$498 from budget account no. 5-09-  
16 33442 "Materials and Supplies" to account no. 5-09-61440 "Capital Additions" for the purchase  
17 of a pool vacuum at JJE.  
18

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

22 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
23

24  
25 \_\_\_\_\_  
26 Keith Schildroth, Council President

27 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
28

29 \_\_\_\_\_  
30 Timothy J. Lowery, Mayor

31 ATTEST:

32 \_\_\_\_\_  
33 Karen Goodwin, MPPA/MMC/MRCC,  
34 City Clerk

CITY OF FLORISSANT  
PARKS AND RECREATION DEPARTMENT  
Memorandum

**Date:** February 10, 2021  
**To:** Mayor Timothy J. Lowery  
**From:** Cheryl A. Thompson-Stimage, Director of Parks and Recreation  
**Subject:** Re-appropriation of Funds – JJE Pool

\$7,000 was budgeted for a new automatic pool vacuum. However, the bid came in at \$7,498. Thus, an additional \$498 is needed to complete this purchase. I am therefore asking to use \$498 from account # 5-09-33442 Materials and Supplies – JJE Pool and move it to account # 5-09-61440 Capital Additions – JJE to cover this additional cost.

Please advise if additional information is needed. Thank you for your consideration on this matter.

112 2/11/21

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: February 10, 2021

Mayor's Approval:

Agenda Date Requested: I

02-Feb-21

Requesting a re- appropriation of \$498 to purchase a new automatic pool vacuum at JJE from account # 5-09-33442 Materials and Supplies and move it to account # 5-09-61440 Capital Addtions - JJE

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

yes

Back up materials attached:

Minutes	
Maps	
Memo	
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
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: \_\_\_\_\_

KGR 02/10/2021

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 FEBRUARY 22, 2021

3  
4 BILL NO. 9664

ORDINANCE NO.

5  
6 **ORDINANCE TO TRANSFER \$30,000 FROM BUDGET ACCOUNT NO.**  
7 **09-5-29030 "BUILDING & GROUND MAINTENANCE-TREES" AND**  
8 **\$29,000 FROM ACCOUNT NO. 09-5-09-10030 "PART TIME SALARIES"**  
9 **TO ACCOUNT NO. 09-5-09-61470 "CAPITAL ADDITIONS" FOR THE**  
10 **KOCH PARK SPLASH PAD ENHANCEMENT PROJECT.**

11  
12 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
13 COUNTY, MISSOURI, AS FOLLOWS:  
14  
15

16 Section 1: There is hereby authorized a transfer of \$30,000 from budget account no. 09-  
17 5-29030 "Building & Ground Maintenance-Trees" to account no. 09-5-09-61470 "Capital  
18 Additions" for the Koch Park Splash Pad Enhancement Project.

19 Section 2: There is hereby authorized a transfer of \$29,000 from account no. 09-5-09-  
20 10030 "Part time salaries" to account no. 09-5-09-61470 "Capital Additions" for the Koch Park  
21 Splash Pad Enhancement Project.

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

24  
25 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

26  
27  
28 \_\_\_\_\_  
29 Keith Schildroth, Council President

30 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

31  
32 \_\_\_\_\_  
33 Timothy J. Lowery, Mayor

34 ATTEST:

35  
36 \_\_\_\_\_  
37 Karen Goodwin, MPPA/MMC/MRCC,  
City Clerk

---

---

**CITY OF FLORISSANT**  
**PARKS AND RECREATION DEPARTMENT**  
**Memorandum**

---

---

**Date:** February 11, 2021  
**To:** Mayor Timothy J. Lowery  
**From:** Cheryl A. Thompson-Stimage, Director of Parks and Recreation  
**Subject:** Re-appropriation of Funds – Koch Park Splash Pad Enhancement Project

---

Due to an over run of the cost of this project I am asking for permission to re-appropriate \$30,000 that was budgeted to replace a fence at Dunegant Park. The money is in the same account as the money for this project. Thus, account # 5-09-096147 we can re-appropriate the purpose of this money with your approval.

Please advise if additional information is needed. Thank you for your consideration on this matter.

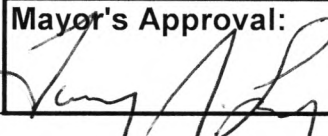
72 2-11-2021



FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: February 11, 2021

Mayor's Approval:  


Agenda Date Requested: I

22-Feb-21

Reappropriate of funds for additonal expenses for the Koch Park Splash Pad Enhancement Project. Move \$30,000 from account # 09-5-09-29030 Building and Grounds Maint. - Trees and move \$29,000 from account # 09-5-09-10030 Part time salaries all to be moved to account # 09-5-09-61470 Capital Additions - Park Improvements

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

YES

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 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: \_\_\_\_\_

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 FEBRUARY 22, 2021

3  
4 BILL NO. 9665

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO ORDINANCE**  
7 **NO. 8586, ESTABLISHING A COMPENSATION PLAN FOR PART-**  
8 **TIME EMPLOYEES BY ADDING THE POSITION OF “SENIOR**  
9 **CITIZEN SPECIALIST”.**

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

13  
14 Section 1: Ordinance no. 8586, which established a compensation plan for Part-Time  
15 employees, is hereby amended by adding the position of “Senior Citizen Specialist” with a  
16 starting pay rate of \$13.90 per hour.

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

20 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

21  
22 \_\_\_\_\_  
23 Keith Schildroth  
24 President of the Council  
25 City of Florissant

26  
27 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

28  
29 \_\_\_\_\_  
30 Timothy J. Lowery  
31 Mayor, City of Florissant

32 ATTEST:

33 \_\_\_\_\_  
34 Karen Goodwin, MPPA/MMC/MRCC  
35 City Clerk



**MEMORANDUM**  
**CITY OF FLORISSANT, MISSOURI**  
*Office of the Senior Citizen Coordinator*

**To:** Mayor Lowery and the City of Florissant Council  
**Date:** February 11, 2021  
**Subject:** Senior Citizen Specialist – Part-time  
**From:** Peggy Hogan

*M 2-15-2021*

I would like to recommend the implementation of the Senior Citizen Specialist part-time (PT) position. With the upcoming retirement of the department's full-time (FT) Clerk, I believe the department can still maintain its current level of services with a part-time employee. Changing the position will save the City in salary and costs of benefits.

The Senior Citizen Specialist will have the following key responsibilities:

- Assists the public and answers all questions regarding senior citizen issues
- Sets up organizes and executes Senior Citizen Events and Programs
- Assists in the operation of the City of Florissant AARP Tax Program
- Coordinates Senior Citizen Trips
- Performs record keeping for the Senior Office
- Fills in for Senior Citizen Coordinator in her absence

Position FT Title	FT Starting rate	Position PT Title	Recommended Starting PT rate
Clerk Typist	\$14.97	Senior Citizen Specialist	13.90

If you need additional information or have any questions feel free to contact me.

*Peggy Hogan*

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 02/12/2021

Mayor's Approval:

Agenda Date Requested:

2/22/2021

Description of request: New Part-time Position

Request implementation of the Senior Citizen Specialist Part-time Position to further enhance the Senior Citizen Department

Department: Senior Citizen

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

3 readings? : Yes / No

N

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: \_\_\_\_\_

KGR 2/10/2021

## **Job Description**

### **Senior Citizen Specialist**

#### **General Purpose of Position**

Supports the Senior Office in coordination of all senior activities and programs. Takes over responsibilities of Senior Coordinator in her absence. Assists the coordinator in delegating responsibilities of other Senior Citizen Department workers. Performs clerical and administrative work required by the department as well as receiving and assisting the public and providing them with the appropriate information.

#### **Major Duties and Responsibilities**

Assists the public and answers all questions regarding senior citizen issues

- Exhibits a professional image, behavior, appearance and demeanor at all times
- Answers phones and takes questions in person
- Researches senior citizen issues
- Obtains services for senior citizens when appropriate
- Refers senior citizens to other organizations when necessary

Fills in for Senior Citizen Coordinator in her absence

Opens and closes Center when necessary

Delegates duties and responsibilities to Senior Office Support Staff when necessary

Coordinates Senior Citizen Trips

- Advises coordinator on trip destinations
- Determines all days, times, cost and advertisement of each trip
- Arranges transportation
- Collects funds for tickets
- Accompanies seniors on trip as city representative

Sets up, organizes and executes Senior Citizen Events and Programs

- Schedules and sets up events and programs
- Designs and obtains copies of flyers and tickets for events
- Prepares programs and brochures for events
- Attends and assists at all senior activities as needed
- Coordinates advertisement on Facebook, website and flyers for activities & events

Assists in operation of the City of Florissant AARP Tax Program

- Coordinates tax preparers in scheduling their time and providing adequate facilities and equipment
- Assists in scheduling tax appointments and calling and verifying appointment times
- Works as tax receptionist at tax program when necessary

Performs record keeping for Senior Office

- Maintains emergency information for seniors participating in events and programs
- Performs all other record keeping as necessary
- Prepares payroll for Senior Citizen Department

Coordinates St. Louis Area Food Bank Program

- Keeps applications and paperwork updated and organized for Food Bank Audits
- Makes reminder calls monthly
- Works Food Bank Program, distributing food boxes to Food Bank Participants

**Physical demands of this position**

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to walk, sit, and talk or hear. The employee is occasionally required to use hand to finger, handle, feel or operate objects, tools or controls and reach with hands and arms. The employee is occasionally required to climb or balance; stoop, kneel, crouch, or crawl. The employee is required to move tables and chairs when necessary. The employee is required to lift up to 20 pounds when executing the Food Bank Program. The employee is required to lift tubs up to 20 pounds when setting and decorating for Senior Citizen Events. The employee is required to lift up to 20 pounds when setting up the coffee pots and serving equipment for the lunch program. The employee is required to lift up to 20 pounds when receiving and organizing shipments of supplies.