



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, May 24 2021

7:00 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of May 10, 2021

IV. SPECIAL PRESENTATION

- Tim Green, Legislative Update

V. PROCLAMATIONS

- LGBTQ+ Pride Month

VI. HEARING FROM CITIZENS

VII. COMMUNICATIONS

VIII. PUBLIC HEARINGS

21-05-013 (Ward 1) Application Staff Rpt Plans	Request to authorize a special use permit to Everything Fitness, LLC to allow for the operation of a fitness center greater than 2,000 s.f. in a B-3 "Extensive Business District" for the property located at 8 & 9 Mullanphy Gardens Shopping Center. (Planning and Zoning Commission recommended approval on 5/3/21)	Ronald Hampp
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IX. OLD BUSINESS

A. BILLS FOR SECOND READING

9682	Ordinance authorizing an amendment to Special Use Permit No. 7321 to allow for the expansion of Clement Olympic Motors located at 1760, 1780 and 1790 N Hwy 67.	2 nd Reading Mulcahy
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X. NEW

XI. BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9684	Ordinance authorizing a special use permit to Everything Fitness, LLC to allow for the operation of a fitness center greater than 2,000 s.f. in a B-3 “Extensive Business District” for the property located at 8 & 9 Mullanphy Gardens Shopping Center.	Harris
9685 memo	Ordinance authorizing an amendment to Title XIII-B “Parking Prohibited in certain locations at all times” by adding portions of St. Denis Street.	Mulcahy
9686 memo	Ordinance authorizing an amendment to Title XIII-B “Parking Prohibited in certain locations at all times” by adding portions of St. Charles Street.	Mulcahy
9687 memo	Ordinance authorizing an amendment to Title XIII-B “Parking Prohibited in certain locations at all times” by adding portions of Yearling.	Siam

XII. COUNCIL ANNOUNCEMENTS

XIII. MESSAGE FROM THE MAYOR

XIV. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON MAY 21, 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, MAY 24, 2021.

CITY OF FLORISSANT



COUNCIL MINUTES

May 10, 2021

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, May 10, 2021 at 7:00 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: Schildroth, Mulcahy, Pagano, Parson, Siam, Harris, Manganelli and Caputa. Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, 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 Parson moved to approve the City Council Minutes of April 26, 2021, seconded by Siam. Motion carried.

The next item on the Agenda was *Election of Council Officers*.

Councilwoman Pagano nominated Schildroth for the position of Council President, seconded by Caputa. Motion carried.

Councilwoman Pagano nominated Eagan for the position of Council Vice President, seconded by Manganelli. Motion carried.

The next item on the Agenda was *Proclamations*.

Mayor Lowery stated the week of May 10, 2021 is recognized as National Police Week. He stated thanked all the Florissant Police Officers for their service to the community.

Councilman Eagan noted Officer Reef, Lt. Noser, and Officer Furnow have all given their life for the citizens of Florissant.

The next item on the Agenda was *Hearing from Citizens*.

Mike Yavorski, 2959 Willow Creek Estates Dr., commented on a video he had viewed recently regarding a disturbance which required police presence. Mr. Yavorski commended the Florissant Police Officers who arrived at the scene and calmly removed the suspect.

The next item on the Agenda was *Public Hearings*.

The Deputy City Clerk reported that Public Hearing for Community Development Block Grant (CDBG) for Fiscal Year 2021-2025 5-Year Consolidated Plan Fiscal Year 2021 Annual Action Plan. The Chair declared the Public Hearing open.

Carol O'Mara, Community Development and Housing Director, stated the Citizen's Participation Board met and reviewed the allocations for Fiscal Year 2021 and approved the annual plan which was presented. Ms. O'Mara stated the programs which are continuing to be funded include the Home Improvement Program, Home Improvement Program Mechanical, Project Impact, and Mortgage/Rent/Utilities Assistance. Carol O'Mara informed the public that the plan is open for a 30-day public comment period which ends at 5p.m. on Wednesday, June 9, 2021.

Being no further comments, Councilman Harris moved to close the Public Hearing, seconded by Caputa. Motion carried.

The Deputy City Clerk reported that Public Hearing 21-05-012 for the request to amend Special Use Permit No. 7321 to allow for the expansion of Clement Olympic Motors located at 1760, 1780, & 1790 N. Hwy 67. The Chair declared the Public Hearing to be open.

Charles Dufore, petitioner, stated the project is to amend the current Special Use Permit to include an adjoining lot to add in a parking lot. Mr. Dufore stated the parking lot will have handicapped parking spots and follow the city code requirements.

Councilman Mulcahy clarified the adjustment would be for 1745 N. New Florissant Rd to add a parking area.

Being no further comments, Councilman Mulcahy moved to close the Public Hearing, seconded by Schildroth. Motion carried.

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

Councilman Siam moved Bill No. 9673 an Ordinance authorizing an amendment to B-5 ordinance no. 5733 as amended, to allow the removal of siding located at 2341 N. Highway 67 be read for a second time, seconded by Parson.

Councilman Siam moved that Bill no. 9673 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9673 was read for a third time and placed upon its passage.

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

Whereupon the Chair declared Bill No. 9673 to have passed and become Ordinance No. 8685.

Councilman Schildroth moved Bill No. 9674 an Ordinance authorizing an amendment to Special Use Ordinance no. 8068, as transferred, to allow for the addition of a detached walk-in cooler and bus parking located at 300 St. Ferdinand be read for a second time, seconded by Manganelli.

Councilman Schildroth moved that Bill No. 9674 be read for the third time, seconded by Mulcahy. Motion carried and Bill No. 9674 was read for a third time and placed upon its passage.

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

Whereupon the Chair declared Bill No. 9674 to have passed and become Ordinance No. 8686.

Councilman Eagan moved that Bill No. 9675 an Ordinance authorizing a Special Use Permit to Bank of America to allow for an ATM in the parking lot located at 428 Howdershell be read for a second time, seconded by Harris.

Councilman Eagan moved that Bill No. 9675 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9675 was read for a third time and placed upon its passage.

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

Whereupon the Chair declared Bill No. 9675 to have passed and become Ordinance No. 8687.

Councilman Siam moved that Bill No. 9676 an Ordinance authorizing a Special Use Permit for SFP Enterprises, Inc. d/b/a Busloop Burgers to the operation of a carry-out restaurant located at 2632 N. Hwy 67 be read for a second time, seconded by Harris.

Councilman Siam moved that Bill No. 9676 be read for the third time, seconded by Pagano. Motion carried and Bill No. 9676 was read for a third time and placed upon its passage.

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

Whereupon the Chair declared Bill No. 9676 to have passed and become Ordinance No. 8688.

Councilman Siam moved that Bill No. 9677 an Ordinance authorizing a Special Use Permit for Jordan & Johnson Enterprise LLC, d/b/a Creations Smoothies located at 147 Flower Valley Shopping

Center to allow for the operation of a sit-down restaurant, carry-out restaurant be read for a second time, seconded by Parson.

Councilman Siam moved that Bill No. 9677 be read for the third time, seconded by Mulcahy. Motion carried and Bill No. 9677 was read for a third time and placed upon its passage.

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

Whereupon the Chair declared Bill No. 9677 to have passed and become Ordinance No. 8689.

Councilman Schildroth moved that Bill No. 9678 an Ordinance authorizing an amendment to section 520.050 “Ground Signs” subsection H “Temporary Signs” section 2 to allow for signage during road projects be read for a second time, seconded by Eagan.

Councilman Caputa moved that Bill No. 9678 be read for the third time, seconded by Manganelli. Motion carried and Bill No. 9678 was read for a third time and placed upon its passage.

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

Whereupon the Chair declared Bill No. 9678 to have passed and become Ordinance No. 8690.

Councilman Mulcahy moved that Bill No. 9680 an Ordinance amending Title III of the Florissant City Code, Schedule III Table III-B “Two-Way Stops” by adding “St. Michael at Aubuchon” be read for the second time, seconded by Schildroth.

Councilman Mulcahy moved that Bill No. 9680 be read for the third time, seconded by Eagan. Motion carried and Bill No. 9680 was read for a third time and placed upon its passage.

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

Whereupon the Chair declared Bill No. 9680 to have passed and become Ordinance No. 8691.

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

Councilman Mulcahy moved to accept the Request to authorize a transfer of Special Use permit no. 8025 from Monro Muffler, Inc d/b/a Auto Tire to RNR of Missouri, LLC d/b/a RNR Tire Express for the operation of an automotive service garage located at 530 N. Hwy 67, seconded by Caputa. Motion carried.

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

Councilman Mulcahy introduced Bill No. 9682 an Ordinance authorizing an amendment to Special Use Permit No. 7321 to allow for the expansion of Clement Olympic Motors located at 1760, 1780, & 1790 N. Hwy 67 was read for the first time.

Councilman Mulcahy introduced Bill No. 9683 an Ordinance authorizing a transfer of Special Use Permit no. 8025 from Monro Muffler, Inc d/b/a Auto Tire to RNR of Missouri, LLC d/b/a RNR Tire Express for the operation of an automotive service garage located at 530 N. Hwy 67 was read for the first time.

Councilman Mulcahy moved to suspend the rules to allow to hear from the petitioner, seconded by Schildroth. Motion carried.

Steve Carrico, petitioner, stated the property would be used for the sale of tires and other after market wheel parts. Mr. Carrico stated there would be about 9 employees working at the location.

Councilman Mulcahy verified no tires or cars would be stored outside overnight.

Councilman Mulcahy moved that Bill No. 9683 be read for a second time, seconded by Schildroth. Motion carried and Bill NO. 9683 was read for a second time. Councilman Mulcahy moved that Bill No. 9683 be read for a third time, seconded by Siam. On roll call the Council voted: Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes. Having received a unanimous vote of all members present Bill No. 9683 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: Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes.

Whereupon the Chair declared Bill No. 9683 was passed and became Ordinance No. 8692.

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

Councilman Siam stated the Ward 9 clean up would be held on Sunday, May 23 and more information would be coming later regarding the location and time.

Councilman Parson thanked everyone for the Ward 8 trash cleanup and the Florissant Police Department for helping with traffic. Mr. Parson thanked all the Florissant Police Officers and Mr. Eagan for his service to the City of Maryland Heights.

Councilwoman Pagano stated Gateway Disposal will be collecting bulk trash items for Ward 7, 8, & 9 on Saturday, May 15. Ms. Pagano thanked all Police Officers and Families for their service. She

continued that the construction on 270 was still taking place and asked the public to be patient with the project.

Councilman Mulcahy thanked all police officers for everything they do and the citizens who worked on the Old Town Beautification Day. Mr. Mulcahy stated the Ward 6 cleanup would be Saturday, May 15, at 10am at Crest Bowl and Church of the Master.

Councilman Caputa stated Ward 4 Neighborhood Watch is holding a clean up on Saturday, May 15 at 10am, meeting at Patterson Plaza. Mr. Caputa reminded residents to lock up firearms in their house and to join the Neighborhood Watch.

Councilman Eagan reminded the TEAM food pantry is always accepting donations. Mr. Eagan stated Ward 3 resident Hannah Houston is serving in the United States Navy as a fireman aboard USS Dewey and received the Navy and Marine Achievement Award. He continued that March 13, 2022 will be the St. Patrick's Day run, parade, and festival and more information is on the Facebook page.

Councilman Manganelli thanked the police officers of Florissant and surrounding areas. Mr. Manganelli reminded residents of the Ward 2 cleanup which has been rescheduled for May 22.

Councilman Harris thanked Police Officers in Florissant and around the country for their service. Mr. Harris stated the last week was teacher, principal, and school nurse appreciation.

Councilman Schildroth thanked everyone who participated in the Mayor's food drive the past Saturday. Mr. Schildroth reminded residents not to blow grass clippings in the street because it can cause sewers to back up.

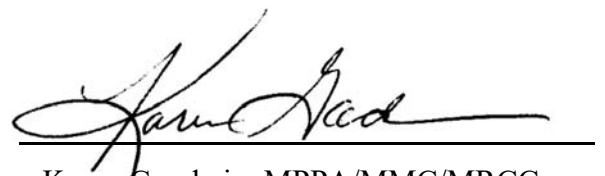
The next item was *Mayor Announcements*.

Mayor Lowery congratulated Council President Keith Schildroth for receiving the North County Public Service Award. He stated the 2021 Valley of Flowers Queen and crowned this weekend and congratulated the winners of the court as well as the other winners of various competitions. Mayor Lowery reminded residents of the Mayors for Meals event on Tuesday, May 18 at the JFK Center collecting items for the St. Louis Food Bank from 9am to noon. On Saturday, May 15, at the James J. Eagan Center the City of Florissant will cohost with the Greater North County Chamber of Commerce, a Business Showcase and Career Fair. Midwest Recycling Center will hold an electronics recycling event on Saturday, May 22 from 10am to 1pm at St. Ferdinand Park. Mayor Lowery stated two more vaccination events are taking place on Saturday, May 15 and Saturday, May 22 from 9am to 3pm. He informed the city would hold a ceremony to dedicate a plaque to Officer Reef on Wednesday, May 26 followed by the Proud to be an American night out event on St. Francis St at 6pm. Mayor Lowery stated

the city would have a Memorial Day remembrance on Monday, May 31 at the James J. Eagan Center beginning at 1pm. Mayor Lowery stated the Music Under the Stars Concerts would be returning to St. Ferdinand Park this summer.

The Council President stated that the next regular City Council Meeting will be Monday, May 24, 2021 at 7:00 pm in person in the Council Chambers.

Councilman Siam moved to adjourn the meeting, seconded by Manganelli. Motion carried. The meeting was adjourned at 8:23 p.m.


Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9673	Ord. 8685
Bill No. 9674	Ord. 8686
Bill No. 9672	Ord. 8687
Bill No. 9676	Ord. 8688
Bill No. 9677	Ord. 8689
Bill No. 9678	Ord. 8690
Bill No. 9680	Ord. 8691
Bill No. 9683	Ord. 8692

OFFICE OF



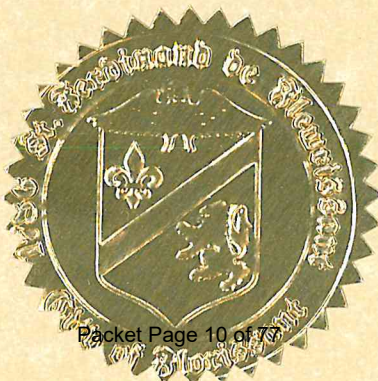
THE MAYOR

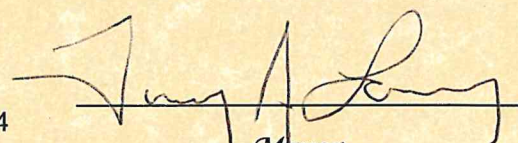
CITY OF FLORISSANT

- WHEREAS:** The City of Florissant cherishes the value dignity of each person and appreciates the importance of equality and freedom, and
- WHEREAS:** All are welcome in the City of Florissant to live, work, play and every family, in any shape, deserves a place to call home where they are safe, happy and supported by friends and neighbors, and
- WHEREAS:** The City of Florissant denounces prejudice and unfair discrimination based on age, gender identity, gender expression, race, color, religion, martial status, national origin, sexual orientation or physical attributes as an affront to our fundamental principles, and
- WHEREAS:** Pride month began in June of 1969 on the one-year anniversary of the Stonewall Uprising in New York City after LGBTQ+ and allied friends rose up and fought against the constant police harassment and discriminatory laws that have since been declared unconstitutional, and
- WHEREAS:** The landmark Supreme Court decision of 2015 guaranteeing marriage equality in all 50 states was a historic victory for LGBTQ Americans and continues to affirm our belief that we are all freer when we are treated as equals, and
- WHEREAS:** It is imperative that young people in our community, regardless of sexual orientation, gender identity and expression, feel valued, safe, empowered and supported by their peers and community leaders, and
- WHEREAS:** Despite being marginalized, LGBTQ+ people continue to celebrate authenticity, acceptance and love.

NOW, THEREFORE, I, Timothy J. Lowery, MAYOR OF THE CITY OF FLORISSANT, MISSOURI, and Members of the City Council do hereby declare the Month of June 2021 as LGBTQ+ Pride Month in the City of Florissant

In Witness Whereof I hereunto Set My Hand And Cause To Be Affixed The Seal Of The City Of Florissant, Missouri, this 24th day of May 2021.




Mayor

CITY OF FLORISSANT

Public Hearing

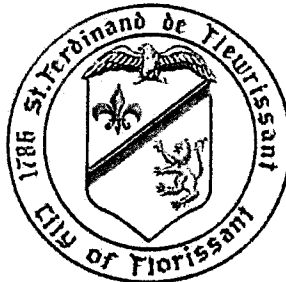


In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, May 24, 2021 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to Everything Fitness, LLC to allow for the operation of a fitness center greater than 2,000 s.f. in a 'B-3' Zoning District for the property located at 8 & 9 Mullanphy Gardens Shopping Center. 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 1 Zoning 'B-3'

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

SIGN [Signature] DATE: 5-8-21

SPECIAL PERMIT FOR 2,743 SQFT FITNESS CENTER IN A B3 ZONING
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # _____ TO ALLOW FOR 2,743 SQFT FITNESS CENTER
ordinance # _____ Statement of what the amendment is for.

LOCATION #1, #8, and #9 MULLANPHY GARDEN SHOPPING CENTER
Address of property.

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

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

Legal interest in the Property) OWNER REPRESENTATIVE
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
(B3) and that the deed restrictions for the property do not prohibit the use which
would be authorized by said Permit.

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

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

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

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

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

Ronald Hampp Ronald Hampp /ron@iconcontractinginc.com (314) 581-5200
PRINT NAME SIGNATURE email and phone

FOR Icon Contracting Inc. - OWNER REP
(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 Ronald Hampp

ADDRESS 1590 Ashby Road ST. Louis mo 63132
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL (314) 962-2211 /ron@iconcontractinginc.com
BUSINESS

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

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.

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 EVERYTHING FITNESS LLC
Address #7, #8, #9 Mullanphy Gardens Shopping Center Florissant MO 63031
Property Owner Mullanphy Garden Acquisitions, LLC
Location of property Mullanphy Gardens Shopping Center - Mullanphy Rd & SHACKLEFORD
Dimensions of property _____
Property is presently zoned B3 Requests Rezoning To (B3) 743 SQFT VARIANCE
Proposed Use of Property RETAIL CENTER
Type of Sign N/A Height N/A
Type of Construction _____ Number Of Stories ONE
Square Footage of Building EXISTING Number of Curb Cuts EXISTING
Number of Parking Spaces EXISTING Sidewalk Length EXISTING
Landscaping: No. of Trees EXISTING Diameter EXISTING
No. of Shrubs EXISTING Size EXISTING
Fence: Type N/A Length N/A Height N/A

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

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 V Corporation _____

(a) If an individual:

(1) Name and Address _____ NIA

(2) Telephone Number _____ NIA

(3) Business Address _____ NIA

(4) Date started in business _____ NIA

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

(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 LEANNE MONROE

(2) Telephone numbers _____

(3) Business address 3320 ST JOACHIM, ST ANNI MISSOURI 63079

(4) Name under which business is operated EVERYTHING FITNESS LLC

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

(c) If a corporation:

(1) Names & addresses of all partners _____ NIA

(2) Telephone numbers _____ NIA

(3) Business address _____ NIA

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

(5) Date of Incorporation _____ NIA

(6) Missouri Corporate Number _____ NIA

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

(8) Name in which business is operated _____ NIA

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

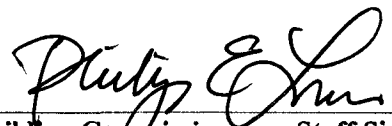
Provide a drawing of a location map showing the nearest major intersection.

SEE ATTACHMENT

OFFICE USE ONLY

Date Application reviewed 4/28/21

STAFF REMARKS: see staff report


Building Commissioner or Staff Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,


Everything Fitness LLC
LC1712083

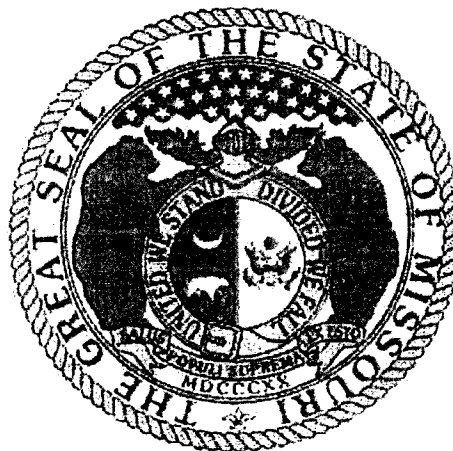
filed its Articles of Organization with this office on the 22nd day of June, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on 22nd day of June, 2020, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

Effective Date: June 22, 2020

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, the 22nd day of June, 2020.


Secretary of State



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

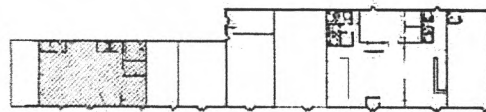
The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

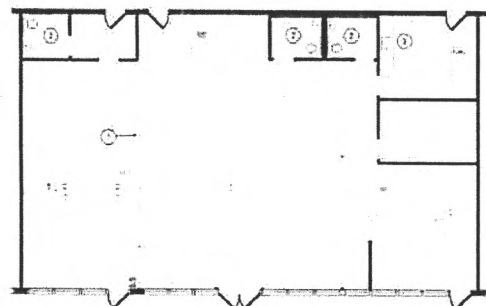
Name Erica Smith **On Behalf of** Hall of Gainz Fitness LLC

Title Organizer

Date 06/22/2020



KEY PLAN
SCALE = 1/8" = 1'-0"



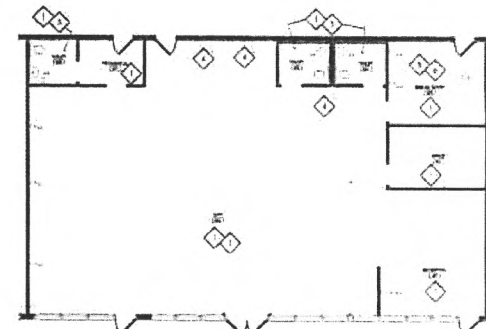
DEMOLITION PLAN
SCALE = 1/8" = 1'-0"

DEMOLITION KEYED NOTES

1. REMOVE ALL EXISTING 8" x 8" JOIST AND ALL PARTIALS
2. EXISTING FLOORING TO REMAIN ON AREA 3. AREA 3.1 AND 3.2 ARE TO BE DEMOLISHED
3. EXISTING FLOORING TO REMAIN ON AREA 3.3

GENERAL NOTES

ALL EXISTING MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.



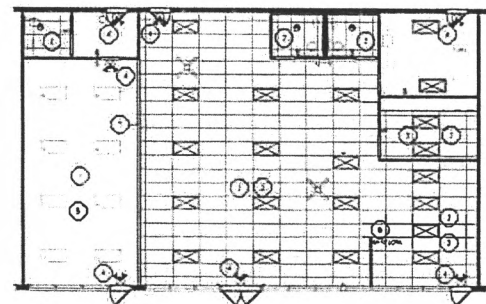
ARCHITECTURAL PLAN
SCALE = 1/8" = 1'-0"

ARCHITECTURAL KEYED NOTES

1. PROVIDE 4" x 8" STUDS AT 16" O.C. OVER ALL EXISTING FLOORING.
2. PROVIDE 1/2" x 12" JOIST OVER ALL EXISTING FLOORING.
3. EXISTING FLOORING TO REMAIN ON AREA 3.3.
4. EXISTING FLOORING TO REMAIN ON AREA 3.1 AND 3.2.
5. EXISTING FLOORING TO REMAIN ON AREA 3.4.
6. EXISTING FLOORING TO REMAIN ON AREA 3.5.
7. EXISTING FLOORING TO REMAIN ON AREA 3.6.
8. EXISTING FLOORING TO REMAIN ON AREA 3.7.
9. EXISTING FLOORING TO REMAIN ON AREA 3.8.
10. EXISTING FLOORING TO REMAIN ON AREA 3.9.

GENERAL NOTES

ALL EXISTING MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.



REFLECTED CEILING PLAN
SCALE = 1/8" = 1'-0"

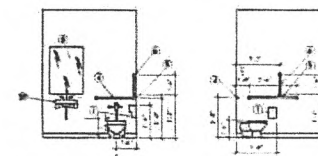
CEILING KEYED NOTES

1. REMOVE EXISTING 8" x 8" JOIST AND ALL PARTIALS
2. EXISTING FLOORING TO REMAIN ON AREA 3.3
3. EXISTING FLOORING TO REMAIN ON AREA 3.1 AND 3.2
4. EXISTING FLOORING TO REMAIN ON AREA 3.4
5. EXISTING FLOORING TO REMAIN ON AREA 3.5
6. EXISTING FLOORING TO REMAIN ON AREA 3.6
7. EXISTING FLOORING TO REMAIN ON AREA 3.7
8. EXISTING FLOORING TO REMAIN ON AREA 3.8
9. EXISTING FLOORING TO REMAIN ON AREA 3.9
10. EXISTING FLOORING TO REMAIN ON AREA 3.10

CEILING GENERAL NOTES

ALL EXISTING MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

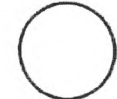
1. PROVIDE 4" x 8" STUDS AT 16" O.C. OVER ALL EXISTING FLOORING.
2. PROVIDE 1/2" x 12" JOIST OVER ALL EXISTING FLOORING.
3. EXISTING FLOORING TO REMAIN ON AREA 3.3
4. EXISTING FLOORING TO REMAIN ON AREA 3.1 AND 3.2
5. EXISTING FLOORING TO REMAIN ON AREA 3.4
6. EXISTING FLOORING TO REMAIN ON AREA 3.5
7. EXISTING FLOORING TO REMAIN ON AREA 3.6
8. EXISTING FLOORING TO REMAIN ON AREA 3.7
9. EXISTING FLOORING TO REMAIN ON AREA 3.8
10. EXISTING FLOORING TO REMAIN ON AREA 3.9



TOILET ROOM ACCESSORIES AND DETAILS
SCALE = 1/8" = 1'-0"

MICHAEL E BAUER
ARCHITECTURE
1111 S. MAIN ST.
ST. LOUIS, MO 63101
PH: 314.424.0095

GYM
SUITE NUMBER 7-8-9
MULLANPHY GARDEN SHOPPING CENTER
FLORISSANT, MISSOURI 63031



Issue Date	03 / 25 / 21
Revision Date	
1	
2	
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Project Number	21-010
Sheet Number	A-1



1 INTRODUCED BY COUNCILMAN MULCAHY
2 MAY 10, 2021

3
4 BILL NO. 9682

ORDINANCE NO.

5
6
7 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
8 **PERMIT NO. 7321 TO ALLOW FOR THE EXPANSION OF CLEMENT**
9 **OLYMPIC MOTORS LOCATED AT 1760, 1780 AND 1790 N HWY 67.**

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

14 WHEREAS, the Florissant City Council initially granted Special Use permit no. 7321 to
15 Ellis Denos d/b/a The Olympic for the operation of a pre-owned car dealership; and

16 WHEREAS ordinance no. 7321 was transferred by ordinance no. 8671 to Panuel Raj
17 Clement d/b/a The Olympic Motor Co. LLC; and

18 WHEREAS, an application has been filed by Panuel Raj Clement to amend ordinance no.
19 7321 as transferred to allow for the expansion of Clement Olympic Motors located at 1760, 1780
20 and 1790 N Hwy 67; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
22 meeting of April 19, 2021 has recommended that the Special Use Permit amendment for the
23 expansion; and

24 WHEREAS, due notice of public hearing no. 21-05-012 on said application to be held on
25 the 10th of May, 2021 at 7:00 P.M. by the Council of the City of Florissant was duly published,
26 held and concluded; and

27 WHEREAS, the Council, following said public hearing, and after due and careful
28 consideration, has concluded that the granting of an amendment to the Special Use Permit
29 authorized by Ordinance No. 7321, as hereinafter provided, would be in the best interest of the
30 City of Florissant and will not adversely affect the health, safety, morals and general welfare of
31 the City.

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

34
35 Section 1: Special Use Permit No. 7321 as transferred, is hereby amended to allow for
36 the expansion of Clement Olympic Motors as shown on attached Site Plan A-1 by Ballmann
37 Architects, dated April 12, 2021 with the following revisions as part of the record:

1. A compliant landscape plan shall be submitted for approval by the Building Commissioner.
2. Any lighting on the site shall be directed down and within the property lines so as to avoid causing glare and meet County regulations.
3. A compliant ADA van space, customer, staff and sales parking shall be striped and receive appropriate signage.
4. A land Disturbance permit shall be obtained as regulated and approved by the City Engineer.
5. The approval of this Special Use amendment vacates Ordinance No. 8542 for a child daycare center.

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

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

Adopted this ____ day of ____, 2021.

Keith Schildroth
President of the Council
City of Florissant

Approved this ____ day of ____, 2021.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

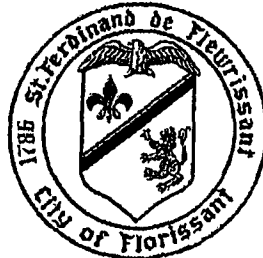


In accordance with Chapter 405.310 of the Florissant Zoning Code, a Public Hearing will be held by the City Council of Florissant, MO. virtually via the Zoom platform, on Monday, May 10, 2021 at 7:00 P.M. on the following proposition:

To amend Special Use permit no. 7321 to allow for expansion of Clement Olympic Motors at 1760, 1780, and 1790 N Hwy 67. 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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



City Of Florissant – Public Works
314-839-7648

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

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

Council Ward 6 Zoning 'B-3'

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

SIGN.

DATE:

SPECIAL PERMIT FOR _____
For operation of a pre-owned dealership located at
1645 N. New Florissant Road, Florissant, MO 63033

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

AMEND SPECIAL PERMIT #- 7321 TO ALLOW FOR _____
ordinance # _____
For expansion of the dealership at
1760, 1780 and 1790 N. Hwy 67
Statement of what the amendment is for.

LOCATION 1645 N. New Florissant Road, Florissant, MO 63033
Address of property. (Located adjacent to the existing dealership known
as Olympic Motor Company)

1) Comes Now A. 1790 N Hwy 67 Holdings LLC / Penuel Ray Clement
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

B. Olympic Motor Company L.L.C / Penuel Ray Clement
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) A. Fee Simple Owner / B. Operator
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 /
former dental office 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)

Penuel Baj Clerent / penuelc@gmail.com - 314-504-2181
PRINT NAME SIGNATURE email and phone

FOR A. 1790 N Hwy 67 Holdings LLC / B. Olympic Motor Company L.L.C.
(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 as fee simple owner of the property and as operator of the business
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 [Signature]

ADDRESS 1790 N, Hwy 67 Florissant Missouri 63033
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL [Business] / penuelc@gmail.com

Michael J. Baalman, RA - Baalman Architects

I (we) the petitioner (s) do hereby appoint Charles E. Dufour - Attorney as

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

[Signature]
Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation X Limited Liability Company

(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 Penuel Raj Clement
- (2) Telephone numbers 314-504-2181
- (3) Business address 1790 N. Hwy 67, Florissant, MO 63033
- (4) State of Incorporation & a photocopy of incorporation papers A. 1790 N Hwy Holdings LLC
Missouri - Charter No. LC1719983
- (5) Date of Incorporation 7/27/2020 B. Olympic Motor Company L.L.C.
Missouri - Charter No. LC0754939
- (6) Missouri Corporate Number A. LC1719983 / B. LC0754939
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Olympic Motor Company
- (8) Name in which business is operated Olympic Motor Company
- (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 _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties. North - Commercial (Existing Dealership Location)
South - Residential (Vacant)
2. Show location of property in relation to major streets and all adjoining properties. See attached Site Plan
East - Commercial
West - Commercial
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.

Lot 3 of North Florissant Road Subdivision, a subdivision of Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 206 page 71 of the Saint Louis County Records.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

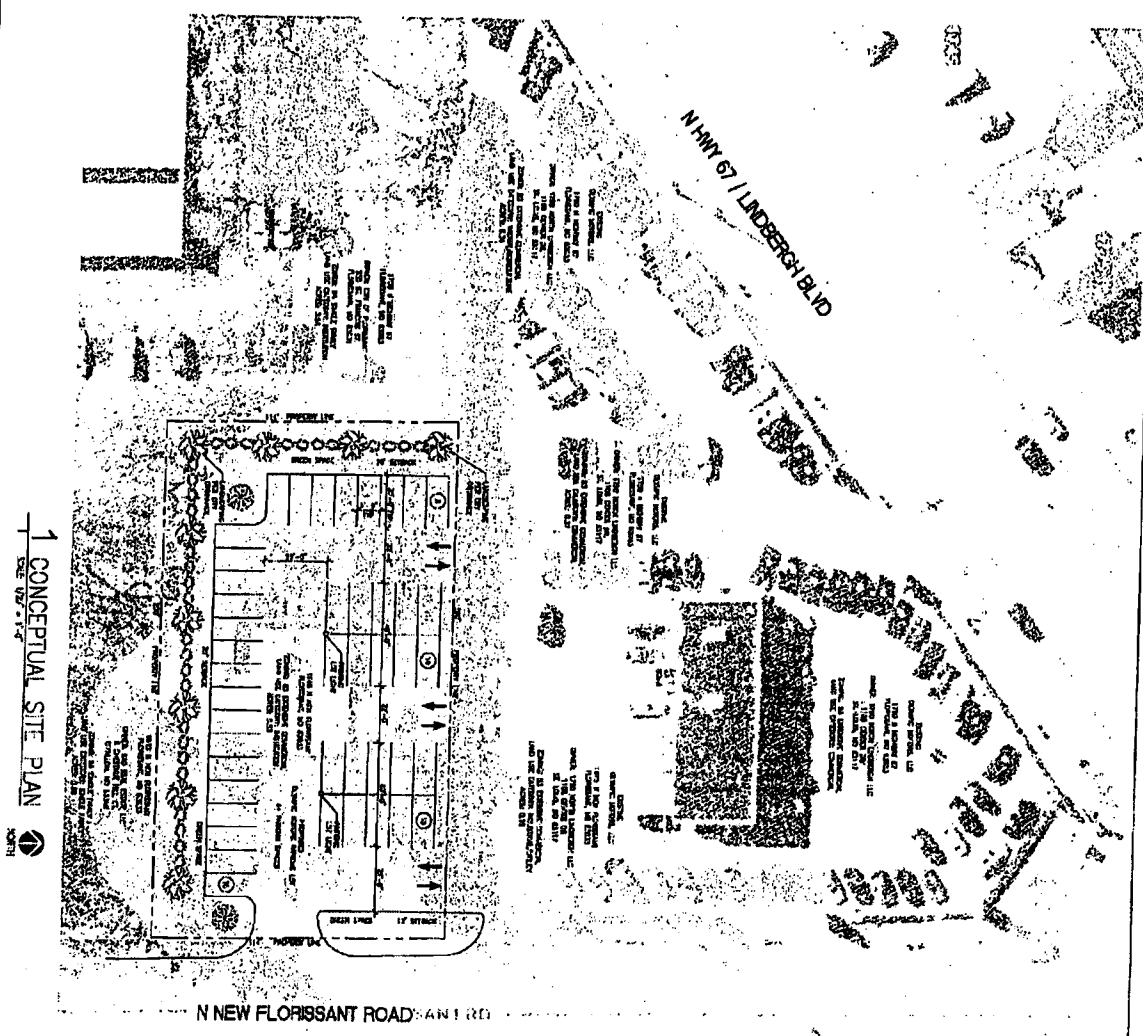
See attached Site Plan

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: See Staff report

Philip Ehr
Building Commissioner or Staff Signature



1 CONCEPTUAL SITE PLAN
 DATE: 02-14-14
 NORTH

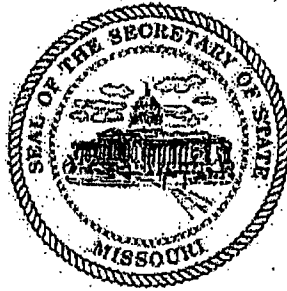
**SITE PLAN EXHIBIT
 FOR A
 SPECIAL USE PERMIT**

1645 N NEW FLORISSANT
 FLORISSANT, MO 63033
 NORTH FLORISSANT ROAD SUBDIVISION
 LOCAL DESCRIPTION: LOT 13 BOLDEN & S 22 81
 LOT DIMENSIONS: 0114 / 0114 - 0200 / 0200
 OWNER: 1790 N HWY 67 HOLDINGS
 1108 CENTER DR.
 ST. LOUIS, MO 63117
 ZONING: R3 EXTENSIVE COUNTRY
 LAND USE CATEGORY: RECREATION
 ACRES: 0.53

NOTE:
 SITE PLAN INFORMATION OBTAINED FROM
 ST. LOUIS COUNTY GIS SERVICES CENTER
 AND LAND INFORMATION PROJECT
 INFORMATION DATABASE

 BALDMAN ARCHITECTS 1645 N NEW FLORISSANT FLORISSANT, MO 63033 TEL: 636.391.1111 FAX: 636.391.1112 WWW.BALDMANARCHITECTS.COM	DATE: 02-14-14 PROJECT: CONCEPTUAL SITE PLAN DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]	New Conceptual Site Plan for: Olympic Motor Company LLC 1645 N. New Florissant Road Florissant, Missouri 63033	SHEET: A-1 CONCEPTUAL SITE PLAN EXHIBIT
	PROJECT NAME: 1790 N HWY 67 1108 CENTER DR. ST. LOUIS, MO 63117	PROJECT NUMBER: 1790 N HWY 67 1108 CENTER DR. ST. LOUIS, MO 63117	PROJECT NAME: 1790 N HWY 67 1108 CENTER DR. ST. LOUIS, MO 63117

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

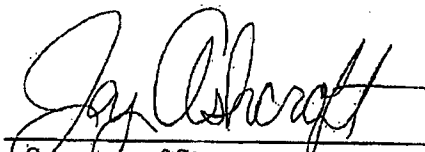
CERTIFICATE OF GOOD STANDING

I, John R. Ashcroft, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

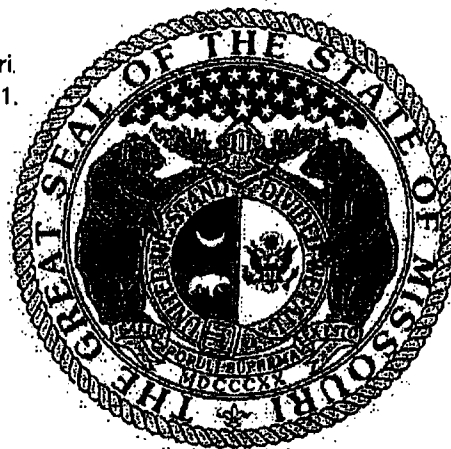
1790 N HWY 67 Holdings, LLC
LC1719983

A Missouri entity was created under the laws of this State on 7/27/2020, and is Active, having fully complied with all the requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and
cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, the 22nd day of January, 2021.


Secretary of State

Certification Number: CERT-IN52557



STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

1790 N HWY 67 Holdings, LLC

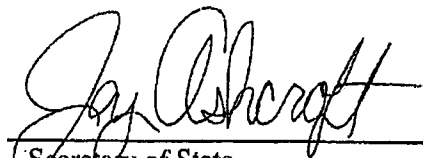
LC1719983

filed its Articles of Organization with this office on the 27th day of July, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on 27th day of July, 2020, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

Effective Date: July 27, 2020

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, the 27th day of July, 2020.


Secretary of State





State of Missouri

John R. Ashcroft Secretary of State

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

LC1719983
Date Filed: 07/27/2020
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

Reference Number SR71571

Receipt Number TR205475

1. The name of the limited liability company is: 1790 N HWY 67 Holdings, LLC

2. The purpose(s) for which the limited liability company is organized:

The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347RSMo.

3. The name and address of the limited liability company's registered agent in Missouri is:

Name Don R. Sherman

Address 7701 Clayton Road, St. Louis, Missouri, 63117, United States

4. The address of its principal place of business is:

1790 N Lindbergh, Florissant, Missouri, 63033, United States

5. The management of the limited liability company is vested in:

Member

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

7/27/2020

7. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual:

Perpetual

8. The name(s) and street address(es) of each organizer:

Name Don R. Sherman

Address 7701 Clayton Road, St Louis, Missouri, 63117, United States

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

The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

Name Don R. Sherman

Title Organizer

Date 07/27/2020

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

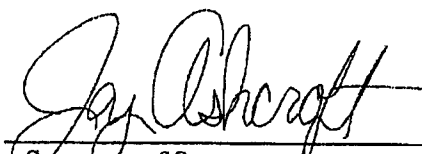
CERTIFICATE OF GOOD STANDING

I, John R. Ashcroft, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

Olympic Motor Company, L.L.C.
LC0754939

A Missouri entity was created under the laws of this State on 8/1/2006, and is Active, having fully complied with all the requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and
cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, the 22nd day of March, 2021.


Secretary of State

Certification Number: CERT-IN68880



State of Missouri



Robin Carnahan
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Olympic Motor Company, L.L.C.
LC0754939

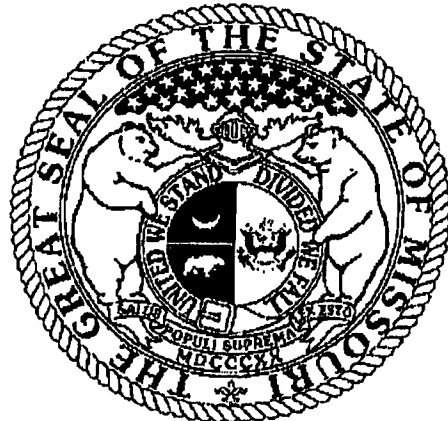
filed its Articles of Organization with this office on the 1st day of August, 2006, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, ROBIN CARNAHAN, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 1st day of August, 2006, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 1st day of August, 2006.

Robin Carnahan

Secretary of State





State of Missouri
Robin Carnahan, Secretary of State

File Number: 200621390254
LC0754939
Date Filed: 08/01/2006
Robin Carnahan
Secretary of State

Articles of Organization

1. The name of the limited liability company is:

Olympic Motor Company, L.L.C.

2. The purpose(s) for which the limited liability company is organized:

To sell, market and lease new and used automobiles; to repair and service automobiles; and to sell accessories, tires, gasoline and oil and other goods and services incidental to the selling of new and used automobiles.

The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.

3. The name and address of the limited liability company's registered agent in Missouri is:

Sherman, Don R
Name

7701 CLAYTON ROAD, St. Louis MO 63117
Address

4. The management of the limited liability company is: ☒ Manager ☐ Member

5. The duration (period of existence) for this limited liability company is:

12/31/2056

6. The name(s) and street address(es) of each organizer:

Mark D. Sadow, 7701 Clayton Rd., St. Louis MO 63117

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

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

Mark Sadow
(Organizer Name)



State of Missouri

John R. Ashcroft Secretary of State

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

X01421318
Date Filed: 09/29/2020
Expire Date: 09/29/2025
John R. Ashcroft
Missouri Secretary of State

Registration of Fictitious Name

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Reference Number SR135862

Receipt Number TR382959

The undersigned is doing business under the following name and at the following address:

Business name to be registered: Clement Olympic Motors

Business Address: 1790 N Highway 67

City, State and Zip Code: Florissant, Missouri, 63033

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Charter #	Name of Owners, Individual or Business Entity	Address	If Listed, Percentage of Ownership Must Equal 100%
LC0754939	Olympic Motor Company, L.L.C.	7701 CLAYTON ROAD, St. Louis, Missouri, 63117, United States	100

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

The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

Name Penuei R Clement **On Behalf of** Olympic Motor Company, L.L.C.

Title Owner

Date 09/29/2020

1
2
3

MEMORANDUM



4
5

CITY OF FLORISSANT- Building Division

6
7
8

"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: March 31, 2021
10 Revised 4/13/21

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

17
18 Subject: 1790 N Highway 67/1645 N New Florissant Rd (Clement Olympic
19 Motors) Request Recommended Approval to expand a Special Use in a
20 'B-3' Extensive Business District.
21

22
23
24

STAFF REPORT
CASE NUMBER PZ-040521-3

25

I. PROJECT DESCRIPTION:

26 This is a request to expand a Special Use in a 'B-3' Extensive Business District.
27

28

II. EXISTING SITE CONDITIONS:

29 The existing property adjacent to 1645 N New Florissant Rd recently was approved to
30 operate under Ordinance No. 8542 for a Child Day Care Center, however the property
31 was sold to the Car Sales establishment next door.
32

33 The subject property at 1645 N New Florissant Rd is approximately 0.53 acres built in
34 1952 per County record. Added to the existing car sales property of 1.45 acres, the entire
35 site would approach 2 acres.
36

37

III. SURROUNDING PROPERTIES:

38 The properties to the North of 1645 N New Florissant, the car sales includes 1675 N
39 New Florissant, 1760, 1780 and 1790 N Highway 67, all within the 'B-3' Extensive

40 Business District. The property to the South, 1615 N New Florissant Rd and the property
41 to the West, the Police Station, are within the 'R-4' Single Family Dwelling District.
42
43
44

45 **IV. STAFF ANALYSIS:**

46 Plan A-1 dated revised April 12, 2021 by Ballman Architects received from the
47 applicant includes paving the lot with spaces for cars for sale. **Compliant parking must**
48 **be met on the property, so the petitioner has sent photos of the existing customer**
49 **parking areas.** 1790 N Highway 67 has a building of 2460 s.f. per County Records,
50 therefore, parking for the establishment is 3/1000 s.f. of sales and showroom area,
51 therefore, assuming that the sales offices are 2000 s.f. of the existing building, a total of 6
52 parking for customers must be located on the property, including one van accessible
53 space.
54

55 Multiple lots exist as they do elsewhere on commercial properties. As long as the lots are
56 contiguously used, it is possible to continue the use of multiple lots treated as 1 property.
57 Complications could arise if a property is sold or altered or affects an adjacent property
58 per the zoning code.
59

60 Staff contacted the architects about showing compliant landscape plan or any site
61 lighting. ~~The architect response was that no new lighting is planned.~~
62

63 The architect was questioned if the site plan included a new curb cut. No new curb cut is
64 planned, see email attached dated 3/23/21.
65

66 **VI. STAFF RECOMMENDATIONS:**

67 **Suggested Motion:**

68 I move for **Recommended Approval** to expand a Special Use in a 'B-3' Extensive
69 Business District as shown on attached Site Plan A-1 by Ballmann Architects, dated
70 **April 12, 2021** with the following revisions as part of the record:

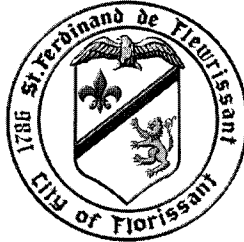
71 **Site Development Plan shall indicate:**

- 72 1. A compliant landscape plan shall be submitted for approval by the Building
73 Commissioner.
- 74 2. **Any lighting on the site shall be directed down and within the property lines**
75 **so as to avoid causing glare. and meet County regulations.**
- 76 3. **A compliant ADA van space, customer, staff and sales parking shall be**
77 **striped and receive appropriate signage.**
- 78
- 79 4. A Land Disturbance Permit shall be obtained **as regulated and approved by the**
80 **City Engineer, Tom Goldkamp, PE.**
- 81 5. The approval of this Special Use **amendment** vacates Ordinance No. 8542 for a
82 Child Day Care Center.
83

84 (End of report and suggested motion)

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MEMORANDUM



CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners Date: April 29, 2021

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

Subject: Request recommended approval of a Special Use to allow for a Fitness Center greater than 2000 s.f. at **7, 8, & 9 Mullanphy Gardens Shopping Center**, located in a 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-050321-1

I. PROJECT DESCRIPTION:

This is a request for recommended approval of a Special Use to allow for a Fitness Center greater than 2000 s.f. at **7, 8, & 9 Mullanphy Gardens Shopping Center**, located in a 'B-3' Zoning District.

II. EXISTING SITE CONDITIONS:

The existing property at 7, 8 & 9 Mullanphy Gardens is Commercial space within a 57,502 s.f. Shopping Center of multiple tenants.

The subject property contains 2743 square feet and will require removal of walls between the addresses. The existing building is aluminum and glass storefront with masonry.

The petitioner has prepared an application, attached, which states intended usage and location of the tenant space on the property.

III. SURROUNDING PROPERTIES:

The property occupies a block bounded by Mullanphy to the South, Shackelford to the West, Swallow to the North and Mullan Drive to the East. Therefore, the property has 4 front yards.

There is a lot at the corner, 1200 Shackleford, occupied by a Sinclair service station in a B-5 Zoning District. There are no side yard setbacks between the properties.

IV. STAFF ANALYSIS:

The application is accompanied by a Floor and Key Plan shown on plan A-1 by Michael E Bauer Architecture, dated 3/29/21. The following are staff comments:

1. Parking Calculation: 230 spaces required at the ratio of 4/1000 and 292 exist considering removal of a net 8 spaces by the drive-through bank.
2. Key Plan: Shows location of unit.
3. Floor Plan: Shows general space locations in the building and flow of interior with approximate dimensions.
4. Elevations: unchanged.
5. Landscape: unchanged.
6. Sign: No submission, therefore must comply with the sign code, section 520.
7. Occupants: From plans submitted for building permit on file, @ 50 s.f per person = 50 max.
8. One large room with maximum dimensions of about 52'x33' is shown on the plan, surrounded by ancillary spaces such as Office, Break Room, Toilets and Mechanical.
9. Parking: From section 405.225, parking for fitness centers include:
 - a. $3.33/1000$ s.f. for office; $14.5 \times 9' = 130$ s.f./1000 x 3.33 = 0.4
 - b. 1 per 100 s.f. of exercise floor area; $20 \times 7 + 52' \times 33' = 1856/100 = 18.6$
 - c. Total parking required = 19 spaces
 - d. Compare with retail required 4/1000; $2743 \times 4/1000 = 11$ spaces
 - e. Net add of 8 spaces to required parking in the lot.

The current zoning allows for a up to 2000 s.f. as a Permitted Use and over 2000 s.f. as a Special use, therefore, a review of plans by P&Z for recommend approval is requested.

VI. STAFF RECOMMENDATIONS:

There are no hours of operation stipulated. Plans for permit are entitled "Exercise Facility", therefore, personal training, weight training or small fitness classes may be anticipated.

Suggested Motion for 7, 8, 9 Mullanphy Gardens

I move to recommend approval of a Special Use to allow for a Fitness Center greater than 2000 s.f. at 7, 8, & 9 Mullanphy Gardens Shopping Center, located in a 'B-3' Zoning District, as shown on plan A-1 by Michael E Bauer Architecture, dated 3/29/21, no other stipulations to be part of the record.

(end of Staff Report and Suggested Motion)

1 INTRODUCED BY COUNCILMAN HERNANDEZ
2 JULY 24, 2006
3
4

5 BILL NO. 8234

ORDINANCE NO. 7321

6
7 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ELLIS**
8 **DENOS D/B/A THE OLYMPIC FOR THE OPERATION OF A PRE-**
9 **OWNED CAR DEALERSHIP LOCATED AT 1760, 1780 & 1790 N.**
10 **HIGHWAY 67.**
11

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

15 WHEREAS, an application has been filed by Ellis Denos d/b/a The Olympic. for the
16 operation of a pre-owned car dealership located at 1760, 1780 an 1790 N. Highway 67; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
18 meeting of July 6th, 2006 has recommended that the said Special Use Permit be granted with
19 certain conditions; and

20 WHEREAS, due notice of a public hearing on said application to be held on the 24th of
21 July, 2006 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and
22 concluded; and

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

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

29 Section 1: A Special Use Permit is hereby granted to Ellis Denos d/d/a The Olympic with
30 the following stipulations:

- 31 a. Trash enclosures shall be constructed of vinyl fencing with a solid re-
32 enforced metal gate.
33 b. Site lighting as per plans submitted.
34 c. Landscaping shall be in accordance with the submitted site plan.
35 d. Car washing area would take place with an approved drain to a sanitary
36 sewer system.

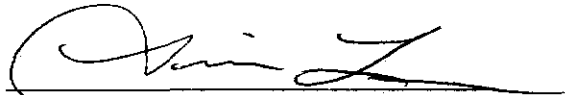
e. All signage shall meet Cit code or otherwise be approved by the amendment to the Special Use Permit.

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

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

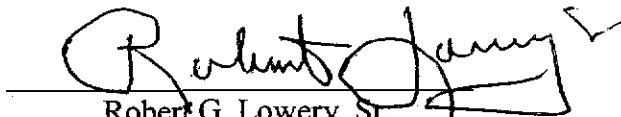
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 14 day of August, 2006.



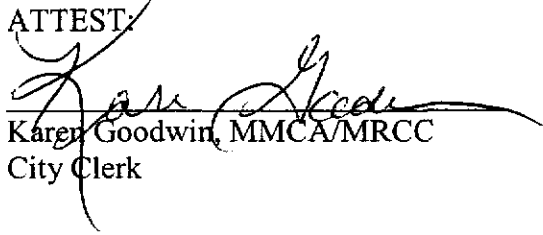
Tim Lee
President of the Council
City of Florissant

Approved this 16 day of August, 2006.

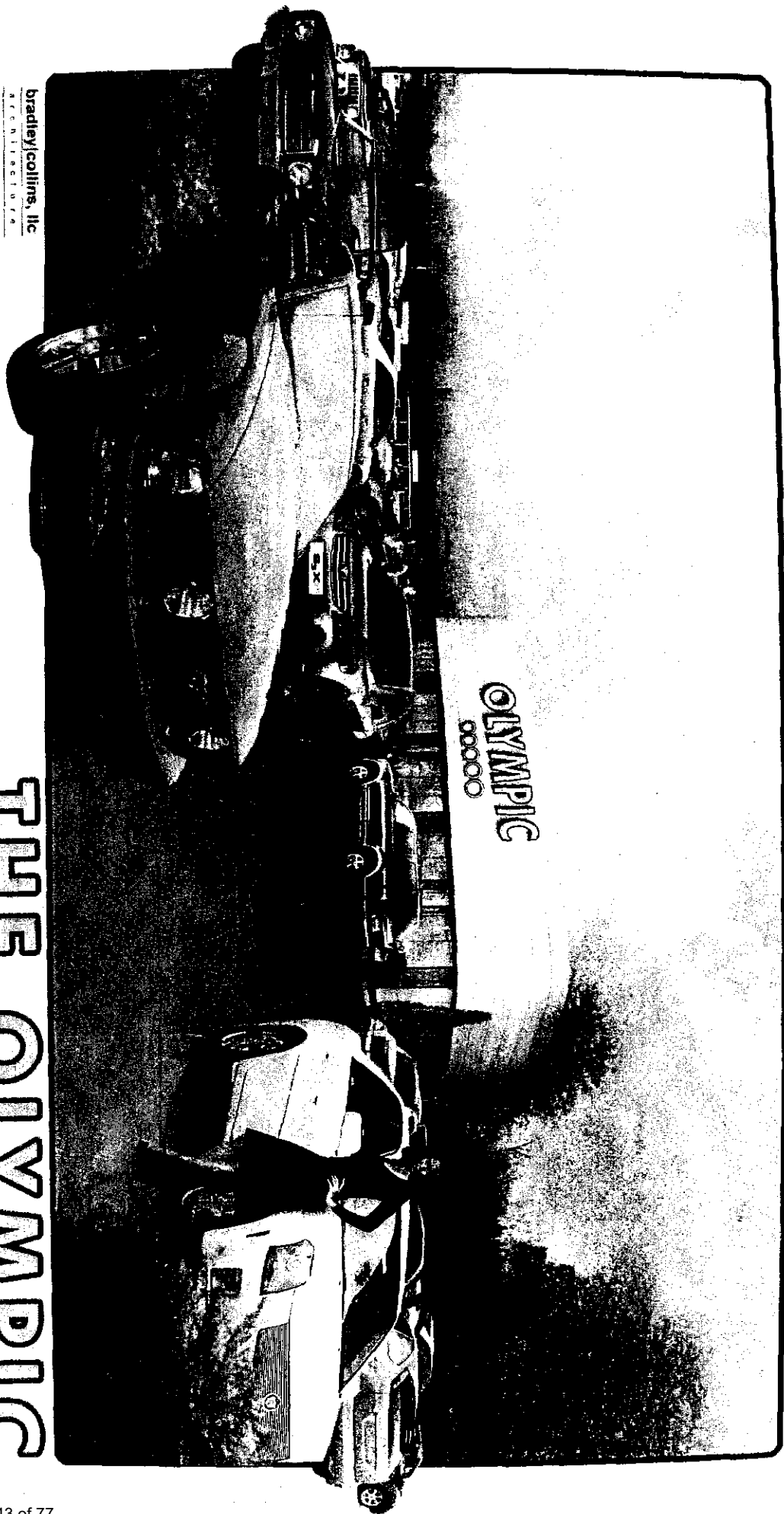


Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:



Karen Goodwin, MMCA/MRCC
City Clerk



bradley/collins, llc
architects
13000 Olive Avenue
St. Louis, MO 63114
phone: 314.968.2800

THE OLYMPIC
1790 North Highway 67 Florissant, Missouri 63303

PARKING AREAS

SITE PLAN

54,512 S.F. / 1.2 ACRES

BOXWOOD SHEDS
W/ HIDDEN POLLARDS

SPRICE TREES - NBB 29' 00" 397.38'

LINDBERGH BOULEVARD
N56 14' 00" 440.19'

PRIMARY ENTRY
/ SECURITY GATE
W/ POSITS

DISPLAY

CUSTOMER

SERVICE

EXIST. BLDG.
TO REMAIN

WASH

SERVICE

500 56' 00" W 218.74'

FLORISSANT ROAD

bradley/collins, llc
ARCHITECTS
131 east glendale avenue
St. Louis, MO 63103
PHONE 314.988.2800

RECOMMENDED APPROVAL
PLANNING & ZONING

1790 North Highway 67 Flourissant, Missouri 63033

THE OLYMPIC

SIGN: *Shirley H. Gray* DATE: 7/6/06

7/6/06

25'-0"

g'-0st

16'-0"

RECOMMENDED APPROVAL

PLANNING & ZONING

CHAIRMAN

SIGN: *Michael A. Papadakis*

DATE:

7/10/57

12'-0"

GRADE.

CONCRETE
BASE.

STEEL
COLUMN -
PAINT.

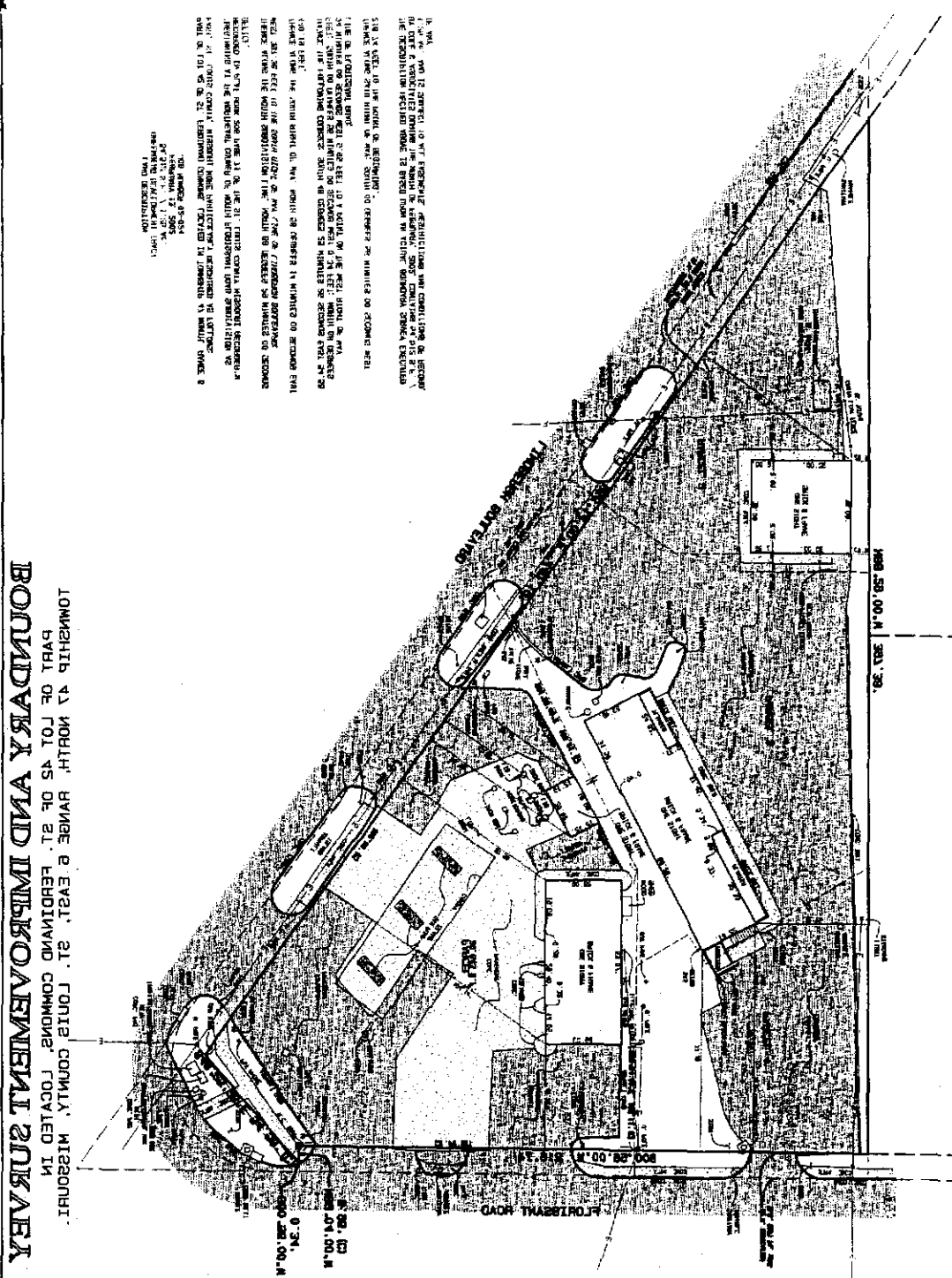
**STAINLESS
STEEL
LETTERS &
GRAPHICS.**

**'ALUCOBOND
ALUMINUM
COMPOSITE
PANEL
SYSTEM.**

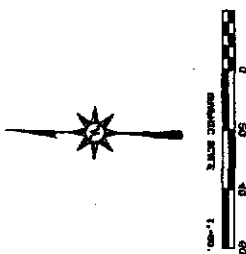
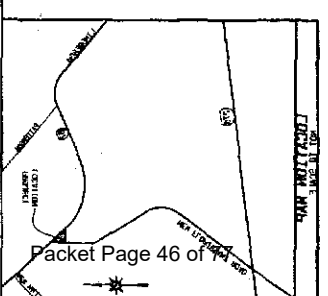
OLYMPIC

MOTORS

7/6/06



LOWSHIP "NORTH" RANGE & EAST. ST. LOUIS COUNTY, MISSOURI.
PART OF LOT 45 OF ST. FERDINAND CONGRESS. LOCATED IN
BOUNDARY AND IMPROVEMENT SURVEY

[illegible][illegible]



SITE PLAN EXHIBIT FOR A SPECIAL USE PERMIT

1645 N NEW FLORISSANT
FLORISSANT, MO 63033

NORTH FLORISSANT ROAD SUBDIVISION
LEGAL DESCRIPTION: LOT3 08J540592 5 22 81

LOT DIMENSIONS: 0114 /0114 - 0200 / 0200

OWNER: 1790 N HWY 67 HOLDINGS
1108 CENTER DR.
ST. LOUIS, MO 63117

ZONING: B3 EXTENSIVE COMMERCIAL
LAND USE CATEGORY: INSTITUTION
ACRES: 0.53

NOTE:
SITE PLAN INFORMATION OBTAINED FROM
SAINT LOUIS COUNTY GIS SERVICES CENTER
AND SAINT LOUIS COUNTY PROPERTY
INFORMATION DATABASE

**Olympic Motors
Company LLC**
1645 N. New Florissant Road
Florissant, Missouri 63033

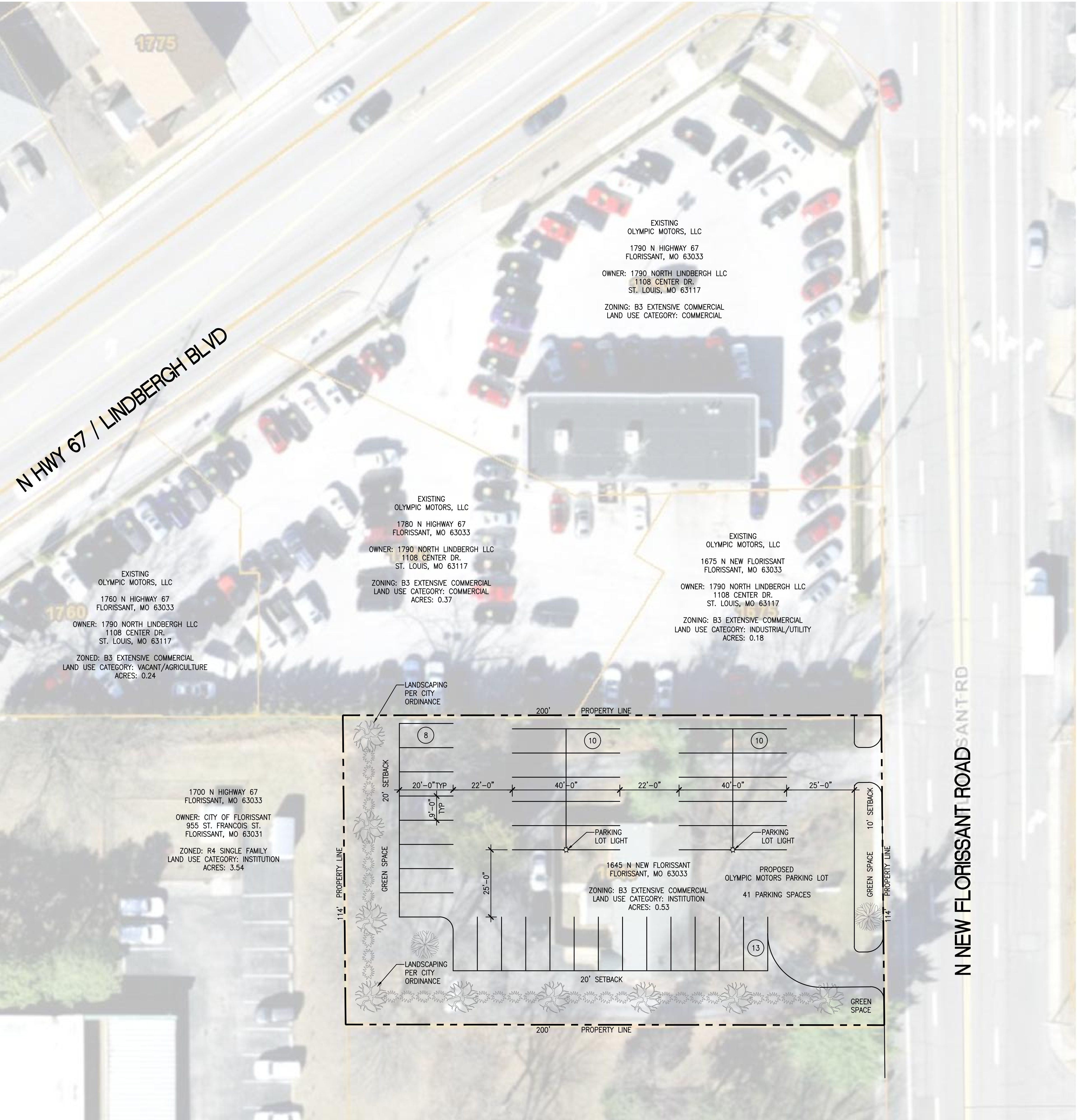
R#	DATE	ISSUE	
	3-18-2021	CONCEPTUAL SITE PLAN	
	4-9-2021	CONCEPTUAL SITE PLAN	
	4-12-2021	CONCEPTUAL SITE PLAN	



PROJECT MANAGER: MJB
DRAWN BY: JKL

PROJECT NUMBER
21-021
DATE
April 12, 2021

SHEET
A-1
CONCEPTUAL
SITE PLAN
EXHIBIT



1 CONCEPTUAL SITE PLAN

SCALE: $1/20'' = 1'-0''$



NORTH

SITE PLAN EXHIBIT FOR A SPECIAL USE PERMIT

1645 N NEW FLORISSANT
FLORISSANT, MO 63033

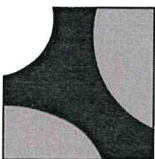
NORTH FLORISSANT ROAD SUBDIVISION
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SAINT LOUIS COUNTY GIS SERVICES CENTER
AND SAINT LOUIS COUNTY PROPERTY
INFORMATION DATABASE

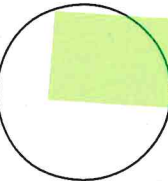


BAALMAN
ARCHITECTS

#2 Daniel Drive
O'Fallon, MO 63366
ph: 636.294.9811

New Conceptual Site Plan for:
**Olympic Motor
Company LLC**
1645 N. New Florissant Road
Florissant, Missouri 63033

DATE	ISSUE	R#
3-18-2021	CONCEPTUAL SITE PLAN	
4-9-2021	CONCEPTUAL SITE PLAN	
4-12-2021	CONCEPTUAL SITE PLAN	



Michael J. Baalman
ARCHITECT

PROJECT MANAGER: MJB
DRAWN BY: JKL

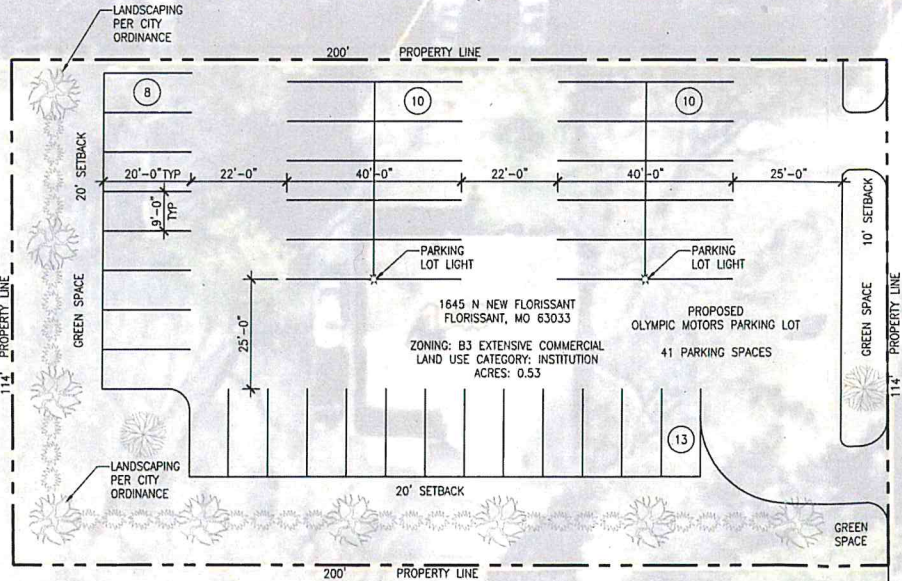
PROJECT NUMBER
21-021
DATE
April 12, 2021

SHEET
A-1
CONCEPTUAL
SITE PLAN
EXHIBIT

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE:



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



DRIVE-THROUGH RECONFIGURATION:

PLANNING & ZONING: 5/19/2021



1075 NORTH HIGHWAY 67
FLORISSANT, MO 63031



500 S EWING AVE, SUITE G | STL, MO 63103

314.421.5933 | www.lkeele.com



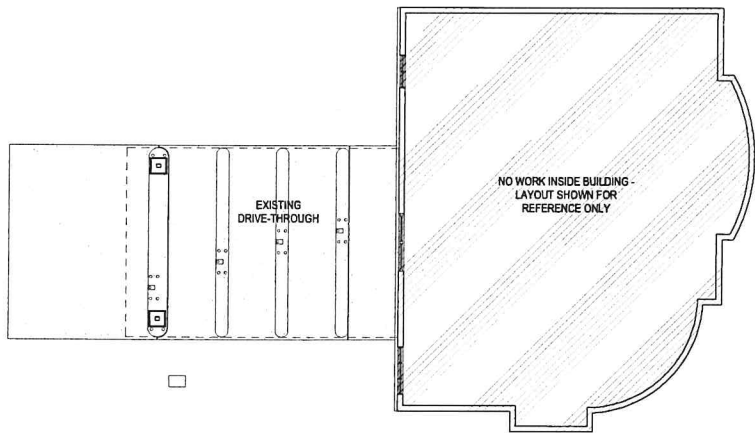
7372 MARIETTA AVENUE, MAPLEWOOD, MISSOURI 63143
314.405.8008 | www.grubbsandassociates.com



ENGINEERING CORPORATION

DYNAMIC PROCESSES ♦ SUSTAINABLE RESULTS
138 WELDON PARKWAY ST. LOUIS MO 63043
314.469.3737

WWW.GANDWENGINEERING.COM



1 EXISTING BUILDING FOOTPRINT
T-1 T-1 SCALE: 1/16" = 1'-0"



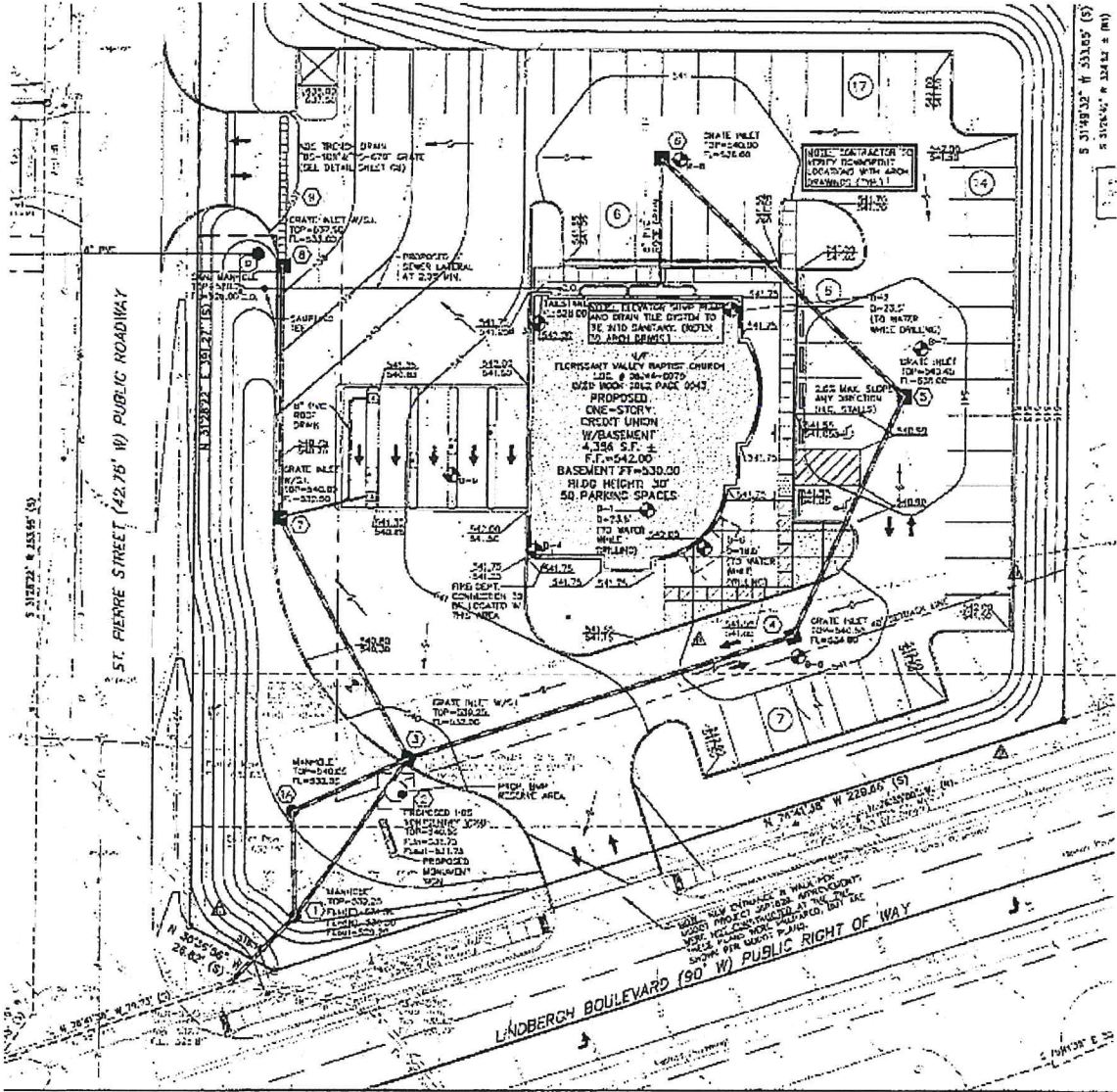
INDEX OF DRAWINGS		
NUMBER	SHEET TITLE	DATE
T-1	TITLE SHEET	XX/XX/XX
D-1	DEMOLITION PLANS	XX/XX/XX
A-1	FLOOR PLANS / DETAILS	XX/XX/XX

CODE INFORMATION	
CODE	2018 IBC
USE GROUP	B-BUSINESS (NO CHANGE)
CONSTRUCTION TYPE	EXISTING - NO CHANGE
OCCUPANT LOAD	48
ACTUAL BUILDING AREA	EXISTING - NO CHANGE
ACTUAL BUILDING HEIGHT	EXISTING - NO CHANGE
NUMBER OF EXITS	2
AUTOMATIC FIRE SUPPRESSION SYSTEM	EXISTING - NO CHANGE

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE:



SITE PLAN
NOT TO SCALE



- FLOOR PLAN KEYED NOTES**
- D.01 SAWCUT & REMOVE PAVEMENT TO EXTENTS SHOWN.
 - D.02 REMOVE CUSTOMER BANKING EQUIPMENT - CUT OFF PNEUMATIC TUBING ABOVE CEILING & CAP.
 - D.03 REMOVE BOLLARDS.
 - D.04 EXISTING CEILING TO REMAIN.
 - D.23 EXISTING PAVEMENT TO REMAIN.
 - D.25 REMOVE CONCRETE ISLAND.
 - D.27 EXISTING CONCRETE CURB/ISLAND TO REMAIN.

GRUBBS & ASSOCIATES
ARCHITECTURE • INTERIORS • SCENE DESIGN
7372 Marietta Avenue, Maryland, MO 63143 • 314.405.8908
www.grubbsandassociates.com

GRUBBS & ASSOCIATES, LLC
MO CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2016042499

L-KEELEY
500 S Ewing Ave, Suite G | STL, MO 63103

DRIVE-THROUGH RECONFIGURATION

Together
CREDIT UNION

1075 N. HIGHWAY 67 - FLORISSANT, MO 63031

PRELIMINARY
NOT FOR CONSTRUCTION

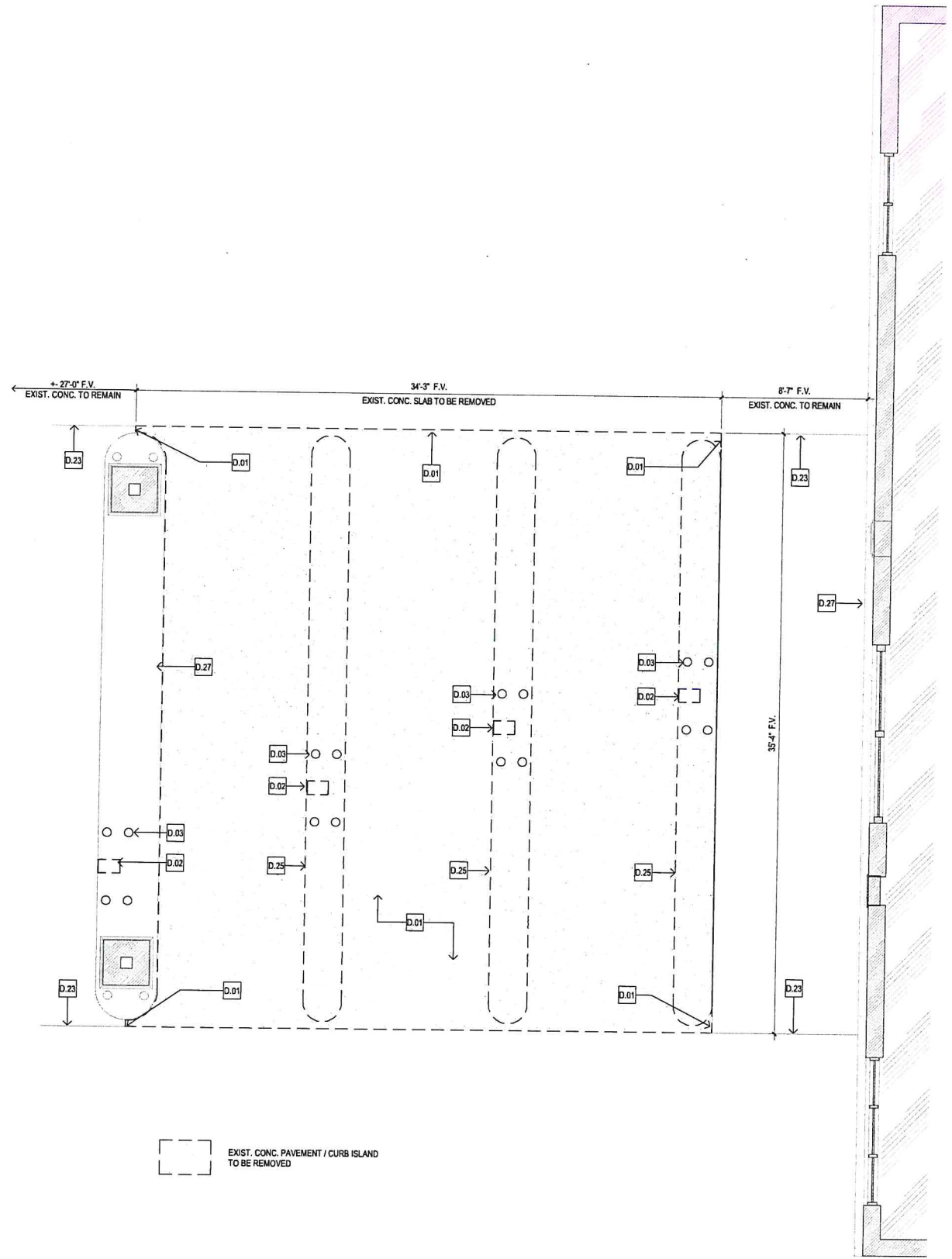
DAVID L. GRUBBS - ARCHITECT
MISSOURI A-3947

5/19/2021 - PLANNING & ZONING

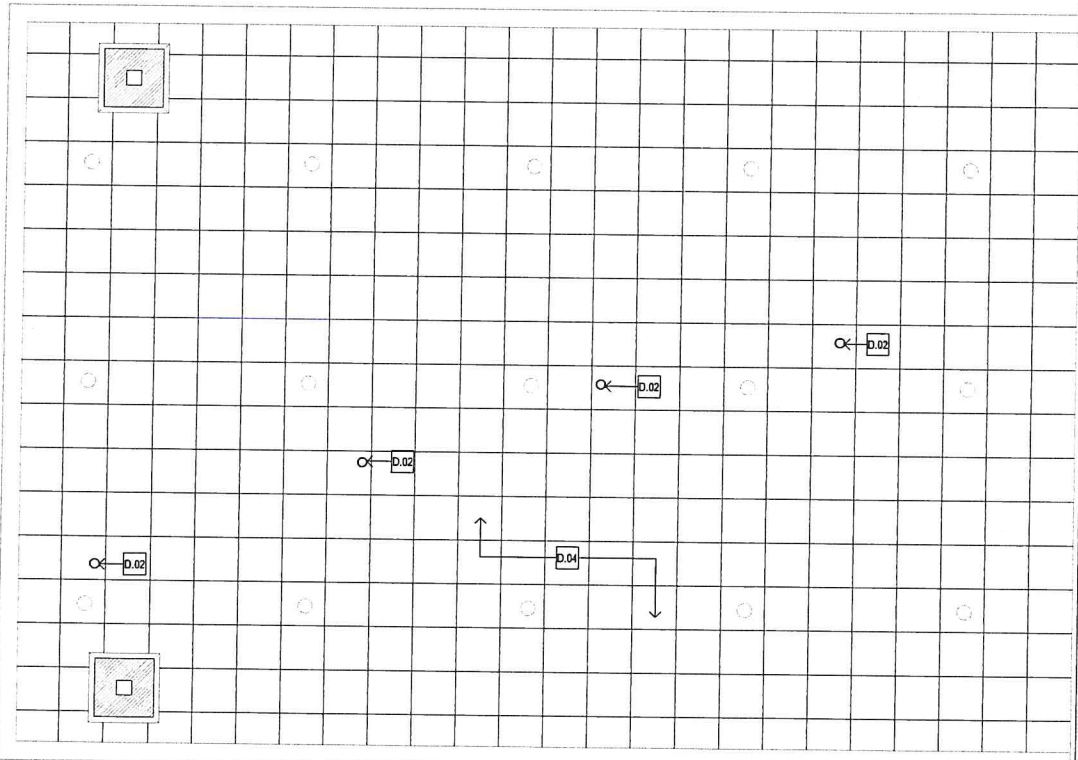
DEMOLITION PLANS

2121

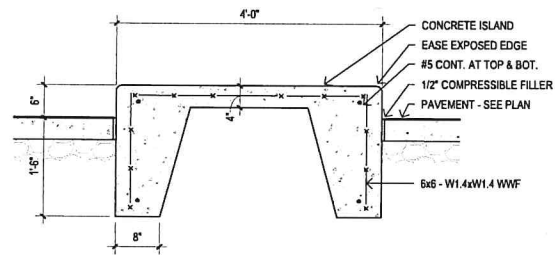
D-1



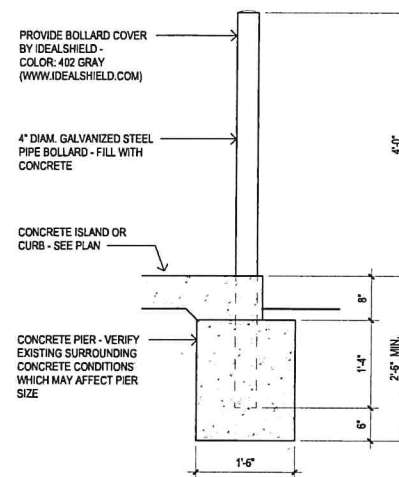
1 DEMO PLAN
D-1 D-1 SCALE: 1/4" = 1'-0"



2 DEMO REFLECTED CEILING PLAN



3 SECTION - CONC. ISLAND
A-1 A-1 SCALE: 3/4" = 1'-0"



4 BOLLARD DETAIL
A-1 A-1 SCALE: 3/4" = 1'-0"

FLOOR PLAN KEYED NOTES	
1.01	5" THICK CONCRETE PAVEMENT REINFORCED w/ WWF 6x6 W2.9/2.9 OVER COMPACTED GRAVEL BASE - SLOPE FOR POSITIVE DRAINAGE & TO AVOID PONDING WATER.
1.02	MATCH EXISTING GRADE.
1.03	CONCRETE ISLAND - SEE DETAIL 3/A-1.
1.04	EXISTING CONCRETE ISLAND (TO REMAIN) - PATCH AREAS WHERE BANK EQUIPMENT / BOLLARDS WERE REMOVED.
1.05	REPLACE CEILING PANEL (MATCH EXISTING) AT LOCATIONS OF REMOVED TUBES.
1.10	BOLLARD W/ COVER - 4" AT EACH NEW ITM IN ISLANDS - SEE 4/A-1.

GRUBBS & ASSOCIATES
ARCHITECTS • INTERIORS • SCULPTURE
7372 Marietta Avenue, Maplewood, MO 63143 • 314.455.8808
www.grubbsandassociates.com

GRUBBS & ASSOCIATES, LLC
MO CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2016042489

L-KEELEY
500 S EMMING AVE, SUITE G | STL, MO 63103

DRIVE-THROUGH RECONFIGURATION
Together
CREDIT UNION
1075 N. HIGHWAY 67 - FLORISSANT, MO 63031

PRELIMINARY
NOT FOR CONSTRUCTION

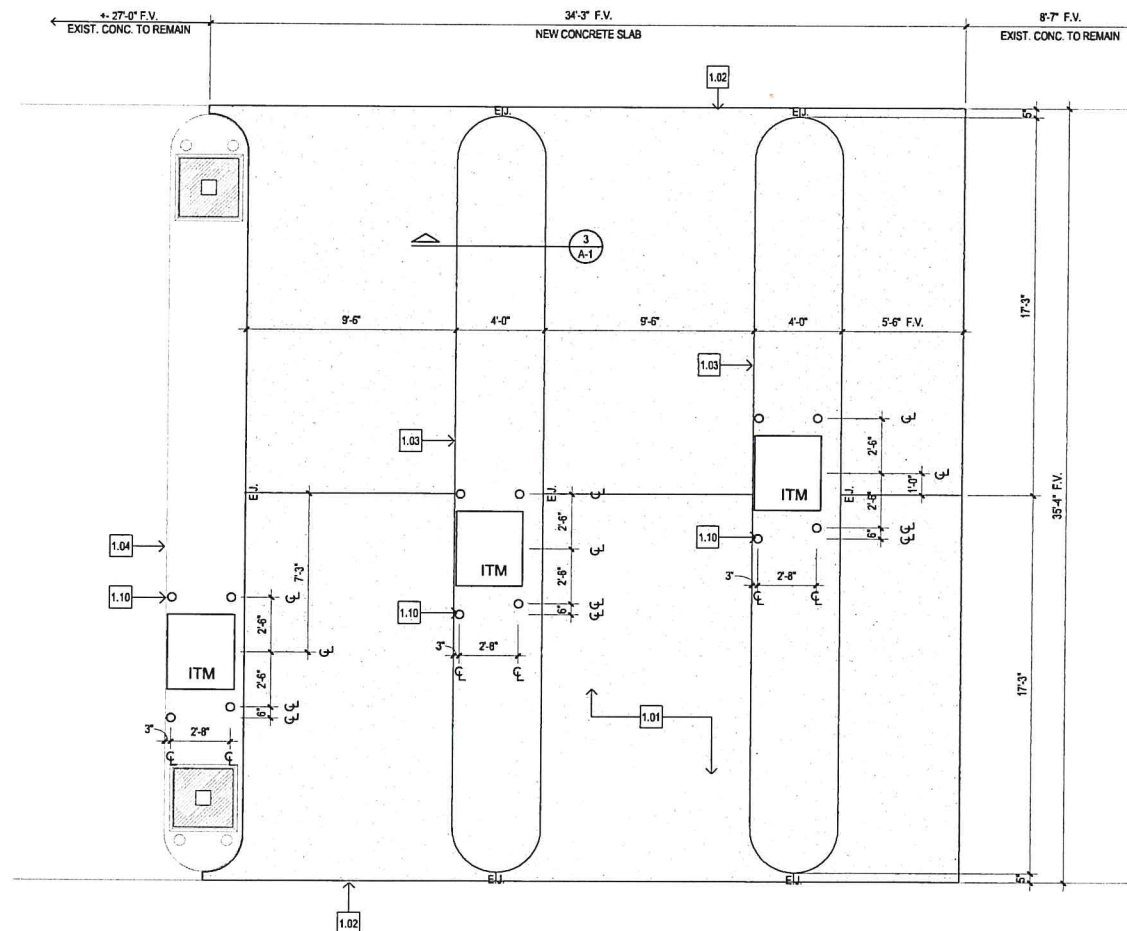
DAVID L. GRUBBS - ARCHITECT
MISSOURI A-3947

As Issued: 5/19/2021
5/19/2021 - PLANNING & ZONING

FLOOR PLANS / DETAILS

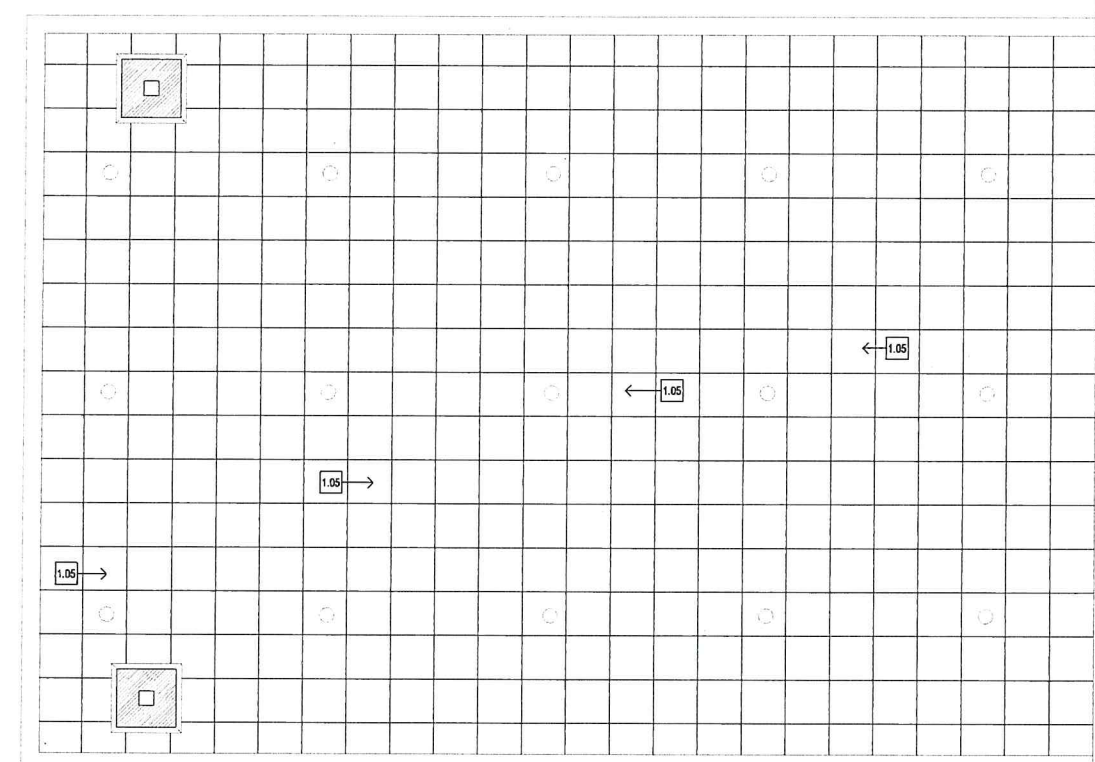
2121

A-1



NEW CONC. PAVEMENT / CURB ISLAND

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



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

1 INTRODUCED BY COUNCILMAN HARRIS
2 MAY 24, 2021

3
4 BILL NO. 9684

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO EVERYTHING**
7 **FITNESS, LLC TO ALLOW FOR THE OPERATION OF A FITNESS CENTER**
8 **GREATER THAN 2,000 S.F. IN A B-3 "EXTENSIVE BUSINESS DISTRICT"**
9 **FOR THE PROPERTY LOCATED AT 8 & 9 MULLANPHY GARDENS**
10 **SHOPPING CENTER.**

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a
14 fitness center greater than 2000 square feet in the City of Florissant; and

15 WHEREAS, an application has been filed by Everything Fitness LLC d/b/a Everything Fitness to
16 allow for the operation of a fitness center located at #8 & 9 Mullanphy Gardens Shopping Center; and

17 WHEREAS, the Planning and Zoning Commission at their meeting on May 3, 2021,
18 recommended that a Special Permit be granted; and

19 WHEREAS, due notice of public hearing no. 21-05-013 on said application to be held on the 24th
20 of May, 2021 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and
21 concluded; and

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

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

28
29 Section 1: A Special Use Permit is hereby granted to Everything Fitness LLC d/b/a Everything
30 Fitness for the operation of a fitness center greater than 2000 s.f. located at #8 & 9 Mullanphy Gardens
31 Shopping Center as show on plan A-1 by Michael E. Bauer Architecture, dated 3/29/2021.

32
33 Section 2: This ordinance shall become in force and effect immediately upon its passage and
34 approval.

35 Adopted this ____ day of _____, 2021.

36
37 _____
38 Keith Schildroth
39 President of the Council

40 Approved this ____ day of _____, 2021.

41
42 _____
43 Timothy J. Lowery
44 Mayor, City of Florissant

45 ATTEST: _____
46 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN MULCAHY
2 MAY 24, 2021

3
4 BILL NO. 9685

ORDINANCE NO.

5
6
7 **ORDINANCE AMENDING TABLE XIII-B “PARKING**
8 **PROHIBITED AT CERTAIN LOCATIONS AT ALL TIMES” BY**
9 **ADDING SECTIONS OF ST DENIS STREET.**

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

13
14 Section 1: Table XIII-B “Parking Prohibited at Certain Locations at all
15 times” is hereby amended by adding the following:

16
17 St. Denis Street - Both sides from St. Charles Street to St. Ferdinand Street.

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

21
22 Adopted this _____ day of _____, 2021.

23
24
25 _____
26 Keith Schildroth
27 President of the Council
28 City of Florissant
29

30
31 Approved this _____ day of _____, 2021.

32
33
34 _____
35 Timothy J. Lowery
36 Mayor, City of Florissant
37

38 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

5/14/2021

Mayor's Approval

Agenda Date Requested: 5/24/21

Description of request: Request to Place No Parking Signs on St. Denis Street,
Both Sides of the Street, from St. Charles Street to St. Ferdinand Street

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	No	3 readings? : Yes / No	Yes

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*Table XII-B
PARKING PROHIBITION CENTER
Location - All times*

CITY OF FLORISSANT

MEMO

TO: Todd Hughes
Director of Public Works

PA 5/17/21

DATE: May 14, 2021

FROM: Jason Timme
Street Superintendent



SUBJECT: Request to Place No Parking Signs on St. Denis Street,
Both Sides, from St. Charles Street to St. Ferdinand Street

The Traffic Commission reviewed the request to place no parking signs on St. Denis Street, on both sides of the street, from St. Charles Street to St. Ferdinand Street at its May 11, 2021 meeting. The Traffic Commission made a recommendation to restrict parking on St. Denis Street, on both sides of the street, from St. Charles Street to St. Ferdinand Street (see attached Minutes, Item 07/21).

**07/21 REQUEST TO PLACE NO PARKING SIGNS ON ST. DENIS STREET, BOTH
SIDES, FROM ST. CHARLES STREET TO ST. FERDINAND STREET
Approved
Ward 50**

Request was made to restrict parking on St. Denis Street, both sides, from St. Charles Street to St. Ferdinand Street. See email from Todd Hughes, Director of Public Works, April 12, 2021. Zach Schneider said he thinks that is a no brainer. He said he doesn't think we should have any cars parked on St. Denis Street at all. He said it is too narrow for the amount of traffic that goes up and down that street. Kim Redden agreed. Zach Schneider said there is just no room. He asked if anyone has any opposition to just moving forward and fast-tracking this one. All said no. Pete Fischer asked if there was something that could be done about the business to keep them from parking over the white line they painted, which they are doing right now. He said it does block your vision. He was wondering if there was anything that could be done to continue that white line up further. Kyle Rachow said they would have to measure where the actual street is and we might be able to put a white outside line on there. He said that street does have a little jog right where his parking lot starts. Kim Redden said you have a hard enough time seeing out as you are coming off of St. Charles to get onto St. Denis and looking to the north with the cars parked on the lot. If you have any other cars parked on the street on St. Denis, you can't see anything coming down that hill. Kyle Rachow said that was the reasoning behind bringing the striped area right there on the corner, which is obviously not working because he is parking on top of them. He said that was the area where specifically they mentioned putting bollards so no one would park there. He said he doesn't believe it was specified to go down the property line. He said he thinks it was specified to just be on the corner. He said they suggested the bollards

the morning and in the afternoon and they have cars parked on the Lindbergh side of St. Charles next to the apartment complex. He said he knows that the one car has expired temporary tags on it. He said that car is parked about 10 feet away from the stop sign which is too close. He said about five feet back from the stop sign is a fire hydrant and you are not supposed to park within 10 feet of a fire hydrant. He said this guy who owns the business is parking right there on top of the stop sign and the fire hydrant. Zach Schneider said he noticed that they park all the way up to the stop sign, and they put all the cars along the Lindbergh side of St. Charles next to the apartment complex. Greg Keil said that in speaking to his cousin, she told him that they didn't have any problems with the previous owner. It seems that this owner has a number of cars there long term, like permanent. Zach Schneider said he noticed a lot of the same vehicles sitting there for months. He said it is supposed to be an auto shop where you get in and get out. Dave Clasby said that some of these vehicles are high performance type vehicles which may take a little longer to work on. Greg Keil said he is for the no parking as long as it doesn't impede on residential property.

Motion was made by Don Adams to make a recommendation to restrict parking on St. Charles Street, both sides of the street, 75 feet from the intersection with St. Denis. Motion was seconded by Dave Clasby. On the roll call the commission voted: Don Adams – yes, Greg Keil – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and Kim Redden - yes. Motion carried. Item 06/21 was dropped from the Agenda.

on that corner because of the safety sight issue. Kyle Rachow said the other thing they are trying to work on too with Officer Tony Perry and Public Works is how many parking spots is that business actually allowed to have, and making him stripe his own parking lot. If he has more cars than the spaces allow then Officer Perry and the ordinance guys would have to take care of that. He said he thinks that is the steps they are in right now trying to figure out what needs to be done. He said you would like to see them busy, but it appears they are just storing junk cars there and they have run out of room. Zach Schneider asked if there are no parking signs going toward Lindbergh on St. Denis or is this just specifically from St. Denis to St. Ferdinand. Kim Redden said they are asking for signs on both sides. Zach Schneider said it does say both sides on the request. He said really there is no room to park in front of those apartments anyway. He was asking if we need to put signs there anyway. Kim Redden said that if you start putting no parking signs on St. Charles Street, is he going to start taking those vehicles and putting them on St. Denis. Do we want to prevent that from happening. He is going to end up moving those vehicles and where is he going to move them to. The most logical solution would be St. Denis. Greg Keil said he will go on the other side of St. Charles Street. Pete Fischer said St. Charles is really wide there so he will start parking those cars there. Kim Redden said there is too much traffic on St. Denis and that is a safety issue. She said if we are going to say yes to no parking on St. Charles, we need to say yes on St. Denis. Zach Schneider said he agrees.

Motion was made by Kim Redden to make a recommendation to restrict parking on St. Denis Street, both sides, from St. Charles Street to St. Ferdinand Street. Motion was seconded by Don Adams. On the roll call the commission voted: Don Adams – yes,

Greg Keil – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and
Kim Redden - yes. Motion carried. Item 07/21 was dropped from the Agenda.

**08/21 REQUEST WAS MADE TO PLACE NO PARKING SIGNS IN FRONT OF
1600 YEARLING
Approved
Ward 9**

Request was made to reconsider no parking in front of 1600 Yearling. Zach Schneider read the email from Karen Goodwin, City Clerk, April 14, 2021. Dave Clasby stated that this has been brought before the Traffic Commission before. Zach Schneider said it was brought to us before and we discussed it and really there was no reason for it. The majority of this committee went over there and looked at it. He said there is really no reason for a sign over there. It was stated that the only people who go through there live there. Kim Redden said that when she went over there Councilman Siam was actually sitting there across the street. She said she talked to him and asked him to go park where he thinks the problem is so he can explain it. She said he did. She said she came around and was talking to him and then another vehicle was coming around the curve and couldn't get through. He said this is exactly why we need the sign here. She said but there is not a lot of traffic up there unless it is the residents. She said when she pulled up further to let that person behind her go past, he actually sped up and was speeding through there. She said her only concern is when they start putting up no parking in these areas, it keeps people from slowing down because you have a natural deterrent there. Zach Schneider asked her if she was parked in the middle of the street. Kim Redden said she was pulled over and Councilman Siam was parked across the street on the curve. Zack Schneider asked why the car couldn't get

MaryAnn Fitzpatrick

Item 07/21

From: Jason Timme
Sent: Monday, April 12, 2021 11:22 AM
To: MaryAnn Fitzpatrick
Cc: Todd Hughes
Subject: FW: Laurenti Auto

MaryAnn,

Please add these two items to Traffic Commission:

No parking on St. Charles St. both sides 75' from intersection with St. Denis.

No Parking on St. Denis both sides from St. Charles St. to St. Ferdinand St.

*Thanks,
JT*

From: Todd Hughes
Sent: Monday, April 12, 2021 10:52 AM
To: Jason Timme <jtimme@florissantmo.com>
Subject: RE: Laurenti Auto

Please put on traffic committee.
Todd Hughes

From: Jason Timme
Sent: Monday, April 12, 2021 10:08 AM
To: Todd Hughes <THughes@florissantmo.com>
Cc: Tom Goldkamp <tgoldkamp@florissantmo.com>; Charlie Lograsso <clograsso@florissantmo.com>
Subject: Laurenti Auto

Todd,

We have had ongoing issues with Laurenti Auto and their parking situation that need to be addressed. I have been working with officer Toney Perry on this and have a couple probable solutions. First I think that we should make St. Charles St. no parking 75 feet from the intersection of St. Denis on both sides of the street, if you are ok with this could you please

request that it be added to Traffic Commission. The other issue at this location is sight obstruction looking East up St. Denis from St. Charles. We have painted lines on the lot and Charlie has met with the owner about not parking vehicles out there but it continues to be done. My only thought is to install 5 or 6 bollards about every 10' from St. Charles St. the only question would be if this is legal for us to do and how far back can we go into his lot. Apparently the Mayor is not happy with the situation over there so I think we need to do something and the no parking would be a good start.

*Thanks,
JT*

*Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653*

1 INTRODUCED BY COUNCILMAN MULCAHY
2 MAY 24, 2021

3
4 BILL NO. 9686

ORDINANCE NO.

5
6
7 **ORDINANCE AMENDING TABLE XIII-B “PARKING**
8 **PROHIBITED AT CERTAIN LOCATIONS AT ALL TIMES” BY**
9 **ADDING SECTIONS OF ST. CHARLES STREET.**

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

13
14 Section 1: Table XIII-B “Parking Prohibited at Certain Locations at all
15 times” is hereby amended by adding the following:

16
17 St. Charles Street - Both sides, 75 ft from the intersection of St. Denis

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

21
22 Adopted this _____ day of _____, 2021.

23
24
25 _____
26 Keith Schildroth
27 President of the Council
28 City of Florissant
29

30
31 Approved this _____ day of _____, 2021.

32
33
34 _____
35 Timothy J. Lowery
36 Mayor, City of Florissant
37

38 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

5/14/2021

Mayor's Approval:

Agenda Date Requested: 5/24/21

Description of request: Request to Place No Parking Signs on St. Charles Street,
Both Sides of the Street, 75 Feet from the Intersection with St. Denis

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	No	3 readings? : Yes / No	Yes

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

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For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

CITY OF FLORISSANT

MEMO

TO: Todd Hughes

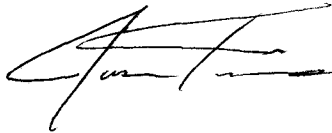
Director of Public Works

PA 5/11/21

DATE: May 14, 2021

FROM: Jason Timme

Street Superintendent



SUBJECT: Request to Place No Parking Signs on St. Charles Street, Both Sides, 75 Feet from the Intersection with St. Denis

The Traffic Commission reviewed the request to place no parking signs on St. Charles Street, on both sides of the street, 75 feet from the intersection with St. Denis at its May 11, 2021 meeting. The Traffic Commission made a recommendation to restrict parking on St. Charles Street, on both sides of the street, 75 feet from the intersection with St. Denis (see attached Minutes, Item 06/21).

**06/21 REQUEST TO PLACE NO PARKING SIGNS ON ST. CHARLES STREET, BOTH
SIDES, 75 FEET FROM THE INTERSECTION WITH ST. DENIS
Approved
Ward 5**

Request was made to restrict parking on St. Charles Street, both sides, 75 feet from the intersection with St. Denis. Zach Schneider read the email from Todd Hughes, Director of Public Works, April 12, 2021. Zach Schneider said he believes this is on the north side of St. Denis on St. Charles. Greg Keil said it just so happens that his cousin lives right next door and he talked to her about this. He said their house is up for sale and he thinks 75 feet would come past her property where they park their vehicle out in front of their house all the time. He said he thinks 75 feet is too far because it would impair the residents from parking right in front of their house. Kyle Rachow said he believes Jason Timme measured that out and he doesn't believe it goes in front of their house. He said the 75 feet goes up to their driveway. He said it goes right to the property line. Greg Keil said if it goes just up to the driveway that would be fine. Greg Keil said he noticed they painted some white lines up there and he knows one vehicle sits there kind of right on the line or a little over. Pete Fischer said it is about two foot over the white line. He said he pulled out there and he could see through the Cadillac's windows, but if it was another vehicle, it would block your vision from somebody coming down St. Denis. Don Adams said it looks like they put six or seven parking spaces in there with white stripes. He said the parking spaces should be about 10 foot wide. He said the six or seven spaces would be on their property and shouldn't affect Greg Keil's relatives. He said he likes working with businesses in Florissant and he has been by there several times. He feels that this business owner is the type that is thumbing his nose at Florissant. He recently, in the past two weeks, has been by there in

own private spot. Dave Clasby said that right now they are parked about three feet past that no parking sign and that is a violation right now. He said there is not enough room between the sign and the driveway to park a car there. Zach Schneider said what about past the driveway. He said there was a small black car that was parked just past the driveway when he was over there. He said that car was not marked as handicapped. Greg Keil said when he went by the car that was there did have a handicapped placard. The car that Greg Keil saw was a gray SUV. It was stated that the gray SUV was in the driveway and the other car was out in the street.

Zach Schneider said they also have a garage, but maybe it is used for something else. It was stated that it has always been the City's policy not to put handicapped parking spaces in front of homes. The request was made to put it before the Traffic Commission, but it has always been the policy of the City that we don't put handicapped signs in front of people's homes. Greg Keil said it just opens things up. Everyone is going to want one now. Zach Schneider said he is going to make a motion to deny this request.

Motion was made by Zach Schneider to make a recommendation not to place a handicap sign in front of 1310 Bluefield since it has always been the City's policy not to place handicap signs in front of private property. Motion was seconded by Kim Redden. On the roll call the commission voted: Don Adams – yes, Greg Keil – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and Kim Redden - yes. Motion carried. Item 05/21 was dropped from the Agenda.

the morning and in the afternoon and they have cars parked on the Lindbergh side of St. Charles next to the apartment complex. He said he knows that the one car has expired temporary tags on it. He said that car is parked about 10 feet away from the stop sign which is too close. He said about five feet back from the stop sign is a fire hydrant and you are not supposed to park within 10 feet of a fire hydrant. He said this guy who owns the business is parking right there on top of the stop sign and the fire hydrant. Zach Schneider said he noticed that they park all the way up to the stop sign, and they put all the cars along the Lindbergh side of St. Charles next to the apartment complex. Greg Keil said that in speaking to his cousin, she told him that they didn't have any problems with the previous owner. It seems that this owner has a number of cars there long term, like permanent. Zach Schneider said he noticed a lot of the same vehicles sitting there for months. He said it is supposed to be an auto shop where you get in and get out. Dave Clasby said that some of these vehicles are high performance type vehicles which may take a little longer to work on. Greg Keil said he is for the no parking as long as it doesn't impede on residential property.

Motion was made by Don Adams to make a recommendation to restrict parking on St. Charles Street, both sides of the street, 75 feet from the intersection with St. Denis. Motion was seconded by Dave Clasby. On the roll call the commission voted: Don Adams – yes, Greg Keil – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and Kim Redden - yes. Motion carried. Item 06/21 was dropped from the Agenda.

**07/21 REQUEST TO PLACE NO PARKING SIGNS ON ST. DENIS STREET, BOTH
SIDES, FROM ST. CHARLES STREET TO ST. FERDINAND STREET
Approved
Ward 5**

Request was made to restrict parking on St. Denis Street, both sides, from St. Charles Street to St. Ferdinand Street. See email from Todd Hughes, Director of Public Works, April 12, 2021. Zach Schneider said he thinks that is a no brainer. He said he doesn't think we should have any cars parked on St. Denis Street at all. He said it is too narrow for the amount of traffic that goes up and down that street. Kim Redden agreed. Zach Schneider said there is just no room. He asked if anyone has any opposition to just moving forward and fast-tracking this one. All said no. Pete Fischer asked if there was something that could be done about the business to keep them from parking over the white line they painted, which they are doing right now. He said it does block your vision. He was wondering if there was anything that could be done to continue that white line up further. Kyle Rachow said they would have to measure where the actual street is and we might be able to put a white outside line on there. He said that street does have a little jog right where his parking lot starts. Kim Redden said you have a hard enough time seeing out as you are coming off of St. Charles to get onto St. Denis and looking to the north with the cars parked on the lot. If you have any other cars parked on the street on St. Denis, you can't see anything coming down that hill. Kyle Rachow said that was the reasoning behind bringing the striped area right there on the corner, which is obviously not working because he is parking on top of them. He said that was the area where specifically they mentioned putting bollards so no one would park there. He said he doesn't believe it was specified to go down the property line. He said he thinks it was specified to just be on the corner. He said they suggested the bollards

MaryAnn Fitzpatrick

Item 06/21

From: Jason Timme
Sent: Monday, April 12, 2021 11:22 AM
To: MaryAnn Fitzpatrick
Cc: Todd Hughes
Subject: FW: Laurenti Auto

MaryAnn,

Please add these two items to Traffic Commission:

No parking on St. Charles St. both sides 75' from intersection with St. Denis.

No Parking on St. Denis both sides from St. Charles St. to St. Ferdinand St.

*Thanks,
JT*

From: Todd Hughes
Sent: Monday, April 12, 2021 10:52 AM
To: Jason Timme <jtimme@florissantmo.com>
Subject: RE: Laurenti Auto

Please put on traffic committee.
Todd Hughes

From: Jason Timme
Sent: Monday, April 12, 2021 10:08 AM
To: Todd Hughes <THughes@florissantmo.com>
Cc: Tom Goldkamp <tgoldkamp@florissantmo.com>; Charlie Lograsso <clograsso@florissantmo.com>
Subject: Laurenti Auto

Todd,

We have had ongoing issues with Laurenti Auto and their parking situation that need to be addressed. I have been working with officer Toney Perry on this and have a couple probable solutions. First I think that we should make St. Charles St. no parking 75 feet from the intersection of St. Denis on both sides of the street, if you are ok with this could you please

request that it be added to Traffic Commission. The other issue at this location is sight obstruction looking East up St. Denis from St. Charles. We have painted lines on the lot and Charlie has met with the owner about not parking vehicles out there but it continues to be done. My only thought is to install 5 or 6 bollards about every 10' from St. Charles St. the only question would be if this is legal for us to do and how far back can we go into his lot. Apparently the Mayor is not happy with the situation over there so I think we need to do something and the no parking would be a good start.

*Thanks,
JT*

*Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653*

1 INTRODUCED BY COUNCILMAN SIAM
2 MAY 24, 2021

3
4 BILL NO. 9687

ORDINANCE NO.

5
6
7 **ORDINANCE AMENDING TABLE XIII-B “PARKING**
8 **PROHIBITED AT CERTAIN LOCATIONS AT ALL TIMES” BY**
9 **ADDING PORTIONS OF YEARLING.**

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

13
14 Section 1: Table XIII-B “Parking Prohibited at Certain Locations at all
15 times” is hereby amended by adding the following:

16
17 Yearling - Inside curve of 1600 Yearling

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

21
22 Adopted this _____ day of _____, 2021.

23
24
25 _____
26 Keith Schildroth
27 President of the Council
28 City of Florissant
29

30
31 Approved this _____ day of _____, 2021.

32
33
34 _____
35 Timothy J. Lowery
36 Mayor, City of Florissant
37

38 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

5/14/2021

Mayor's Approval:

Agenda Date Requested: 5/24/21

Description of request: Request to Place No Parking Signs on the inside curve
in front of 1600 Yearling

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	No	3 readings? : Yes / No	Yes

Back up materials
attached:

Minutes	X
Maps	
Memo	
Draft Ord.	

Back up materials
needed:

Minutes	
Maps	
Memo	
Draft Ord.	

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For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

CITY OF FLORISSANT

MEMO

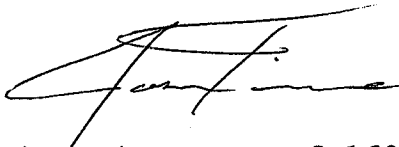
TO: Councilman Tommy Siam

DATE: May 14, 2021

THRU: Mayor Timothy J. Lowery

THRU: Todd Hughes
Director of Public Works

FROM: Jason Timme
Street Superintendent



SUBJECT: Request No Parking Signs in Front of 1600 Yearling

The Traffic Commission has reviewed the request to place no parking signs in front of 1600 Yearling at the May 11, 2021 meeting. The Traffic Commission has made a recommendation to place no parking signs on the inside curve in front of this address (see attached Minutes, Item 08/21).

Greg Keil – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and
Kim Redden - yes. Motion carried. Item 07/21 was dropped from the Agenda.

**08/21 REQUEST WAS MADE TO PLACE NO PARKING SIGNS IN FRONT OF
1600 YEARLING
Approved
Ward 9**

Request was made to reconsider no parking in front of 1600 Yearling. Zach Schneider read the email from Karen Goodwin, City Clerk, April 14, 2021. Dave Clasby stated that this has been brought before the Traffic Commission before. Zach Schneider said it was brought to us before and we discussed it and really there was no reason for it. The majority of this committee went over there and looked at it. He said there is really no reason for a sign over there. It was stated that the only people who go through there live there. Kim Redden said that when she went over there Councilman Siam was actually sitting there across the street. She said she talked to him and asked him to go park where he thinks the problem is so he can explain it. She said he did. She said she came around and was talking to him and then another vehicle was coming around the curve and couldn't get through. He said this is exactly why we need the sign here. She said but there is not a lot of traffic up there unless it is the residents. She said when she pulled up further to let that person behind her go past, he actually sped up and was speeding through there. She said her only concern is when they start putting up no parking in these areas, it keeps people from slowing down because you have a natural deterrent there. Zach Schneider asked her if she was parked in the middle of the street. Kim Redden said she was pulled over and Councilman Siam was parked across the street on the curve. Zack Schneider asked why the car couldn't get

around her. Kim Redden stated that the car couldn't get through. She said he was parked on one side and she was parked on the other side of the street and she was talking to him.

Dave Clasby stated that it is a 90 degree turn. He asked the officers if there were a lot of accidents there. Officer Feldman said no there weren't. Lieutenant Pfaff said there aren't a lot of accidents, but they do get complaints from the residents on the other side of the turn. He said when they come around the curve they end up in their yard. He said they are the real victims of the turn. Kim Redden said that was her biggest concern. She was worried that if someone takes that corner too fast they are going to end up in someone's house. Zach Schneider said there is no reason anyone would be cutting through there. Kim Redden agreed and said it is all the people who live in that area who would use it. Zach Schneider said he drove there twice a couple of days ago. He said, again, he didn't see any issue with it. Kim Redden said Councilman Siam has a smaller vehicle and you could still see around it. She said she is less inclined to putting up the no parking signs especially when you have speeders. Dave Clasby said this resident is okay with that and he thinks it is pretty tight up there. He said it is a lot tighter than all the other corners up there. He said he wouldn't have a problem with the no parking signs. He said if the homeowner that lives at 1600 thinks it might help, then he would say yes – put up the signs. Kim Redden said you really can't park across the street because of the driveways that are there. She said there is not enough room between the driveways for a vehicle. Kim Redden said she is on the fence with this one. Don Adams asked if this would be on the inside of the curve or on the outside of the curve. He was told it would be on the inside of the curve. Don Adams said the outside of the curve still creates a blind spot when you are coming around the curve. Zach Schneider said the same situation is just down the street at the next curve. Greg Keil said that guy has the four

reflectors. He has tried to take care of the problem himself. If you park up against the reflectors you can't open your car door. Pete Fischer asked how the Police Department feels about this. Lieutenant Pfaff stated it would not hurt to put up the no parking signs. He said, granted, it is for residential traffic only, it is not a common thoroughfare, it not a cut-through, and he doesn't know how much residents park on that side of the street, but he thinks it would be advantageous to put the signs there because it is on the inside of the curve and it is a blind turn at that point. He said it does become a danger if you do have someone that is driving and disregards going around the curve, and someone is on the other side, it is a blind turn. Dave Clasby said he has lived here since 1971 and has never been up in that court. Several others agree that they have never been back there either. It was stated that there is no reason to be back there unless you live there. Officer Feldman said that in the event that you have a neighbor that throws a party and you have parking on the street, it would be advantageous to have that, especially if you are going to have parking on both sides of the street. It would also be advantageous for emergency vehicles. If cars were parked on both sides of that curve they could not get through. Zach Schneider asked if the police could also put up one of those speed signs so we could track the speed and it will tell us the amount of traffic that is going up and down that street – just so we know.

Motion was made by Kim Redden to make a recommendation to place no parking sign on the inside of the curve in front of 1600 Yearling. Motion was seconded by Pete Fischer. On the roll call the commission voted: Don Adams – yes, Greg Keil – yes, Pete Fischer – yes, Zach Schneider – no, Dave Clasby – yes and Kim Redden - yes. Motion carried. Item 08/21 was dropped from the Agenda.

MaryAnn Fitzpatrick

Item 08/21

From: Karen Goodwin
Sent: Wednesday, April 14, 2021 9:04 AM
To: MaryAnn Fitzpatrick
Subject: FW: Request for No Parking in Front of 1600 Yearling - Ward 9

Hi MaryAnn,

Councilman Siam initially placed a bill on the Council agenda for this issue but had it removed. He then moved to refer this item back to the Traffic Commission for further consideration. He wanted me to pass on the following for the Traffic Commission to consider when they discuss this issue:

(Councilman Siam)

Please make the Traffic Commission aware of the following three things:

- 1) Multiple residents in the neighborhood are concerned about this and are asking me for this; it is a genuine issue;
- 2) I spoke with the resident of 1600 Yearling, Latrice Moore, and she stated that she was not opposed to this if it will be good to the neighborhood; and
- 3) Schedule XIII is full of "no parking" zones in residential areas, so we do have these already. There are "no parking" zones along the curves at Estates and Lisa, Stirrup and Turf, and Northridge and Gallop in my ward alone. So I believe the rationale for denying this request previously - that it would set a bad precedent and place an unreasonable burden on the City - was invalid.

Let me know if you need additional information.

Thank you,
Karen