I. **PLEDGE OF ALLEGIANCE**

II. **ROLL CALL OF MEMBERS**

III. **APPROVAL OF MINUTES**
- Meeting minutes and Executive Meeting minutes of February 11, 2019

IV. **PROCLAMATION**
- Fire Chief Scott Seppelt

V. **HEARING FROM CITIZENS**
(Speaker cards are available at the entrance to the Council Chambers)

VI. **COMMUNICATIONS**
None

VII. **PUBLIC HEARINGS**

<table>
<thead>
<tr>
<th>Application</th>
<th>Request to authorize a Special Use Permit for an adult Day Care center for the property located at 119 Flower Valley Shopping Center. (Planning and Zoning Commission recommended approval on 2/4/19)</th>
<th>Derek Kemp Sr.</th>
</tr>
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<tr>
<td>19-02-002</td>
<td>(Ward 9)</td>
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<tr>
<td>Staff Report Plans</td>
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<tr>
<td>Application</td>
<td>A request to issue an amendment to B-5 Ordinance no. 5239 to allow for an adult day care for the property located at 58 Grandview Plaza Shopping Center. (Planning and Zoning Commission recommended approval on 2/4/19)</td>
<td>Ashley Hall</td>
</tr>
<tr>
<td>19-02-003</td>
<td>(Ward 7)</td>
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<td>Staff Report Plans</td>
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<td></td>
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### VIII. OLD BUSINESS

#### A. BILLS FOR SECOND READING

| Memo | Ordinance amending Title 1, Section 120 “Boards And Commissions” Article VIII “Citizen Participation Committee” by deleting the section in its entirety and replacing it with a new section. | 2nd Reading Caputa |

### IX. NEW BUSINESS

#### A. BOARD APPOINTMENTS

#### B. RESOLUTIONS

| Resolution opposing unifying the City of St. Louis and St. Louis County into a new form of government, currently referred to as a “Metropolitan City,” through constitutional amendment, as it would disenfranchise local voters by submitting a purely local matter to a State-Wide referendum and subjugate the will of the voters in those political subdivisions to the will of the many. | Council as a whole |

| Resolution authorizing the mayor of the City of Florissant to make application under the Municipal Parks Grant for planning services at Koch Park to include updated restrooms, playground, picnic areas and accessible paths to all amenities. | Council as a whole |

#### C. REQUESTS

| Ward 5 | Request to transfer Special Use Permit no. 7710 from Land West #7 LLC to Keshavjivan Inc. d/b/a Dunn Mart for the location of a ground sign at 1395 Dunn Road. | Jatinkumar Patel |
### D. BILLS FOR FIRST READING

<table>
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<th>Summary</th>
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<tr>
<td>9473 Mem</td>
<td>Ordinance appropriating the sum of $40,000 from The Property Revitalization Fund to budget account no. 1050 “Professional Services” for expenses associated with the property acquisition program and the homeowner assistance program.</td>
<td>Caputa</td>
</tr>
<tr>
<td>9474</td>
<td>Ordinance authorizing a Special Use Permit for an adult Day Care center for the property located at 119 Flower Valley Shopping Center.</td>
<td>Siam</td>
</tr>
<tr>
<td>9475</td>
<td>Ordinance authorizing an amendment to B-5 Ordinance no. 5239 to allow for an adult day care as a Special Use for the property located at 58 Grandview Plaza Shopping Center</td>
<td>Pagano</td>
</tr>
<tr>
<td>9476 App</td>
<td>Ordinance authorizing a transfer of Special Use Permit no. 7710 from Land West #7 LLC to Keshavjivan Inc. d/b/a Dunn Mart for the location of a ground sign located at 1395 Dunn Road.</td>
<td>Schildroth</td>
</tr>
</tbody>
</table>

### X. COUNCIL ANNOUNCEMENTS

### XI. MESSAGE FROM THE MAYOR

### XII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL FEBRUARY 22, 2019 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK’S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, FEBRUARY 25, 2019.
CITY OF FLORISSANT

COUNCIL MINUTES

February 11, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 11, 2019 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

Councilman Schildroth moved to approve the Meeting Minutes and Executive Meeting Minutes of January 28, 2019, seconded by Harris. Motion carried.

The next item on the Agenda was Hearing from Citizens.

Chief Jason Hoevelmann introduced himself to the Mayor, Council and community as the new Fire Chief of the Florissant Valley Fire Protection District.

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

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

The next item under old business is bills for second reading.

Councilman Schildroth moved to accept Substitute Bill No. 9466 An Ordinance amending Chapter 245 “Parks and Recreation” Article XI “Old Fleurissant Golf Club” of the Florissant City Code, Subsection 245.610 “Fees and Charges” to adjust fees for the golf course facility seconded by Caputa. Motion carried.

Councilman Schildroth moved that Substitute Bill No. 9466 be read for a second time, seconded by Jones. Motion carried and Substitute Bill No. 9466 was read for a second time. Councilwoman Pagano moved that Substitute Bill No. 9466 be read for a third time, seconded by Schildroth. Motion carried and Substitute Bill No. 9466 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard.
Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Substitute Bill No. 9466 to have passed and became Ordinance No. 8490.

Councilman Henke moved that Bill No. 9467 An Ordinance amending Special Use Permit No. 6530 granted to Asher Rohra to allow for car sales for the property located at #2 Menke Place be read for a second time, seconded by Parson. Motion carried and Bill No. 9467 was read for a second time. Councilman Jones moved that Bill No. 9467 be read for a third time, seconded by Henke. Motion carried and Bill No. 9467 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Bill No. 9467 to have passed and became Ordinance No. 8491.

Councilman Henke moved to accept Substitute Bill No. 9469 An Ordinance authorizing a transfer of Special Use Permit Nos. 1713 and 5417 from Charles B. Wilson d/b/a Bill’s Auto Repair to Marius Enterprises, LLC d/b/a Palmer Premier Auto for the location and operation of an auto repair business with signage at 575 N. New Florissant Road, seconded by Schildroth, motion carried.

Councilman Henke moved that Substitute Bill No. 9469 be read for a second time, seconded by Caputa. Motion carried and Substitute Bill No. 9469 was read for a second time. Councilman Henke moved to amend the time frame to allow a vehicle to remain on the lot to a maximum of 45 days, seconded by Caputa. Motion carried.

Councilman Henke moved that Substitute Bill No. 9469 be read for a third time, seconded by Pagano. Motion carried and Substitute Bill No. 9469 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Substitute Bill No. 9469 to have passed and became Ordinance No. 8492.

Councilman Caputa moved that Bill No. 9470 An Ordinance amending Section 125.065 (a) “Job Classification and Grade Level” by amending certain grade levels be read for a second time,
seconded by Jones. Motion carried and Bill No. 9470 was read for a second time. Councilman Jones moved that Bill No. 9470 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9470 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Bill No. 9470 to have passed and became Ordinance No. 8493.

Councilman Parson moved to reappointment Margaret Buchholz, 2525 Greenberry Dr., to the Senior Citizen Committee as a member from Ward 8 for a term expiring on 1/8/2022, seconded by Pagano. Motion carried.

Councilman Schildroth moved to accept the Mayor’s appointment of Doug Pickens, 730 Lilac, to the Emergency Management Commission as a temporary member from Ward 2 for a term expiring on 2/11/2020, seconded by Caputa. Motion carried.

Councilman Schildroth moved to accept the Mayor’s reappointment of Eric Thomas, 3725 Estates Dr., to the Emergency Management Commission as a member from Ward 8 for a term expiring on 1/11/2022, seconded by Caputa. Motion carried.

Councilman Schildroth moved to accept the Mayor’s reappointment of Daniel Cunningham, 325 Holiday Hill, to the Emergency Management Commission as a member from Ward 8 for a term expiring on 2/13/2022, seconded by Caputa. Motion carried.

Councilman Siam moved to approve the Request for a Full Liquor by the Drink License for MOD Super Fast Pizza located at 3119 N. Hwy. 67, seconded by Caputa. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Motion carried and license was approved.

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

Councilman Caputa introduced Bill No. 9471 an Ordinance authorizing the acceptance of ownership assignment of real estate properties held by St. Louis County Collector of Revenue through a Collector’s Deed and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9471 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9471 was read for a second time. Councilwoman Pagano moved that Bill No. 9471 be read for a third time, seconded by Henke. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all
members present Bill No. 9471 was read for a third and final time and placed upon its passage. Before
the final vote all interested persons were given an opportunity to be heard. Being no persons who
wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan
absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Bill No.
9471 to have passed and became Ordinance No. 8494.

Councilman Caputa introduced Bill No. 9472 an Ordinance amending Title 1, Section 120
"Boards and Commissions," Article VIII “Citizens Participation Committee” by deleting the section in
its entirety and replacing it with a new section and said Bill was read for the first time by title only.
The next item on the Agenda was Council Announcements.

Councilman Parson encouraged everyone to be involved with the Florissant Five Program by
meeting and checking on their neighbors. He asked residents not to leave their vehicles unattended as
they warmed them because there are reports that many are getting stolen.

Councilman Harris announced that on February 20th Wards 1, 3, and 4 will be hosting a
combined ward meeting and he encouraged everyone to attend.

Councilman Jones stated that T.E.A.M Food Pantry always needs help and donations. He
couraged residents to watch their speed on Lindsay Lane since the speed limit has been lowered.

Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not to
leave them in their vehicles. He asked residents to join their local Neighborhood Watch organization.
As a result of the Neighborhood Watch, a recent neighborhood break-in was prevented with the help of
the Florissant police.

Councilwoman Pagano thanked the police for apprehending and saving an infant during a recent
carjacking. She encouraged residents to keep an eye on one another in order to prevent crime.

The next item on the Agenda was Mayor Announcements.

The Mayor announced that Chick-Fil-A had their grand opening on January 31st and it was a
huge success. He congratulated the owner, Tasha Fox. The VFW Post 4105 celebrated the 100th
birthday of WW II Veteran Lieutenant Eugene Ulrich. Sign-ups are currently under way for Spring
Break Camp, March 18 – March 27. On April 27th, the Florissant Garage Sale will be held at the JJE
Ice Rink. Sign-ups begin February 15th through March 15th. The Mayor announced the public hearing
for the Consolidated Plan for the Community Development Block Grant on February 26th at the
Government Building. “Party on the Ice” will be held for DARE students on Friday, March 1st.
On March 3rd, Old Town Partners will host a brunch at Hendel’s from 9 a.m. until 2 p.m. OTP
and the City of Florissant will honor Phil Foeller with a plaque on the Walk of History on March 5th at
6:30 PM. The Mayor’s Shamrock Ball to benefit Valley Industries will be held on March 9th at the
Garden Villas. On St. Patrick’s Day, St. Ferdinand Shrine will host a corn beef and cabbage dinner.
The Mayor expressed his concern regarding the City – County Merger, Together We’re Better,
which includes the proposal to eliminate local municipal police departments and the excessive
centration of power in one entity.
The Council President announced that the next regular City Council Meeting was scheduled for
Monday, February 25, 2019 at 7:30 pm.
Councilman Caputa moved to adjourn the meeting, seconded by Harris. Motion carried. The
meeting was adjourned at 7:59 p.m.

The following Bills were signed by the Mayor:

SBill No. 9466    Ord. 8490
Bill No. 9467     Ord. 8491
SBill No. 9469    Ord. 8492
Bill No. 9470     Ord. 8493
Bill No. 9471     Ord. 8494
The City Council of the City of Florissant met in open Executive Session on Monday, February 11, 2019 at 6:30 pm. in the Council Chambers at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Siam, Harris, Caputa, Schildroth, Henke, Pagano, Jones, and Parson. Eagan was excused. Also present was City Attorney John Hessel, City Clerk Karen Goodwin, Public Works Director Todd Hughes, Finance Director Kimberlee Johnson and Parks Director Cheryl Thompson.

Mr. Hughes and Mrs. Johnson gave a brief description of the proposed project to upgrade and increase energy efficiency in city buildings. Mr. Hughes introduced Ellie Blankenship from CTS and Joe Brazil from Tremco.

Ms. Blankenship reviewed CTS and their processes and gave a brief overview of the success of the James J. Eagan project.

Mr. Brazil provided an overview of Tremco and their process.

Ms. Blankenship and Mr. Brazil provided an summary of the facility assessment as well as a financial summary. The next steps are to finalize cost and savings and confirm the final project scope. Finally, the financing approach will need to be established.

Council President Caputa thanked them for the presentation and stated that the Council would need to set a work session to discuss this project further.

The open executive meeting adjourned at 7:20 pm to be reconvened after the regular meeting.

The council proceeded to the Council Conference room at 8:05 pm.

Councilwoman Pagano moved to call for a closed meeting at 8:05 after the regular meeting ended to discuss litigation and confer with the city attorney pursuant to Section 610.021 (1) of the Revised Statutes of Missouri, seconded by Henke. On Roll Call the Council voted: Siam yes, Caputa yes, Harris yes, Jones yes, Schildroth yes, Henke yes, Pagano yes, Parson, Eagan absent. Motion carried.

The Council discussed litigation and conferred with the City Attorney.
Councilman Siam moved to open the closed executive session, seconded by Pagano. On roll call the Council voted: Siam yes, Caputa yes, Parson yes, Lee yes, Eagan absent, Jones yes, Schildroth yes, Henke yes, Pagano yes. Motion carried.

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Eagan. Motion carried and the meeting adjourned at 8:16 pm.

Karen Goodwin, MPPA/MMC/MRCC
City Clerk
WHEREAS: Chief Scott Seppelt of the Florissant Valley Fire Protection District will be retiring after thirty-five years of public service, and

WHEREAS: Chief Seppelt started his career as a fireman with the Ferguson Fire Department and then later with the Maryland Heights Fire District before joining the Florissant Valley Fire Protection District in 1988, and

WHEREAS: He rose through the ranks with the Florissant Valley Fire Protection District as a Private, Engineer, Captain and Deputy Chief, and

WHEREAS: While as a Captain and Deputy Chief he was instrumental in developing and overseeing all the training in Florissant. He served on the boards of the St. Louis County Fire Commission, MOFAD and TEAM Food Pantry.

WHEREAS: Chief Seppelt is most proud of serving as Chairman of the EMS Committee that helped create the service the residents have today. That service placed three ALS in service, made every apparatus ALS and created twenty-one union jobs.

WHEREAS: On January 1, 2014 he was promoted to Chief by the Board of Directors where he held that position until his retirement, and

WHEREAS: Chief Seppelt will always be proud to have represented such an outstanding organization and will always be impressed with the compassion and resourcefulness of the men and women of the Florissant Valley Fire Protection District, and

NOW, THEREFORE, I, Thomas P. Schneider, MAYOR OF THE CITY OF FLORISSANT, MISSOURI, do hereby congratulate Chief Scott Seppelt on his retirement and for all of his dedication and commitment to the community he served.

In Witness Whereof I hereunto Set My Hand And Cause To Be Affixed The Seal Of The City Of Florissant, Missouri, this 25th day of February 2019.

__________________________
Mayor
CITY OF FLORISSANT

Public Hearing

In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 25, 2019 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk
City Of Florissant – Public Works  314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 119 Flower Valley Shopping Center

Property Owners Name: Flower Valley Group Inc

Property Owners Address: 919 Bellemeade Manor Dr. St. Louis, Mo. 63141

Business Owners Name: Keneisha Elijah

Business Owners Address: 16720 Stone Creek Ct. Florissant, Mo. 63034

DBA (Doing Business As): Adult Day Care

Authorized Agents Name: Derek S. Kemp Sr.

Co. Name: Kemp Contracting LLC

(Authorized Agent to Appear Before The Commission)

Agents Address: 3312 Civic Green Dr. St. Charles, Phone/email: 314-285-7845

dkempkempcr@gmail.com

Request __________________________

State complete request (print or type only).

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

[Signature] 12/27/18

Applicant’s Signature

[Signature]

Date

Received by [Signature] Receipt # 613936 Amount Paid: $500.00 Date: 1-17-19

STAFF REMARKS: __________________________

DATE APPLICATION REVIEWED: __________________________

COMMISSION ACTION TAKEN: RECOMMENDED APPROVAL

PLANNING & ZONING CHAIRMAN

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application

Page 1 of 1 – Revised 7/15/15

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DATE: 2-4-19
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

SIGN. DATE: 2-4-19
SPECIAL PERMIT FOR Adult Day Care Program
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 119 Flower Valley Shopping Center Florissant, Mo. 63033
Address of property.

1) Comes Now Living Essentials Adult Day Center
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property)
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 Business 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 state(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)

   [Signature]

   FOR Kemp Contracting LLC

   (company, corporation, partnership)

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

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

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

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

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

   [Signature]

   ADDRESS 3312 Civic Green Dr. St. Charles, MO 63301

   TELEPHONE / EMAIL 314-283-7845 dkempkempcontracting@gmail.com

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

   [Signature]

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

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

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

1) Type of Operation:  
   Individual  X  Partnership  Corporation

(a) If an individual:
   (1) Name and Address  Keneisha Elijah  16720 Stone Creek St, Florissant, MO 6304
   (2) Telephone Number  314-969-0475
   (3) Business Address  119 Flower Valley Shopping Center
   (4) Date started in business  March 1st, 2019
   (5) Name in which business is operated
   (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

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

(c) If a corporation:
   (1) Names & addresses of all partners
   (2) Telephone numbers
   (3) Business address
   (4) State of Incorporation & a photocopy of incorporation papers
   (5) Date of Incorporation
   (6) Missouri Corporate Number
   (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
   (8) Name in which business is operated
   (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.
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  Keneishia Elijah
Address  16720 Stone Creek Ct. Florissant, Mo. 63034
Property Owner  Flower Valley Group LLC
Location of property  119 Flower Valley Shopping Center
Dimensions of property  32' W x 58' L
Property is presently zoned "B" Requests Rezoning To Adult Day Care Use "E" group
Proposed Use of Property  Adult Day Care (educational)
Type of Sign  LED (Black Lettering) Height 3'6" - 4'
Type of Construction  Number Of Stories  1
Square Footage of Building  1875 sq. ft. Number of Curb Cuts  6
Number of Parking Spaces  20 Sidewalk Length  32'
Landscaping: No. of Trees  N/A Diameter  N/A
No. of Shrubs  11 Size  18"
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.
MEMORANDUM

CITY OF FLORISSANT - Building Department

"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: January 30, 2019

From: Philip E. Lum, AIA-Building Commissioner

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

Subject: Request Recommended Approval for a Special Use at 119 Flower Valley to allow for an Adult Day Care in an existing ‘B-3’ Zoning District.

STAFF REPORT

CASE NUMBER PZ-020419-1

I. PROJECT DESCRIPTION:

This is a Request for Recommended Approval for a Special Use at 119 Flower Valley to allow for an Adult Day Care in an existing ‘B-3’ Zoning District.

II. SITE CONDITIONS:

The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and 16,470 s.f. built in 1971 according to County records. The proposed tenant space has 1875 gross s.f. per the plan A0.0. The site contains 454 parking spaces for both Shop & Save and the Shopping Center, accounting for cart corral spaces used by the grocer.

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

Per the parking ordinance for this use a retail center containing less than 100,000 s.f. requires 4 spaces/1000 s.f. Required parking is estimated at 66 for the shopping center buildings in addition to the parking required for Shop & Save, now vacant space of
60,903 s.f. at 4.5 spaces if another Food Market enters would be another 272. Total required prior to the closing of the Food Market was 272+66=338 Total Required.

III. SURROUNDING PROPERTIES:
The property to the West side is 1 Flower Valley in a ‘B-3’ Zoning District and an Outlot near the highway is the McDonald’s restaurant at 3165 N Highway 67, in the ‘B-3’ Extensive Business District. The property is adjacent to a small section to the north of 14300 New Halls Ferry, a bank in the ‘B-3’ Extensive Business District and surrounds the Shop & Save building at 175 Flower Valley Shopping Center in a ‘B-5’ Planned Commercial District. The property to the North is an Apartment complex in the County.

IV. STAFF ANALYSIS:
Special Uses for this zoning district includes Adult Day Care.

The application is accompanied by a site plan showing location A0.0 by Zwick+Gant Architecture, Inc. and a floor plan A2.0 showing gathering, activity, 2 office spaces, kitchenette, vestibule and one toilet.

No exterior changes to the site are anticipated. No outside equipment is anticipated.
Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

Occupant Load: The architectural plan A0.0 shows 20 people in the Educational areas but State regulations may limit this space to 10 persons. There is no mention of staff occupants. The building code would require the maximum number of occupants pertaining to the area of the space. Therefore, the total number of occupants per the building code exceeds 15 and a second restroom (one for each sex) and drinking fountain are required.

Petitioner needs to determine where a client will rest and where recliners will be located per State regulations.

VI. STAFF RECOMMENDATIONS:
If the Commission recommends approval, staff recommends the attached suggested motion.

Suggested Motion for a Special Use at 119 Flower Valley
I move to recommend approval of a Special Use to allow for an Adult Day Care at 119 Flower Valley in an existing ‘B-3’ Zoning District, with the following stipulations:

1. That accessible men’s, women’s room and drinking fountain be installed.

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

(end of Suggested Motion and Memo)
CITY OF FLORISSANT

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, February 25, 2019 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to a B-5 Ordinance to allow for an adult day care for the property located at 58 Grandview Plaza Shopping Center (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.
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

SIGN: ____________________ DATE: 2-4-14

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

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

LOCATION: ____________________
Address of property.

1) Comes Now (DBA) ____________________
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) ____________________
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 ____________________ 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 state(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)

   Ashley Hall  
   PRINT NAME  
   Signature  
   ashleydhall@ymail.com  
   email and phone  
   314-498-8145

   FOR  
   (company, corporation, partnership)
   S4 R Adult Day Care Center

   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:

   PRESENTER SIGNATURE  
   Ashley Hall  

   ADDRESS  
   58 Grandview Dr.  
   Florissant MO 63033  
   STREET  
   CITY  
   STATE  
   ZIP CODE  

   TELEPHONE / EMAIL  
   314-498-8145  
   ashleydhall@ymail.com  

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

   Signature of Petitioner authorizing an agent

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

   IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.
City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 58 Grandview Pl.
Property Owners Name: Broadway Sykes
Property Owners Address: 3415 South Sepulveda Blvd Suite 400 Los Angeles, CA
Business Owners Name: Patrice Hall
Business Owners Address: 1870 Sheridan Dr
DBA (Doing Business As) 8 & R Adult Day Care
Authorized Agents Name: Patrice Hall Co. Name: ashleydhall@gmail.com

Agents Address: Phone/email: 
Request 

State complete request (print or type only).

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

Applicant’s Signature Date

Received by: JB Receipt # 63642 OFFICE USE ONLY Amount Paid: 300.00 Date: 1/29/19

STAFF REMARKS: 

DATE APPLICATION REVIEWED: COMMISSION ACTION TAKEN: 

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

Packet Page 27 of 70
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 5th R Adult Day

Address 58 Grandview Plaza Ste 210

Property Owner Broadway Sycamore Partners

Location of property Grandview Shopping Center

Dimensions of property

Property is presently zoned Requests Rezoning To

Proposed Use of Property Adult Day Care

Type of Sign Height

Type of Construction Number Of Stories 1

Square Footage of Building 1900 Number of Curb Cuts 8

Number of Parking Spaces 20 Sidewalk Length

Landscaping: No. of Trees Diameter

No. of Shrubs Size

Fence: Type Length Height

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.

2. Show location of property in relation to major streets and all adjoining properties.

3. Show measurement of tract and overall area of tract.

4. Proposed parking layout and count, parking lighting.

5. Landscaping and trash screening.

5. Location, sizes and elevations of signage.
REQUIRED INFORMATION

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

1) Type of Operation:
   Individual __________________ Partnership __________________ Corporation X

(a) If an individual:

(1) Name and Address _____________________________________________________________

(2) Telephone Number ___________________________________________________________

(3) Business Address _____________________________________________________________

(4) Date started in business ______________________________________________________

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

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

(b) If a partnership:

(1) Names & addresses of all partners ____________________________________________

(2) Telephone numbers __________________________________________________________

(3) Business address _____________________________________________________________

(4) Name under which business is operated _________________________________________

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

(c) If a corporation:

(1) Names & addresses of all partners Ashley Hall, 1870 Rendle 63138 / Patricia Hall 1870 Shade 63138

(2) Telephone numbers (314) 448-8665 Ashley Hall / (314) 484-4529 Patricia Hall

(3) Business address 1491 Dunn Road Suite 240 Florissant, MO 63033

(4) State of Incorporation & a photocopy of incorporation papers Nonprofit Corporation

(5) Date of Incorporation 4/14/2004

(6) Missouri Corporate Number N0007011000

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

(8) Name in which business is operated St. R. Adult Day Care Center

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information. Square footage is 1,912.8 ft
MEMORANDUM

CITY OF FLORISSANT - Building Department

"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: January 30, 2019

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

Subject: Request Recommended Approval for a Special Use at 58 Grandview Plaza to allow for an Adult Day Care in an existing ‘B-5’ Zoning District.

STAFF REPORT

CASE NUMBER PZ-020419-2

I. PROJECT DESCRIPTION:

This is a Request for Recommended Approval for a Special Use at 58 Grandview Plaza Shopping Center to allow for an Adult Day Care in an existing ‘B-5’ Zoning District.

II. SITE CONDITIONS:

The existing property at 58 Grandview Plaza Shopping Center This property is located within a ‘B-5’ Planned Commercial District.

Surrounding Properties and their zoning districts:

<table>
<thead>
<tr>
<th>Parcel Locator#</th>
<th>Address</th>
<th>NSEW</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>09H130010 901 Wooden Drive</td>
<td>N</td>
<td>‘R-6’</td>
</tr>
<tr>
<td>31</td>
<td>09H141340 1335 South Waterford Drive</td>
<td>E</td>
<td>‘R-6’</td>
</tr>
<tr>
<td>32</td>
<td>09H120363 1397 South Waterford Drive</td>
<td>E</td>
<td>‘R-6’</td>
</tr>
<tr>
<td>33</td>
<td>09H120413 1401 South Waterford Drive</td>
<td>E</td>
<td>‘R-6’</td>
</tr>
<tr>
<td>34</td>
<td>09H120385 1357 Stonebury Ct.</td>
<td>E</td>
<td>‘B-3’</td>
</tr>
<tr>
<td>35</td>
<td>1475 Dunn Road</td>
<td>W</td>
<td>‘B-5’</td>
</tr>
</tbody>
</table>

The property was granted any variances, special exceptions, conditional use permits or zoning relief as follows:

- Ordinance #2443 as amended by #2687, 3028 and #5240 to allow for a ground sign.
- Ordinance #5239 as amended by #5469, #5504, 5608, 5970, #6814 Old Time Pottery and #7791 for re-zoning to the ‘B-5’ Planned Commercial Development District.
Ordinance #6431 issued to Subway for the operation of a restaurant
Ordinance #6161 as amended by #7952 issued to Bradley Real Estate-CIS Communication
To allow for a Cellular Tower, transferred to Global Signal.
Ordinance #6853 issued to Zu Yang-DBA Chins Wok for the operation of a restaurant
Per the parking ordinance for this use a retail center containing approximately 350,000
s.f. requires 2.85 spaces/1000 s.f. Required parking is estimated at 997 parking for the
shopping center buildings in addition to the parking required for Schnucks, if
approximately 100,000 s.f. at 4.5 spaces if another Food Market enters would be another
450. Total required with the Food Market is estimated at 997+450= 1447 Total
Required. About 1527 spaces exist.

III. STAFF ANALYSIS:
Permitted Uses are those in the ‘B-3’ District per Ord. No. 5239 listed above. Special
Uses for this zoning district also includes Adult Day Care.
The application is accompanied by a site locator, but the tenant data does not match the
given addresses. A floor plan A1 showing existing conditions and Adult Daycare Center
by Volding Architecture, l.lc. Dated 1/14/19. Petitioner needs to determine where a client
will rest and where recliners will be located per State regulations.

No exterior changes to the site are anticipated. No outside equipment is anticipated.
Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.
Occupant Load: The architectural plan A1 shows 23 people in the educational areas but
State regulations may limit this space to 10 persons. The occupant load for staff
occupants per the code is 6. The building code would require the maximum number of
occupants pertaining to the area of the space. Therefore, the total number of occupants
per the building code exceeds 15 and a second restroom (one for each sex) and drinking
fountain are required.

VI. STAFF RECOMMENDATIONS:
If the Commission recommends approval, staff recommends the attached suggested
motion.

Suggested Motion for a Special Use at 58 Grandview Plaza Shopping Center
I move to recommend approval of a Special Use to allow for an Adult Day Care at
58 Grandview Plaza Shopping Center in an existing ‘B-5’ Zoning District, with
the following stipulations:
1. That accessible men’s, women’s room and drinking fountain be installed.

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

(end of Suggested Motion and Memo)
INTRODUCED BY COUNCILMAN BOND
May 13, 1991

BILL NO. 6056 (AS AMENDED) ORDNANCE NO. 5239

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT
CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY
ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY
KNOWN AS GRANDVIEW PLAZA SHOPPING CENTER, AS A B-5
PLANNED COMMERCIAL DISTRICT DEVELOPMENT, UNDER
THE ORDINANCES OF THE CITY OF FLORISSANT.

WHEREAS, Appendix B of the Florissant City Code, known as the Zoning
Ordinance of the City Code of the City of Florissant, as set out in Ordinance No. 1625,
as amended, provides for the establishment of a B-5 Planned Commercial District; and

WHEREAS, an application has been filed by the Bradley Real Estate Trust,
represented by the Koman Group for rezoning and development as a B-5 Planned
Commercial District, of a tract of land hereinafter described, which tract of land is
presently zoned as a B-3 District; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has
recommended that such rezoning and development as a B-5 Planned Commercial
District be approved by the Florissant City Council subject to certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the
8th day of April, 1991 was published and such hearing was duly opened on such date
and thereafter continued until the 22nd day of April, 1991 when the same was
concluded; and

WHEREAS, the Council, following said public hearing and after due and careful
consideration has concluded that the rezoning of the property hereinafter described
as a B-5 Planned Commercial District would be in the best interest of the City of
Florissant; and

WHEREAS, a clear and convincing showing was made during such public
hearing that the proposed development and uses thereof do not require the amount of
parking that would otherwise be required and would not result in the use of the parking
reduction that would be granted hereby under any reasonable set of circumstances.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
Section 1: The Zoning Code of the City of Florissant, as heretofore amended, is hereby further amended, with respect to certain property heretofore zoned as B-3 District, to establish a B-5 Planned Commercial District, for the location and development of a planned commercial development, on the following described property:

A tract of land being part of Lots 114 and 122 of St. Ferdinand Commons in Township 47 North, Range 8 East, St. Louis County, Missouri; and described as follows:

Beginning at a Point in the northern line of United States Highway No. 66, 100 feet wide, distant 402.91 feet east of the southwestern corner of property described in deed to Irlie F. Poppell and wife, recorded in Book 2206, Page 282, St. Louis County Recorder's Office; thence eastwardly 969.09 feet along the northern line of United States Highway No. 66 to a point of curve; thence continuing eastwardly 168 feet along the northern line of United States Highway No. 66 along a curve to the left having a radius of 11,405.19 feet; thence northwardly 1335.11 feet and parallel with the western line of said Poppell property to a point 300 feet south of the northern line of said Lot 114; thence westwardly 1148.32 feet and parallel with the northern line of said Lot 114, thence southwardly 1180.56 feet and parallel with the western line of said Poppell property to the point of beginning and containing 33.073 acres, according to a survey made by Pittman's Company of surveyors and engineers on February 24, 1955.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, and as further revised and depicted on the Final Development Plan, dated Rev. 12/17/90, Rev. 2/8/91, Rev. 3/4/91, approved by the Planning and Zoning Commission on 3/4/91, and attached hereto as Exhibit "A", which plans, except as otherwise provided herein, are hereby approved, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The uses permitted in the B-5 Planned Commercial District shall be limited to supermarket, home improvement center and all uses permitted in B-3 districts without a special use permit, and existing/relocated restaurant uses are permitted, but future restaurants will require future authorization by a special use permit; and, no use shall be authorized for the outlet, as depicted on the final development plan unless further approved by amendment of this ordinance. Further, the aforementioned uses shall not allow for the parking of any tractor trailers for a period in excess of 48 hours and no tractor trailer shall be parked along the west property line for more than 12 hours.
2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

   a. Total gross floor area of all buildings designated as existing, plus buildings A through D as shown on the Final Development Plan approved by Planning and Zoning on 3/4/91 shall not exceed 316,197 square feet. No floor area shall be approved for the future outlot, as depicted on the final development plan, unless further approved by amendment of this ordinance.

   b. All buildings shall be of single story construction (excluding basements and mezzanines) and shall comply with the height limitations as depicted on the Final Development Plan elevations approved by Planning and Zoning on March 4, 1991.

3. PERFORMANCE STANDARDS

   Uses within the B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

4. PLAN SUBMITTAL REQUIREMENTS

   Within twelve months of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval thereby in accordance with Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

   The above Final Site Development Plan shall include the following:

   a. Location and size, including height of all buildings and structures, landscaping and general use of buildings. The height of such buildings shall be limited to the height limitations shown on the Final Development Plan approved by Planning and Zoning March 4, 1991.

   b. Gross square footage of buildings.

   c. Areas to be dedicated for road right-of-way and required roadway improvements.

   d. Existing and proposed roadways, traffic signals, drives, and walkways on and adjacent to the property in question.

   e. Location and size of parking areas and internal drives.

   f. Building and parking setbacks.

   g. Curb cut locations.

   h. Existing and proposed contours at intervals of not more than two (2) feet.

   i. Preliminary stormwater and sanitary sewer facilities.

   j. Identification of all applicable cross access and cross parking easements or agreements.
6. FINAL SITE DEVELOPMENT PLAN CRITERIA

The above Final Site Development Plan shall adhere to the following specific design criteria:

a. Structure Setbacks.

No building or structure, excluding retaining walls, light standards, fences, and authorized freestanding business signs shall be located within the following setbacks:

1. Forty (40) feet of the right-of-way of Dunn Road, and
2. Fifteen (15) feet of the east, west, and north property lines,

as shown on the Final Development Plan approved by Planning and Zoning March 4, 1991.

b. Parking, Loading and Internal Drives Setbacks.

No parking stall, loading space, internal drive or roadway, excluding points of ingress and egress, shall be located within twenty (20) feet of the right-of-way of Dunn Road, zero (0) feet of the west property line and ten (10) feet of the north and east property lines.

c. Minimum Parking/Loading Space Requirements.

Parking requirements shall be as required by Section 17 of the Florissant Zoning Ordinance, except that a maximum parking space reduction of twenty (20%) percent, but not to fall below parking minimum as specified in Section 14.5, Subsection 5 of the Florissant Zoning Ordinance, shall be permitted in conjunction with this ordinance.

d. Road Improvements, Access and Sidewalks.

1. Road improvements shall conform to the requirements of the Missouri Highway and Transportation Department regarding Dunn Road in this area, including provision of right-of-way, pavement widening, and storm drainage facilities as directed and/or approved by the Missouri Highway and Transportation Department, to widen Dunn Road to a two lane roadway with a left turn lane to serve the west access driveway to the development.

2. A five (5) foot wide sidewalk as approved and/or directed by the Building Commissioner, shall be provided adjacent to the south side of the east access drive to Waterford Drive.

3. That the new left turn lane on Dunn Road shall be constructed in accordance with the Missouri State Highway and Transportation requirements.

e. Lighting Requirements.

The location of all lighting standards shall be as approved by the Planning & Zoning Commission on the Final Site Development Plan. Light standards shall not exceed thirty-seven feet six inches (37'-6") in height. The lighting levels on the entire lot (including the back lot) shall be at least one (1) foot candle, with a uniformity ratio of 3 to 1. All lighting shall be directed inward to the lot.
f. Sign Requirements.


2. A 45’ ground sign that is authorized pursuant to a Special Permit as set out in Ordinance No. 5240.

3. Remaining signage shall comply with the Florissant City Code, including sign and zoning ordinances.

g. Landscaping.

   Landscaping shall be provided as depicted on the Final Development Plan approved by the Planning and Zoning Commission on March 4, 1991, except as otherwise called for:

1 Adequate landscaping shall be provided on the site, as approved by the Planning and Zoning Commission.

2 Landscaping shall be provided in parking areas in sufficient quantity to at least meet the minimum requirements specified in Section 17 (9) of the Florissant Zoning Ordinance.

3 All new deciduous trees shall be a minimum of two (2) inches in caliper, except that the department of public works may approve ornamental trees of a minimum of one and one-half (1 1/2) inches in caliper. All new evergreen trees shall be a minimum of eighteen (18) inches in diameter.

4 Deciduous trees shall be located such that all required parking spaces are located within 150 feet of a deciduous tree.

h. Miscellaneous Design Criteria.

1. A sightproof chain link fence shall be installed on the north and west sides of the Home Quarters trash compactor.

2. All trash enclosures shall be enclosed with a minimum six (6) foot high sightproof fence.

3. All rooftop mechanical equipment on new buildings shall be screened.

4. Install a five (5) foot high chain link fence along the north property line connecting to the existing fences on the east and west sides of the property.

5. Move the Florissant check valve from the southwest driveway to the northeast corner of the property. All domestic services shall be, or shall remain, connected to the City of Florissant water system.

6. Construct retaining walls of masonry or cast in place concrete materials.

7. Construct the buildings with the materials indicated on the Final Development Plan elevations and that the rear and sides of the building be constructed of painted precast concrete block.
8. The location of all car ports must be approved by the Director of Public Works prior to installation.

9. The design of all screening must be approved by the Director of Public Works.


11. Unless, and except to the extent, otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.

Prior to the approval of the Final Site Development Plan, the petitioner shall:

a. Stormwater.

Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided, to comply with the following:

(1) Provision of adequate stormwater systems in accordance with accepted engineering standards.

(2) All stormwater shall be discharged at an adequate natural discharge point.

b. Road Improvements and Curb Cuts.

Provide written verification of the requirements of, and approval by, the Missouri Highway and Transportation Department of the location of proposed curb cuts and roadway improvements.

c. Layout Plan.

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds. Two copies of the recorded plan shall be provided to the City Clerk showing the book and page of recordation.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of the Final Site Development Plan and prior to the issuance of any building permit, the following verifications shall be provided:
a. **Sanitary Sewers.**

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

b. **Stormwater Sewers.**

Written verification of stormwater plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

c. **Maintenance Bond or Escrow.**

A bond or escrow in the amount of $10,000.00 shall be furnished for a period of fifteen (15) years to assure maintenance and cleanliness of the exterior of the buildings, including landscaping, fencing, paving, signs, striping, etc. The escrowed funds shall be deposited by the City in an interest bearing account and the petitioner shall annually receive all interest earned on such escrowed funds. If the petitioner has not, within fifteen (15) days after notification by the City, corrected any deficiency in maintenance or cleaning, then the City shall be authorized to expend the escrowed funds for such purpose. In the event that the escrowed funds are depleted below an adequate reserve, for maintenance and cleanliness, as determined by the Director of Public Works, then the petitioner, or its successor in interest, will be obligated to replenish such escrowed funds to an adequate level.

d. **Street Improvement/Parking/Curb/Curb/Sidewalks/Traffic Signals, Construction Bond or Escrows.**

1. The petitioner shall furnish a two (2) year bond or escrow, sufficient in amount, as determined by the department of public works, to guarantee the street improvements, parking lot pavement, curbing, sidewalks, traffic signals, signs and pavement markings.

2. The petitioner shall repave the entire parking lot, providing for proper drainage, as identified in the parking lot inspection of April, 1989.

3. The petitioner shall provide striping in the rear of the parking lot in accordance with the Final Site Development Plan.

4. A plan for all internal pavement markings and traffic control devices shall be approved by the Director of Public Works.

e. **Loading Docks.**

The existing loading docks on the old Schnucks building shall be removed after Final Development Plans have been met or a period of twenty-four (24) months.

10. **VERIFICATION PRIOR TO OCCUPANCY PERMITS.**

Road improvements and right-of-way dedication shall be completed prior to the issuance of any occupancy permit.
11. GENERAL DEVELOPMENT CONDITIONS.

a. Adequate surfaced temporary off-street parking for construction employees shall be provided.

b. No change in watershed shall be permitted.

c. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required by the Director of Public Works to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades or other conditions not apparent at this time.

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

e. The department of public works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

12. PROJECT COMPLETION.

Completion of the planned commercial development, in accordance with the approved Site Development Plan, shall be effected within two (2) years from the effective date of this ordinance.

Section 3: The application and Final Development Plan and accompanying elevations and signage drawings are returned to the Planning & Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for the zoning of said property to revert to a B-3 District, in accordance with Section 14.5, subsection 13 of the Florissant Zoning Ordinance.

Section 5: This ordinance shall become in full force and effect upon its passage and approval as provided by law.

Adopted this 10th day of June, 1991.

[Signature]
President of the Council
City of Florissant
BILL NO. 6056 (AS AMENDED)  

ORDINANCE NO. 5239  

Approved this 11th day of June, 1991.  

James Kagan  
Mayor, City of Flushing  

ATTEST:  

Carol A. Wiger  
City Clerk
RETAIL/OFFICE FOR LEASE
GRANDVIEW PLAZA
1491 DUNN RD | FLORISSANT, MO 63033

VICINITY MAP
NOT TO SCALE
INTRODUCED BY COUNCILMAN CAPUTA
FEBRUARY 11, 2019

BILL NO. 9472

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 1, SECTION 120 “BOARDS AND COMMISSIONS” ARTICLE VIII “CITIZEN PARTICIPATION COMMITTEE” BY DELETING THE SECTION IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION.

WHEREAS the Citizen Participation Commission discussed and voted upon their meeting of January 17, 2019 to recommend changes to the composition and terms of the commission; and

WHEREAS, the City Council feels it is in the best interest of the City to approve the recommended changes to the Citizen Participation Commission composition and terms;

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

Section 1. Title I “Government Code” Section 120 “Boards and Commissions” Article VIII “Citizen Participation Commission” is hereby deleted in its entirety and replaced with the following:

Sec. 120.380: Established.

There is hereby established a Citizen Participation Committee of the City.
(Code 1980 §2-97; CC 1990 §2-236)

Sec. 120.390: Membership and Term.

The Citizen Participation Committee shall consist of nine (9) members elected at large. All members shall be residents of the City. The term of each member shall be for three (3) years.

Sec. 120.400: Organization – Adoption of Rules and Regulations.

A. The Citizen Participation Committee shall elect its own Chairman, Vice Chairman, and Secretary who shall serve for a term of one (1) year.
B. At any regularly scheduled meeting, the Committee may adopt any rules and regulations it deems necessary to carry into effect the responsibilities set out in this Article. (Code Book §2-99; CC 1990 §2-238)

Sec. 120.410: Meetings—Quorum.

A. The Citizen Participation Committee shall meet three (3) times a year, but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.
B. A quorum, for the purpose of making and adopting recommendations to be submitted to the Council, shall consist of a majority plus one (1) of the number of members appointed at any given time.
(Code 1980 §2-99; CC 1990 §2-239; Ord. No. 5822, 2-26-96)

Sec. 120.420: Committee to act in advisory capacity only.

No part of this Article shall be construed as a delegation of legislative functions from the Council, and such Committee shall be advisory only.
(Code 1980 §2-100; CC 1990 §2-240)

Sec. 120.430: Duties and responsibilities.

It shall be the duty of the Citizen Participation Committee to review and make recommendations to the Council for the spending of community development funds, to hold public hearings as the Committee deems necessary to gather information from which recommendations concerning community development funds and their expenditures can be made to the Council, and at least once each year to meet with the Council as a whole to make their recommendations concerning the expenditure of community development funds. The Committee shall also be empowered to make recommendations to the Council on any matter submitted to them for their consideration by the Council as a whole at any regularly scheduled Council meeting and shall submit their recommendations to the Council after their study. (Code 1980 §2-101; CC 1990 §2-241)

Sec. 120.440: Financing.

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses. (Code 1980 §2-102; CC 1990 §2-242)

Section 2. This Ordinance shall become in full force and effect upon its passage and approval as provided by law.

ADOPTED THIS _____ DAY OF ______________, 2019.

____________________________________
Jeff Caputa
President of the Council

Approved this ____ day of ________________, 2019.

____________________________________
Thomas P. Schneider
Mayor

Attest:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk
MEMORANDUM

To: MAYOR SCHNEIDER & FLORISSANT CITY COUNCIL

From: M. Carol O'Mara

CC: Anita Moore

Re: Citizen's Participation Commission

Date: 1/25/2019

It is the recommendation of this office that the following changes to the code be made in order to adequately reflect the needs of the Citizen's Participation Commission. The intent is to make the Citizen's Participation Commission consistent with all other commissions.

We recommend that the terms of this commission be extended from one (1) year terms to three (3) year terms and that the total number of commission members be changed from eighteen (18) to nine (9). There are currently five (5) expired terms of the Citizen Participation Commission. The purpose of updating member terms is to avoid this occurrence in the future.

Additional recommended changes include updating the frequency of meetings to reflect the tri-annual basis that the commission has voted to meet on; as well as the removal of wording in Sec. 120.430 that is no longer applicable to the duties of this commission.

Thank you for your attention in this matter.
Citizen’s Participation Commission Meeting Minutes 1-17-19

1. Meeting was called to order at 6:33pm on January 17, 2019 at 1055 Rue St. Francois.

2. Roll Call was taken. In attendance were the following: Mary Pat Outlaw, Judy Husky, Christine Keil, Paul Smith, Debbie Bryant, Quoran Brown-El, Jeff Cook, Yolanda Holton and Florissant staffer Julia Spoerry. Quorum is half plus one, needing 7 for quorum. So, quorum was met.

3. Elections were held for new officers.
   a. Chairperson
      i. Mary Pat Outlaw motioned to nominate Christine Keil.
      ii. Judy Husky seconded.
      iii. Unanimously passed.
   b. Vice Chairperson
      i. Paul Smith motioned to nominate Yolanda Holton.
      ii. Christine Keil seconded.
      iii. Unanimously passed.
   c. Secretary
      i. Judy Husky motioned to nominate Quoran Brown-El.
      ii. Debbie Bryant seconded.
      iii. Unanimously passed.

4. Discussion over 2019 Beautiful Homes
   a. Nomination Photo Requirement
      i. Christine Keil motioned for commission members Paul Smith and Quoran Brown-El to take any photos not submitted for Beautiful Home nominations.
      ii. Paul Smith seconded.
      iii. Unanimously passed.
      i. Judy Husky motions for Christine Keil and Debbie Bryant to present.
      ii. Paul Smith Seconds.
      iii. Unanimously passed.
   c. Nomination Form Design
      i. Christine Keil motions for Jeff Cook to design applications before next meeting.
      ii. Yolanda Holton seconds.
      iii. Unanimously passed.

5. Discussion of Code Changes
   a. Approval of all proposed changes.
      i. Paul Smith motioned to approve.
      ii. Mary Pat Outlaw seconded.
      iii. Unanimously passed.

6. Adjournment
   a. Next Meeting on April 18, 2019.
   b. Christine Keil motioned to adjourn at 7:25pm.
      i. Paul Smith seconded.
      ii. Unanimously passed.
CITIZENS PARTICIPATION COMMITTEE

TERM OF OFFICE: Three (3) years

MEMBERS: Nine (9) Citizens

STAFF: Community Development Director

* * * * *

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TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 7710

FROM

LAND WEST E 7 LLC

TO

KESHAVIJIVAN INC. DUNN MART

FOR

LOCATION OF A GROUND SIGN

ADDRESS

1395 Dunn Rd Florissant Mo - 63031

Ward Zoning Date Filed 01/14/19 Accepted By AMBER

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now JATINKUMAR and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1395 Dunn Rd Florissant - MO - 63031 in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( ) Simple Title (Attach signed copy of lease or deed)

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

3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE

JATINKUMAR patel

Individual's Name

FOR:

KESHAVIJIVAN INC DBA DUNN MART

Company, Corporation, Partnership

Packet Page 51 of 70
Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual □ Partnership□ Corporation ☑ LLC □

INDIVIDUAL:

Name & address ________________________________

Jatin Kumar Patel

Telephone number & email address ________________

847-436-8929

Business name/address/phone ____________________

314-972-0670

Copy of fictitious name registration, if applicable

PARTNERSHIP:

Name & address of partner (s) __________________________

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

Business name/address/phone __________________________

Copy of fictitious name registration, if applicable

CORPORATION OR LLC:

Name & address of all corporate officers ________________

Keshavjivan Inc

Telephone numbers & email addresses ________________

847-436-8929

Business name/address/phone _________________________

Dunn Mart

Photocopy of Corporation/LLC Articles and Certificate __________________________

Date of incorporation/LLC ____________________________

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
4. I (we) hereby certify that (indicate **one only**):

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

**SIGNATURE**

**ADDRESS**

111 Bobcat Ct Wentzville, MO 63385

Telephone No. 847-436-8929 Email address Jatin27105@gmail.com

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

**PETITIONER SIGNATURE**

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

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

**SIGNATURE OF OWNER**
TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 7210 which authorized a Special Permit:

TO: Western Oil, Inc.

FOR: For the location of a ground sign

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

JATIN KUMAR PATEL

PRINT - NAME OF APPLICANT

SIGNATURE OF APPLICANT
INTRODUCED BY COUNCILWOMAN MCKAY
JUNE 14, 2010

BILL NO. 8628

ORDINANCE NO. 7710

AN ORDINANCE TRANSFERRING THE SPECIAL USE PERMIT NO. 5040 FROM SINCLAIR OIL CORPORATION TO WESTERN OIL, INC. FOR THE LOCATION OF A GROUND SIGN LOCATED AT 1395 DUNN RD.

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

WHEREAS, Sinclair Oil Corporation was granted Special Use Permit no. 5040 for the location of a ground sign for the property located at 1395 Dunn Road, and

WHEREAS, an application has been filed by Western Oil, Inc. to transfer the Special Use Permit authorized by Ordinance No. 5040 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on June 14, 2010 that the ground sign would be substantially identical fashion as set out herein; and

WHEREAS, Western Oil, Inc. has accepted the terms and conditions set out in Ordinance No. 5040.

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

Section 1: The Special Use Permit authorized by Ordinance No. 5040 is hereby transferred from Sinclair Oil Corp to Western Oil, Inc.

Section 2: The terms and conditions of said Special Permit authorized by Ordinance No. 5040 shall remain in full force and effect.

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

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

Adopted this 28th day of June, 2010.
STATE OF MISSOURI

John R. Ashcroft
Secretary of State

CERTIFICATE OF INCORPORATION

WHEREAS, Articles of Incorporation of

KESHAVJIVAN INC
001375009

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

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

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 20th day of September, 2018.

[Signature]
Secretary of State

[State Seal]
RESOLUTION NO. 1007

A RESOLUTION OPPOSING UNIFYING THE CITY OF ST. LOUIS AND ST. LOUIS COUNTY INTO A NEW FORM OF GOVERNMENT, CURRENTLY REFERRED TO AS A “METROPOLITAN CITY,” THROUGH CONSTITUTIONAL AMENDMENT, AS IT WOULD DISENFRANCHISE LOCAL VOTERS BY SUBMITTING A PURELY LOCAL MATTER TO A STATE-WIDE REFERENDUM AND SUBJUGATE THE WILL OF THE VOTERS IN THOSE POLITICAL SUBDIVISIONS TO THE WILL OF THE MANY.

WHEREAS, the Florissant City Council and Mayor promote the goals of economic development, public safety, and efficient use of tax dollars in local government and believes that such decisions in furtherance of those goals must be made directly by the voters of those localities or through their elected officials; and

WHEREAS, the Florissant City Council and Mayor believe, as did President Thomas Jefferson, that “The government closest to the people serves the people best,” and believes that local government is the foundation of American democracy, designed specifically to be accountable, available, and answerable to the taxpayer; and

WHEREAS, the Florissant City Council and Mayor believe that the right to vote is fundamental to the citizens of our nation, and the right to vote on purely local interests is fundamental to the citizens of those specific localities; and

WHEREAS, the Florissant City Council and Mayor maintain that, when matters pertain solely to the interests of the citizens of a specific local governmental entity, the will of those citizens should not be subjugated to the will of the many who do not necessarily share those specific, common interests; and

WHEREAS, the Florissant City Council and Mayor have concerns regarding the proposal to unify the City of St. Louis and St. Louis County into a new form of government, currently referred to as a “Metropolitan City,” through an amendment to the Missouri Constitution; and

WHEREAS, the Florissant City Council and Mayor have concerns that the process currently proposed for such action would entail a state-wide referendum to decide matters concerning only the citizens of the City of St. Louis and St. Louis County; and

WHEREAS, the Florissant City Council and Mayor note that a process currently exists under the Missouri Constitution which allows the voters of the City of St. Louis and St. Louis County, independently, to approve and effectuate a substantial portion of the changes necessary to complete the merger proposed; and
WHEREAS, the Florissant City Council and Mayor contend that this process outlined in Article VI, Sections 30(a)-30(b) of the Missouri Constitution (more commonly known as the “Board of Freeholders” process which the Municipal League of Metro St. Louis is currently collecting signature petitions for.) grants the citizens of these political subdivisions the opportunity to petition the local governments for the changes desired and to approve these changes by a referendum of local voters.

NOW, THEREFORE, BE IT RESOLVED BY THE FLORISSANT CITY COUNCIL AND MAYOR AS FOLLOWS:

Section 1. The Florissant City Council and Mayor hereby oppose unification of the City of St. Louis and St. Louis County into a new form of government by means that would not allow the citizens of those political subdivisions to vote on their fate independently first, as it would disenfranchise local voters by submitting a purely local matter to a state-wide referendum; subjugate the will of the voters in those political subdivisions to the will of the many; and raise potential issues under the Equal Protection Clause of the Fourteenth Amendment of the United States Constitution.

Section 2. The Florissant City Council and Mayor recommend that, to the extent possible, any process to unify the City of St. Louis and St. Louis County first be achieved by local petition, proposal, and popular vote through a “Board of Freeholders” process pursuant to Article VI, Sections 30(a)-30(b) of the Missouri Constitution, so that the local voters directly affected by such unification may have their say before being subject to the vote of the entire state.

Section 3. Florissant City Staff shall forward a certified copy of this Resolution to Missouri state legislators and/or representatives and as many affected stakeholders who can be identified.


_________________________
Jeff Caputa
Council President

_________________________
Thomas P. Schneider
Mayor

ATTEST:

____________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk
Resolution No. 1008

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF FLORISSANT TO MAKE APPLICATION UNDER THE MUNICIPAL PARKS GRANT FOR PLANNING SERVICES AT KOCH PARK TO INCLUDE UPDATED RESTROOMS, PLAYGROUND, PICNIC AREAS AND ACCESSIBLE PATHS TO ALL AMMENITIES.

WHEREAS, the City of Florissant is an expanding City in the growing county of St. Louis; and

WHEREAS, the existing city has a population in excess of 52,000 people, and

WHEREAS, the City Council deems it necessary to construct an update restrooms, playground, picnic areas and accessible paths to all amenities in Koch Park.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT as follows:

That grant-in-aid applications be made under the Municipal Parks Grant of St. Louis County for 80% of costs for planning services at Koch Park, reimbursable upon completion by the Municipal Parks Grant Commission.

BE IT FURTHER RESOLVED, that a project proposal be submitted to the Municipal Parks Grant Commission and that the City Council authorizes the Mayor to sign and execute the necessary documents of said project proposal.

BE IT FURTHER RESOLVED, that if a grant is awarded, the City of Florissant will enter into an agreement or contract with the Municipal Parks Grant Commission regarding said grant.

PASSED AND RESOLVED THIS 25th DAY OF FEBRUARY, 2019.

Jeff Caputa
President of the Council
City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
CITY CLERK
**FLORISSANT CITY COUNCIL**

**AGENDA REQUEST FORM**

Date: February 21, 2019  
Mayor's Approval:  

Agenda Date Requested:  
February 25th, 2019

Resolution to submit a Planning for the installation of a new restroom, playground and picnic areas and paths leading to all amenities at Koch Park for a St. Louis County Planning Grant round 17.

Department: Parks and Recreation

Recommending Board or Commission:

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<tr>
<th>Type of request</th>
<th>Ordinances</th>
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<td>Subdivision</td>
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<tr>
<td>Budget Amendment</td>
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Public Hearing needed: Yes / No  NO  3 readings? : Yes / No  NO

Back up materials attached:  
Minutes  Minutes  
Maps  Maps  
Memo  Memo  

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

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

KGR 02/21/2019

Packet Page 60 of 70
From the Desk of Cheryl A. Thompson

Memo

To: Mayor Thomas P. Schneider
From: Cheryl Thompson, Director of Parks & Recreation
Date: February 21, 2019
Re: Planning Grant Council Resolution

Please find attached a Resolution that will need to be passed by the City Council in support of submitting a Planning Grant for the additional amenities to be added adjacent to the Koch Park Splash Pad. The Planning Grant helps to offset the data collection, bid proposals and public meetings which will need to be held to submit the grant to fund this project later this year.

All of the info listed above will become a part of the grant packet that will be submitted in August. Plans are to add a new restroom, playground, picnic areas and walkways to make this accessible for those that will use the adjacent Splash Pad being installed this spring through another St. Louis County Municipal Parks Grant.
AN ORDINANCE APPROPRIATING THE SUM OF $40,000 FROM THE PROPERTY REVITALIZATION FUND TO BUDGET ACCOUNT NO. 1050 “PROFESSIONAL SERVICES” FOR EXPENSES ASSOCIATED WITH THE PROPERTY ACQUISITION PROGRAM AND THE HOMEOWNER ASSISTANCE PROGRAM.

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

WHEREAS, On November 11, 2013, the City Council passed ordinance no. 8006 establishing the Property Revitalization Fund; and

WHEREAS, On November 11, 2013, the City Council passed ordinance no. 8007 establishing the Homeownership Assistance Program; and

WHEREAS, On November 11, 2013, the City Council passed ordinance no. 8008 establishing the Property Assistance Program; and

Section 1: There is hereby appropriated and set apart from the Property Revitalization Fund of the City of Florissant the sum of $40,000 to Budget Account No. 1050 “Professional Services” for expenses associated with the Property Acquisition program and the Homeownership Assistance Program as established by ordinance numbers 8007 & 8008.

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

Adopted this _____ day of ______________, 2019.

____________________________________
Jeff Caputa
President of the Council
City of Florissant

Approved this _____ day of ______________, 2019.

____________________________________
Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

____________________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk
# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

**Date:** December 3, 2013  
**Agenda Date Requested:** December 9, 2013

**Description of request:** An appropriation from the Property Revitalization Fund of the city in the amount of $500,000 to budget account #1050 Professional Services for expenses associated with the Property Acquisition Program and the Homeowners Assistance Program as authorized by the City Council in Ordinances #8006, #8007 and #8008 dated November 11, 2013.

**Department:** Administration  
**Recommending Board or Commission:** N/A

### Type of request:

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<td>Proclamation</td>
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<td>Special Use</td>
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<td>Subdivision</td>
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<td>Budget Amendment</td>
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**Y/N**  

**Public Hearing needed:** Yes / No  
**3 readings?** Yes / No  
**Yes**

### Back up materials attached:

| Minutes | Minutes |
| Maps | Maps |
| Memo | Memo |

**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.

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**For City Clerk Use Only:**

**Introduced by:**

**PH Speaker:**
MEMORANDUM

To: MAYOR SCHNEIDER & FLORISSANT CITY COUNCIL

From: M. Carol O'Mara, Director Community Development

Re: Appropriation of Property Revitalization Funds

Date: February 2, 2019

This is a request for approval of an ordinance for the appropriation of Property Revitalization Funds:

This appropriation is normally done at budget time but was overlooked last year.

Request of appropriation of prior years' PRF balance of $40,000 as follows:

10.5.1050010 Homeownership Assistance Program $ 3,000

10.5.1050020 Property Acquisition Program $37,000
INTRODUCED BY COUNCILMAN SIAM
FEBRUARY 25, 2019

BILL NO. 9474
ORDINANCE NO.

REQUEST TO AUTHORIZE A SPECIAL USE PERMIT FOR AN ADULT DAY CARE CENTER FOR THE PROPERTY LOCATED AT 119 FLOWER VALLEY SHOPPING CENTER.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of an Adult Daycare Center; and

WHEREAS, an application has been filed by Keneshia Elijah for the operation of an Adult Day Care center located at 119 Flower Valley Shopping Center; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of February 4, 2019 recommended denial of said Special Use Permit; and

WHEREAS, due notice of a public hearing on said application to be held on the 25th day of February, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Use Permit is hereby granted to Alice Keneshia Elijah d/b/a Living Essentials Adult Day Care for the operation of an adult day care center located at 119 Flower Valley Shopping Center according to revised plans dated 2/18/19 attached hereto and with the following stipulation:

1. Accessible men’s, women’s restroom and drinking fountain shall be installed.

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 ______________, 2019.

______________________________
Jeff Caputa
President of the Council

Approved this ______ day of ______________, 2019.

______________________________
Thomas P. Schneider
Mayor

ATTEST:

_______________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk
INTRODUCED BY COUNCILWOMAN PAGANO
FEBRUARY 25, 2019

BILL NO. 9475
ORDINANCE NO.

ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE
NO. 5239 TO ALLOW FOR AN ADULT DAY CARE AS A SPECIAL USE
FOR THE PROPERTY LOCATED AT 58 GRANDVIEW PLAZA SHOPPING CENTER

WHEREAS, the City Council passed and approved B-5 Ordinance No. 5239 which authorized a B-5 Development known as Grandview Plaza Shopping Center; and

WHEREAS B-5 ordinance no. 5239 specifies that supermarkets, home improvement center and all uses in B-3 districts without a special use permit are allowed; and

WHEREAS an Adult Day Care Center is allowed as a Special Use Permit in the B-3 Zoning District; and

WHEREAS, Ashley Hall d/b/a S & R Adult Day Care Center has applied for an adult day care center to be located at 58 Grandview Plaza within the B-5 development; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of February 4, 2019 that B-5 Ordinance No. 5239 be amended to allow for an adult day care as a Special Use within the Grandview Plaza B-5 Development; and

WHEREAS, due and lawful notice of public hearing no. 19-02-003 on said proposed change was duly published, held and concluded on 25th day of February 2019 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the amendment of Ordinance No. 5239, as hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City of Florissant; and

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

Section 1: B-5 Ordinance No. 5239 is hereby amended to issue a Special Use Permit to Ashley Hall d/b/a S & R Adult Day Care Center for the location of an adult day care center at 58 Grandview Plaza Shopping Center according to attached plans and with the following stipulations:
1. That accessible man’s, women’s restrooms and drinking fountain be installed.

2. **PROJECT COMPLETION.**

   Construction shall start within 60 days of the issuance of building permits and the project shall be developed in accordance of the approved amendments to the final development plans within **180 days** of start of construction.

Section 2: Except as herein amended Ordinance No.5239 shall remain in full force and effect.

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

Adopted this _______ day of _____________, 2019.

______________________________
Jeff Caputa
President of the Council

Approved this _______ day of _____________, 2017.

______________________________
Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

______________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk
INTRODUCED BY COUNCILWOMAN PAGANO
FEBRUARY 25, 2019

BILL NO. 9476
ORDINANCE NO.

AN ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE
PERMIT NO. 7710 FROM LAND WEST #7 LLC TO KESHAVJIVAN
INC. D/B/A DUNN MART FOR THE LOCATION OF A GROUND SIGN
LOCATED AT 1395 DUNN RD.

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

WHEREAS, Sinclair Oil Corporation was granted Special Use Permit no. 5040 for the
location of a ground sign for the property located at 1395 Dunn Road, and

WHEREAS, an application has been filed by Keshavjivan Inc. d/b/a Dunn Mart to
transfer the Special Use Permit authorized by Ordinance No. 7710 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on
February 25, 2019 that the ground sign would be substantially identical fashion as set out herein;
and

WHEREAS, Keshavjivan Inc. has accepted the terms and conditions set out in
Ordinance No. 7710.

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

Section 1: The Special Use Permit authorized by Ordinance No. 7710 is hereby
transferred from Land West #7 LLC to Keshavjivan Inc. d/b/a Dunn Mart for the location of a
ground sign located at 1395 Dunn Road.

Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
7710 shall remain in full force and effect.

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

Section 4: This ordinance shall become in force and effect immediately upon its passage
and approval.
Adopted this _____ day of ____________, 2019.

___________________________
Jeff Caputa
Council President

Approved this _____ day of ____________, 2019.

___________________________
Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

___________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk