



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, March 8, 2021

7:30 PM

Karen Goodwin, MMC/MRCC



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

The public will be allowed to speak during “Hearing from Citizens” by attending via the Zoom link and typing your name and address in the “Chat” tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to kgoodwin@florissantmo.com prior to 3 pm on Monday, March 8, 2020. Such public comments, provided they comply with the City’s guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

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

- Written comments sent prior to 3 pm on Monday March 8, 2020 to kgoodwin@florissantmo.com. Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their **name and address** in the “Chat” tab during that public hearing.

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

As a matter of precaution, the Zoom meeting ID number and Password will be made available at Florissantmo.com, on the City of Florissant Facebook page at <https://www.facebook.com/Florissant.mo.us/>, and on the bulletin board in the Lobby at City hall, at 6pm on Monday March 8, 2020. If you need additional assistance please contact the City Clerk at kgoodwin@florissantmo.com.

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of February 22, 2021
- Work Session Minutes February 2, 2021

IV. SPECIAL PRESENTATION

- Representative Shalonda Web

V. HEARING FROM CITIZENS

VI. COMMUNICATIONS

1. Email dated March 3rd, 2021 from Marvin Tobias in support of the Special Use amendment requested by Shade Restaurant and Bar.
2. Email dated March 4th, 2021 from Matt Sanders in support of the Special Use amendment requested by Shade Restaurant and Bar.

VII. PUBLIC HEARINGS

None		
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VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

S9661	Ordinance to amend Special Use Ordinance no. 8376 to allow for live performances and a cover charge located at 1752-1756 N. New Florissant.	2 nd Reading Siam
9662	Ordinance to approve a Special Use Permit to allow for a Carry-Out Restaurant located at 2170 N. Waterford.	2 nd Reading Siam
9665 Memo	Ordinance authorizing an amendment to ordinance no. 8586, Establishing a compensation plan for Part-Time employees by adding the position of “Senior Citizen Specialist”.	2 nd Reading Schildroth

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Liquor Application	Request for a Full Liquor by the Drink license for Olympic Lanes located at 12751 New Halls Ferry Road.	Kevin Martin
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C. BILLS FOR FIRST READING

None		
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X. MOTION TO CHANGE THE COUNCIL MEETING TIME TO 7:00PM.

XI. COUNCIL ANNOUNCEMENTS

XII. MESSAGE FROM THE MAYOR

XIII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON MARCH 5, 2021 AT 12:00 PM ON THE BULLETIN IN THE LOBBY AT CITY HALL. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MARCH 8, 2021.

CITY OF FLORISSANT



COUNCIL MINUTES

February 22, 2021

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, February 22, 2021 at 7:30 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

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

Councilman Siam moved to approve the City Council Minutes of February 8, 2021, seconded by Parson. Motion carried.

The next item on the Agenda was *Certificate of Appreciation*.

A Certificate of Appreciation was presented to Linda Rose, President of the Parks and Recreation Commission, to thank her for all the hard work she has done for the City of Florissant and the Parks and Recreation Commission and as the president of the commission. City Clerk read a letter from Mrs. Rose to the Council and Mayor.

The next item on the Agenda was *Proclamations*.

February 22nd, 2021 was proclaimed as Supermarket Employee Day to honor and thank Supermarket Employees for their hard work during the Covid-19 pandemic.

Ray Donohue, Florissant Schnucks, thanked Mayor Lowery and the City Council for the Proclamation. Kerry Shadley, Shackleford Schnucks, thanked everyone for inviting him and the honor of the proclamation.

Councilman Schildroth thanked the supermarket workers who live in the City of Florissant.

Councilman Caputa thanked the workers for their work during the pandemic and encouraged residents to thank the employees.

Councilman Harris echoed his appreciation for the employees of supermarkets.

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

Marvin Tobias, 1826 Woodridge Ln, asked the Council to post a link to the City Budget in full for government transparency to show why certain budget line items were increased.

Robert Smith, 2823 Chapel View, echoed Mr. Tobias' request for reports as well stating the last monthly report was posted for October 2020.

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

The next item on the Agenda was *Public Hearings*

The City Clerk reported that Public Hearing 21-02-004 for the request to approve a Special Use Permit to allow for a Carry-Out Restaurant located at 2170 N. Waterford. The Chair declared the Public Hearing to be open.

Kayla Bailey, owner, wants to bring franchise the Nephew's restaurant in the area as it is a well-known franchise for the area. She stated the hours are 10 am to 9 pm, with a minimum number of employees since there will be no indoor seating and no alcohol will be served on the premise. Ms. Bailey stated this is her first time working in a franchise however, her family has owned their own small restaurants.

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

The City Clerk reported that Public Hearing 21-02-005 for the request to amend Special Use Ordinance no. 8376 to allow for adding a nightclub use with live performances and a cover charge located at 1752-1756 N. New Florissant. The Chair declared the Public Hearing to be open.

Maurice Rankin, wanted to amend the special use permit to allow for a cover charge during the band and comedy show nights. Mr. Rankin stated they are currently paying out of pocket for the entertainment. He informed the City Council the cover charge would be \$5; the band comes once a week on Wednesday nights and comedy shows take place once every month or every other month. Mr. Rankin stated the business currently follows the St. Louis County Department of Health guidelines for masks, capacity, and sanitizing. Shade Restaurant are currently working from 12pm to 11pm, but will want his hours during the weekend to change depending on the pandemic. Mr. Ranking states two-man security,

who are licensed, bonded and unarmed, is on the premises each night at this time and the number of officers will increase when the capacity restrictions end.

Councilman Harris stated he believes have an entertainment aspect to a restaurant/bar is a great addition to the area especially with a comedy show.

Councilman Eagan stated his concern with a nightclub use explaining that crime on Main Street in the City of St. Charles has increased around the nightclubs and asked Chief Fagan to give his opinion on the nightclub use. Eagan wished Mr. Rankin success as a restaurant but repeated his concern with the nightclub use.

Chief Fagan stated the Police Department's concern with the nightclub use based on negative experience with these uses. He informed everyone the City of St. Charles is now having difficulty trying to help fix the situation on Main Street. The Chief informed the City Council that in the 11 months that Club Envy was previously open, the Police Department saw 7 counts of assault two of which being Assault 1 and two calls involving unlawful use of a weapon concerns. Chief Fagan made note the concern has nothing to do with Mr. Rankin and his business however, the nightclub use is a concern rather than a comedy club use.

Councilwoman Pagano confirmed with Attorney Hessel that the Special Use Permit with the nightclub use would transfer if a new business were to take over the current location for Shade Restaurant.

Phil Lum, Building Commissioner, stated the Council could specify the nightclub use to specific nights and make the use secondary to the restaurant/bar use.

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

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

Councilwoman Pagano moved that Bill No. 9656 an Ordinance of the City of Florissant, Missouri, amending Title II "Public Health, Safety and Welfare", Chapter 210 "Offenses", Chapter 213 "Nuisances", Article II "Weeds", by adding a new Section 213-075 "Invasive Non-Native, Exotic Plant Species Declared a Public Nuisance" be read for a second time, seconded by Caputa. Motion carried and Bill No. 9656 was read for a second time. Councilwoman Pagano moved that Bill No. 9656 be read for a third time, seconded by Mulcahy. Motion carried and Bill No. 9656 was read for a third and final time and placed upon its passage. Robert Smith, 2823 Chapel View, questioned who would be responsible for informing and fining residents with the listed plant species. Phil Lum, Building Commissioner, stated the Health Department would be in charge of identifying and notifying residents.

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

Whereupon the Chair declared Bill No. 9656 to have passed and said Bill became Ordinance No. 8672.

Councilman Schildroth moved to accept the Substitute Bill No. 9658, seconded by Eagan. Councilman Schildroth moved that Substitute Bill No. 9658 an Ordinance authorizing an appropriation of \$4,950 from the Park Improvement Fund to budget account no. 09-5-09-61470 “Capital Additions – Park Improvement” and transfer \$3,550.87 from Escrow account no. 11-20260 “Contributions – Dog Park” to account no. 09-4-09300 “Park Improvements – Misc. Revenue” for the purpose of repairing the gates at the dog park be read for a second time, seconded by Eagan. Motion carried and Substitute Bill No. 9658 was read for a second time. Councilman Schildroth moved that Substitute Bill No. 9658 be read for a third time, seconded by Pagano. Motion carried and Substitute Bill No. 9658 was read for a third and final time and placed upon its passage. Marvin Tobias, 1826 Woodridge Ln, questioned how long the gates would last once replaced. Cheryl Thompson, Parks Director, stated the original gates were of lesser quality of the replacements and the new gates will be corrected to a better quality.

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

Whereupon the Chair declared Substitute Bill No. 9658 to have passed and said Bill became Ordinance No. 8673.

The Chair stated that the next item on the agenda was *Board Appointments* of which there were none.

The Chair stated that the next item on the agenda was *Requests* of which there were none.

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

Councilman Siam introduced Bill No. 9661 an Ordinance to amend Special Use Ordinance no. 8376 to allow for adding a nightclub use with live performances and a cover charge located at 1752-1756 N. New Florissant and said Bill was read for the first time by title only.

Councilman Siam introduced Bill No. 9662 an Ordinance to approve a Special Use Permit to allow for a Carry-Out Restaurant located at 2170 N. Waterford and said Bill was read for the first time by title only.

Councilman Schildroth moved that Bill No. 9663 an Ordinance to approve a transfer of \$498 from budget account no. 5-09-33442 “Materials and Supplies” to account no. 5-09-61440 “Capital Additions”

for the purchase of a pool vacuum at JJE and said Bill was read for the first time by title only. Councilman Schildroth moved that Bill No. 9663 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9663 was read for a second time. Councilman Schildroth moved that Bill No. 9663 be read for a third time, seconded by Eagan. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes. Having received the unanimous vote of all members present Bill No. 9663 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 wishing to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Whereupon the Chair declared Bill No. 9663 to have passed and said Bill became Ordinance No. 8674.

Councilman Schildroth introduced Bill No. 9664 an Ordinance to transfer \$30,000 from budget account no. 09-5-29030 "Building & Ground Maintenance-Trees" and \$29,000 from account no. 09-5-09-10030 "Part time salaries" to account no. 09-5-09-61470 "Capital Additions" for the Koch Park Splash Pad Enhancement Project and said Bill was read for the first time by title only. Councilman Schildroth moved that Bill No. 9664 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9664 was read for a second time. Councilman Schildroth moved that Bill No. 9664 be read for a third time, seconded by Mulcahy. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes. Having received the unanimous vote of all members present Bill No. 9664 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.

Robert Smith, 2823 Chapel View, wanted verification of the total amount being \$89,000 for the Splash Pad. Cheryl Thompson, Parks Director, stated the project had three change orders during the project along with the playground equipment cost had increased. Marvin Tobias, 1826 Woodridge Ln, questioned how many part-time employees would be employed with the reduction in the budget. Cheryl Thompson stated the seasonal employee number dropped from ten to six seasonal employees on the updated budget.

Being no persons wishing to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Whereupon the Chair declared Bill No. 9664 to have passed and said Bill became Ordinance No. 8675.

Councilman Schildroth introduced Bill No. 9665 an Ordinance authorizing an amendment to ordinance no. 8586, Establishing a compensation plan for Part-Time employees by adding the position of “Senior Citizen Specialist” and said Bill was read for the first time by title only.

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

Councilman Harris congratulated retiring officers Busby, Conan, and Lt. Peters and the police department has posted hiring opportunities. He stated Human Resources and the Parks Department are all posting hiring positions recently. Harris informed residents that the Florissant Spotlight has information about Nerf Wars at the JJE ice rink.

Council Eagan reminded everyone of the TEAM food pantry donations. He stated Ward 3 resident, Ashley Pedibone, is a 15-year-old now holds the National Record for Bench-press at 127 lbs.

Councilman Caputa reminded residents to lock up firearms in a secure place and not in their vehicle and watch out for their neighbors through Neighborhood Watch Program.

Councilman Schildroth reminded resident of the work on Dunn Rd and the westbound 270 exit to New Florissant Rd which will close permanently starting March 1, 2021. He thanked the street department for their hard work during the weather

Councilwoman Pagano reminded residents of the major changes on the eastbound lanes of Dunn Rd due to construction through MoDOT and more information is available on MoDOT’s website.

Councilman Parson recognized Pauli Murray for Black History Month noting her trailblazing for during the Civil Rights Movement and was arrested for sitting in the “Whites Only” section of the bus 15 years before Rosa Parks refused to give up her seat. Ms. Murray was a lawyer, women’s rights activist, episcopal priest, and an author.

Councilman Siam encouraged people to use masks in public, social distancing, hand sanitizer and regular handwashing. He reminded residents to pre-register for the vaccine online through St. Louis County and local hospitals.

The next item was *Mayor Announcements*.

Mayor Lowery announced the city’s website is updated and thanked Steve Weirsmueller and Chris Pease for their hard work on the city website. He stated the groundbreaking and check presentation for Angie’s Playground was cancelled due to the weather and has been rescheduled for Tuesday, March 18 at 2pm.

The Council President stated that the next regular City Council Meeting will be Monday, March 8, 2021 at 7:30 pm.

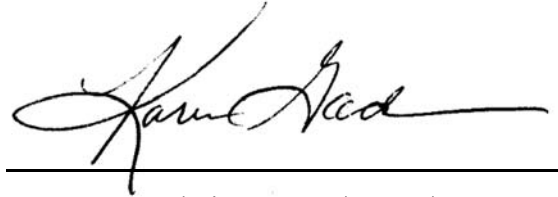
187 Councilwoman Pagano moved to adjourn the meeting, seconded by Manganelli. Motion carried.

188 The meeting was adjourned at 9:05 p.m.

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A handwritten signature in black ink, appearing to read "Karen Goodwin", written over a horizontal line.

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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193

194 The following Bills were signed by the Mayor:

195 Bill No. 9656 Ord. 8672

196 Bill No. 9658 Ord. 8673

197 Bill No. 9663 Ord. 8674

198 Bill No. 9664 Ord. 8675

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CITY OF FLORISSANT

WORK SESSION MEETING MINUTES

February 2, 2021

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual work session through a Zoom platform on Tuesday, February 2nd, 2021 at 7:00 p.m. with Council President Schildroth presiding.

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

Council President Schildroth moved to amend the agenda to move the discussion of the Weise house to first on the agenda, seconded by Pagano, motion carried.

Cheryl Thompson-Stimage, Parks and Recreation Director described some of the work that had been done in the past on the Weise House.

Gina Siebe discussed the work that she and several volunteers were currently doing in the Weise House to include, removing mold on the walls, ceiling and the woodwork, removing brick in damaged areas, cleaning window wells, and dealing with water damage. She said that the water drainage has been located and mitigated for the moment. She added that there are many volunteers and donations from the community. She stated that there are two HVAC companies that would be donating an HVAC system and installing it at no cost.

Council asked Mrs. Thompson-Stimage and Mr. Green to put together the total cost of what the city needs to contribute to get the building to a functional state to include the roof, restrooms and possible kitchen configurations.

Council Procedures

Council President Schildroth stated that in the past there was an understanding with the Council members that they would not attend boards and commissions meetings. He feels that the boards and

commissions recommend actions to the council and council members can be intimidating to board and commission members, even if they are just there to observe. He recommended to the councilmembers that they refrain from attending boards and commissions meetings.

Council members discussed their opinions on whether or not to attend boards and commission meetings.

Transfers of Special Use Permits

Mr. Hessel explained the Special Use transfer process, he stated that most cities do not bring transfers of special use permits to the city council, they are approved at the staff level.

Councilman Manganeli asked if the transfers of special use permits could be eliminated completely and all applicants required to go through the process of getting a special use from the beginning. Mr. Hessel answered no. The special use is granted for a particular location and business owners need to be allowed to sell their business with the use that was approved. Additional restrictions can be placed on a transfer of a special use if there are issues that need to be addressed.

Air BnB regulations

Mr. Hessel explained that he has researched the Air B and B issues. He feels that if there are regulations proposed, they should be included in the residential rental license sections of the code. Mr. Hessel mentioned a company they were meeting with that monitors the locations of Air BnB's for a fee. He said he would report any information he obtained to the Mayor. Mr. Hessel suggested that the public works department needs to provide an opinion on where in the code they would like to see this and how it would be monitored and enforced. It was mentioned that Black Jack had an ordinance that could be reviewed.

Masonry Ordinance

Council discussed the potential for updating the masonry ordinance to allow newer materials that have been introduced. Council is willing to look at the possibility of allowing additional materials but does not want to lower the quality and appearance of new construction.

There being no further business to discuss, Councilman Caputa moved to adjourn the work session, seconded by Eagan, on voice vote the motion carried and the meeting adjourned at 9:15 pm.

Karen Goodwin, City Clerk

Karen Goodwin

From: Tobias <genandmarv@gmail.com>
Sent: Wednesday, March 03, 2021 11:11 PM
To: Karen Goodwin
Cc: Ward 1 Andrew Harris; Ward 2 Paul Manganelli; Ward 3 Joe Eagan; Ward 4 Jeff Caputa; Ward 5 Keith Schildroth; Ward 6; Ward 7 Jackie Pagano; Ward 8 Robert Parson; Ward 9 Tommy Siam; Tim Lowery
Subject: Citizen Communication Included in agenda

Marvin Tobias
1826 Woodridge Lane
Florissant, Mo. 63033

To the Mayor and City Council,
Thank you for your time in reading this letter,

I am writing to support Shade Restaurant and Bar's special use permit to be allowed to charge a cover fee on special event nights. The major reasons I support the special use are (in no particular order): (1) There is an added burden on the business and law enforcement, fire personnel and the city office to apply for, investigate and pay for a license each time an event is held. It is an anti-business model. (2) The restaurant already provides the services and is essentially changing a business model to improve the bottom line. That makes it primarily a business decision that is only hindered because of the limitations within the Florissant ordinances themselves. With so many restaurant/bar/lounge type places hurting with COVID, if an owner can find a way to increase revenue without changing or taxing the city's resources, I believe that it should be supported. (3) Shade is providing entertainment that is not found anywhere else in the city. Pre-COVID, multiple lounges, bars, taverns, pubs, etc have offered music, whether live or dj, and food, but comedy nights are relatively rare in this area. There is a demand for it and if a cover charge helps the business to continue those services, I do not see a reason it should be limited or declined.

In response to the petition, it seemed that the two biggest issues were "look at St. Charles" and comparisons to other non-similar businesses. It did seem that opposition centered around the term "night" club versus what the business is actually providing. It is true that St. Charles provides an example of both positives and negatives. A historic district with 20+ restaurants, antique shops, boutiques but also bars of varying types. Dive bars, lounges, some with open mic nights and some providing drinks and dancing as primary forms of entertainment. The negative, is when you have thousands descending to an area with so many restaurants and bars in such proximity, there can be chaos. The conversations are good to have when talking about planning and zoning and permits being issued. Florissant is fundamentally different, in that bars, taverns, clubs etc, must be issued a special use permit to operate. The council controls the oversaturation of bars and restaurants in an area. While Shade is near Show Me's and Meyer's café and lounge, I believe they serve different customers in an area not saturated with bars and restaurants. In Florissant's historic district, Bunkers is within walking distance to Red Oven Pizza or Sip and Smoke, but again, that isn't a saturation point. There are no dance clubs, so that is removed from the equation. Joe Momma's, Holeshootz, Toast Time, Coltrane's, Henke's, Al's Lounge, BJ's Bar, Privilege Lounge, Field Box North (Hall Pass), Streiler's, Jerry's lounge are a scattering of bars and watering holes in Florissant, Pre-COVID. Plus you have the restaurants with full bars. The biggest difference here is that they are scattered throughout Florissant. Zoning and the requirement of special use permits for any bar or tavern (only in B3, B4, or HB I believe) is a buffer that reduces the chances of concentrated people and alcohol. I would also add that Shade is ALREADY operating, so if there was a concern regarding oversaturation it was a conversation to have pre-opening, not when they want to simply charge a cover. (St. Charles was in the news in 2019 regarding business changes to reduce the number of bars, which is before Shade's approval).

The most embarrassing part of the discussion centered around comparing Shade to other businesses. It bothered me that once the term nightclub was "defined" (as the term itself is already in Florissant's code book) associations to NON similar businesses who only share a common ethnic consumer base were made. Club Envy for example. That was a dance club. Shade has never attempted to be such. Cuetopia was mentioned. That was a pool bar. Shade is not a pool bar. The Ambassador is a concert venue and event space. Shade is neither a concert venue nor event space. I thought it a remarkably bad faith argument to associate three different types of businesses with Shade and force them to bear the weight of transgressions that are not of their making. It is a standard that I have never seen applied at any city council meeting EVEN when you have had actual event centers in front of you to be approved. Streiler's pub has had bands before. If they wanted to charge a cover, would you have compared them to a dance club or event center? Or would you compare them to a similar business?

I know this letter was long. I thank those who have read it to its conclusion. I do hope the council and Mayor work with the owners and come up with a plan that can benefit them and the city.

Marvin Tobias.

Karen Goodwin

From: Ward 8 Robert Parson
Sent: Thursday, March 04, 2021 12:23 PM
To: Karen Goodwin
Subject: Fwd: Businesses special use permit for cover charge for certain events

Karen,

Please see the email below.

Robert Parson Jr.

Sent via the Samsung Galaxy Note8, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

From: Matt Sanders <matt-sanders@sbcglobal.net>
Sent: Thursday, March 4, 2021, 11:05 AM
To: Ward 8 Robert Parson
Subject: Businesses special use permit for cover charge for certain events

Councilman parson,
please make this apart of the record for monday

Dear mayor Lowery and the city council,

I am writing to you on the special use permit amendment for shade restaurant and bar. Before hwy 67 bbq became shade restaurant and bar. Chris alexander has found ways to give back to the community, from his kids school north county christian to helping 2 families that were displaced by fires almost 2 years ago and much much more and when we had that snow storm in 2019 hwy 67 took care of the road crews of all of north county by providing them lunch and helped our kids by having a school supply drive with a charity car show. Hwy 67/shade have had no prior issues. Giving back is key to ensure a thriving community. Having some comedy shows and live music for a cover charge would not be an issue in general as long as businesses would submit the dates to charge within a reasonable amount of time and there is a plan in place (security etc. On the nights they charge cover)

I have also seen this in other areas in the st louis metro area and also sports bars in our metro area charge cover and have plans in place (security etc.) for example for UFC, boxing pay per views etc. I hope for the best and something would work out for shade and a solution for other businesses that would like to do cover for music ,comedy and pay per view sports in the future.

Sincerely
Matt Sanders
50 saint Benedict In
Florissant mo 63033

Sent from AT&T Yahoo Mail on Android

1 INTRODUCED BY COUNCILMAN PARSON
2 MARCH 8, 2021

3
4 SUBSTITUTE BILL NO. 9661

ORDINANCE NO.

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

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
11 Florissant, by Special Use Permit, after public hearing thereon, to charge an admission fee to
12 customers to attend live music performances and comedy shows; and

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

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

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

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

22 WHEREAS, an application has been filed by Shade Partners LLC to amend Special Use
23 Permit no. 8376, as transferred and amended, to add a use that allows the charging of an
24 admission fee to customers to attend live music performances and comedy shows; and

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

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

31 WHEREAS, the Council, following said public hearing, and after due and careful
32 consideration, has concluded that the granting of an amendment to the Special Use Permit
33 authorized by Ordinance No. 8376, as hereinafter provided, would be in the best interest of the
34 City of Florissant and will not adversely affect the health, safety, morals and general welfare of
35 the City.

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

4 Section 1: Special Use Permit No. 8376, as amended and transferred, is hereby amended
5 to add an ancillary use to allow the charging of an admission fee to customers to attend live
6 music performances and comedy shows (inside only) with the arrangement of the interior to be
7 in accordance with plans G-1, A-1, both dated 5/14/19 by Phillip Gomez, subject to following
8 stipulations:

- 9 1. The maximum occupant load is 111;
- 10 2. This establishment is primarily a restaurant and shall never be operated primarily as a
11 "nightclub" or any other business in which an admission fee is charged to customers
12 to attend live music performances or comedy shows;
- 13 3. A live music performance comedy show may be performed once a week to take place
14 on Monday, Tuesday, Wednesday or Thursday night;
- 15 4. A live music performance or a comedy show is also permitted once a week to take
16 place on Friday or Saturday night;
- 17 5. At no time will the establishment be allowed to have live music or a comedy show
18 with a cover charge more than twice in any week;
- 19 6. As with all special use permits, this permit is revocable upon the violation of any of
20 these conditions or upon the violation of any other ordinances or state statutes.
21

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

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

26 Adopted this ____ day of ____, 2021.
27

28 _____
29 Keith Schildroth
30 President of the Council
31 City of Florissant

32 Approved this ____ day of ____, 2021.
33

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

37 ATTEST:
38

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

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 22, 2021

3
4 BILL NO. 9661

ORDINANCE NO.

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The maximum occupant load of 111 remains unchanged for this establishment
2. Live performances shall be conducted and customers shall remain inside the establishment only.

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

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

Adopted this ____ day of _____, 2021.

Keith Schildroth
President of the Council
City of Florissant

Approved this ____ day of _____, 2021.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT



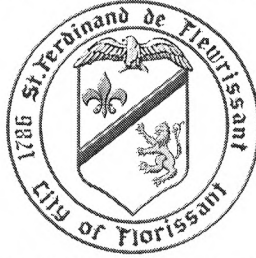
PUBLIC HEARING NOTICE

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

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

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

1
2
3
MEMORANDUM



4
5
6
7
8
CITY OF FLORISSANT- Building Division

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

9 To: Planning and Zoning Commissioners

Date: January 26, 2021

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

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

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

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

25 **I. PROJECT DESCRIPTION:**

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

31 **II. EXISTING SITE CONDITIONS:**

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

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

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

42
43 **III. SURROUNDING PROPERTIES:**

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

48
49 **IV. STAFF ANALYSIS:**

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

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

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

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

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

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

83
84 **Suggested Motion:**

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

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

- 91
- 92 1. The maximum occupant load of 111 remains unchanged for this establishment.
 - 93 2. Live performances shall be conducted, and customers shall remain, inside only.
 - 94 3. Change permitted uses in attached ord. 8376 Section 1 to: "...for the location and
95 operation of a sit-down restaurant with carry-out service and ancillary Nightclub,
96 featuring Live Performances inside only."
 - 97

98 (End of report and suggested motion)

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 9 Zoning 'B-3'

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN. [Signature] DATE: 2-4-2021

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

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

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

1) Comes Now Shade Partners, LLC DBA Shade Restaurant & Bar
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) Lease
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

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

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

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

Gerald Parkin

PRINT NAME

SIGNATURE

Shade Restaurant 314@gmail.com
email and phone 314-348-1884

FOR

Shade Partners, LLC

(company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL _____
BUSINESS

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

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

Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Gerald M. Rankin, Princeton L. Dew
- (2) Telephone numbers 314-348-1884 314-356-5075
- (3) Business address 5179 Cabanne Ave St. Louis, Mo. 63113
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation January 22, 2020
- (6) Missouri Corporate Number LC001686371
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Shade Restaurant & Bar 1/22/2020
- (8) Name in which business is operated Shade Partners, LLC
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

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

Name Flo Lin Shopping Center
Address 1752-1756 N. New Florissant Rd.
Property Owner Walpert Properties
Location of property N. New Florissant Rd & Lindbergh
Dimensions of property _____
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property Restaurant & Bar (same as current)
Type of Sign LED Channel Letters Height 29.5"
Type of Construction II-A Number Of Stories 1
Square Footage of Building ~~2754~~ 3040 Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

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

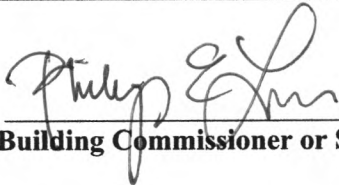
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed 1/25/21

STAFF REMARKS: _____



Building Commissioner or Staff Signature

INTRODUCED BY COUNCILMAN HENKE
NOVEMBER 27, 2017

BILL NO. 9334

ORDINANCE NO.

8376

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

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

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

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

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

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

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

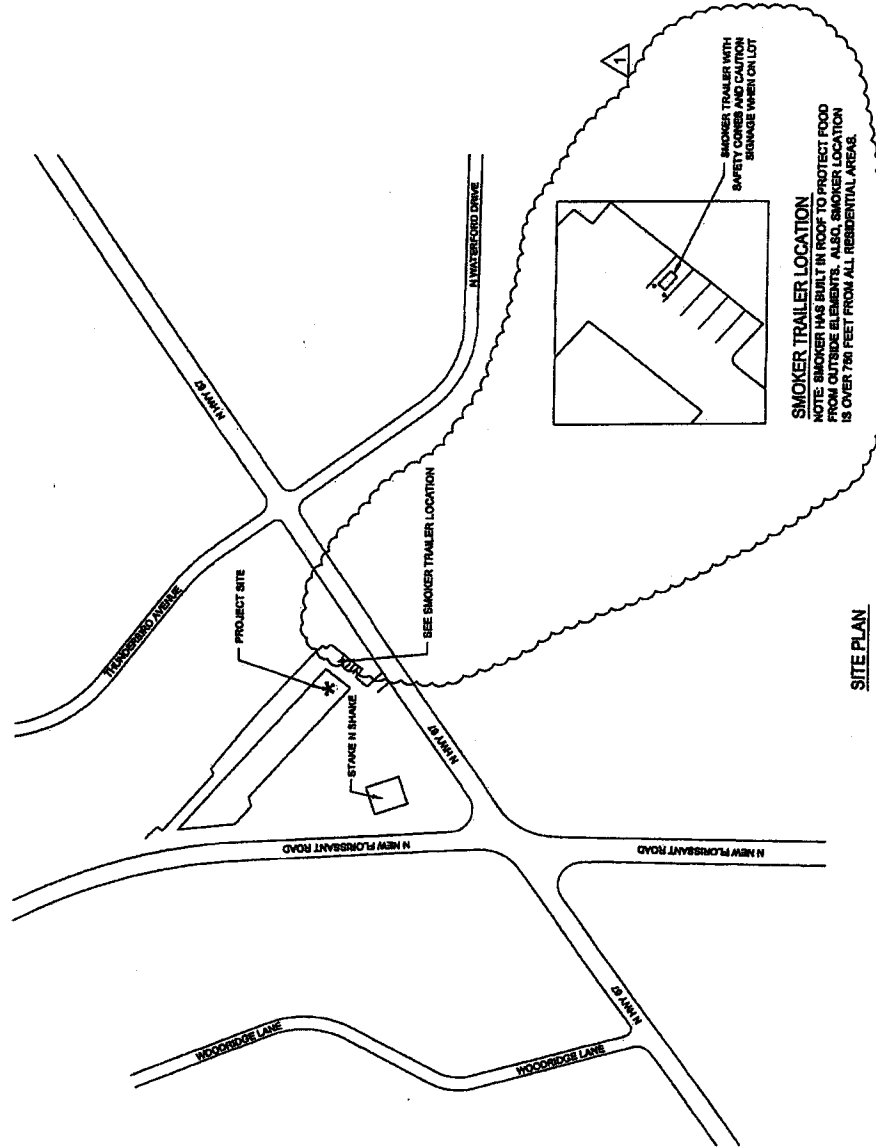
Section I: A Special Use Permit is hereby granted to Five Aces Bar-B-Que, LLC d/b/a Five Aces Bar-B-Que to allow for the operation of a restaurant located at 1752-1754 N. New Florissant Rd for the location and operation of a restaurant with carry-out service and the following additional requirements:

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

Packet Page 30 of 67

FACILITY UPDATES FOR RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD
FLORISSANT, MISSOURI 63033



SHEET INDEX:

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

SCOPE OF WORK:

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

10/9/17



ALLEN DESIGNS, LLC

WWW.ALLENDISIGNS.COM
P.O. BOX 702, ST. LOUIS, MO 63101
TEL: 314-253-1007

DOWND W. DEAL, P.E.
MISSOURI LICENSE NO. 22347
PHONE: 314-253-1007
ST. LOUIS, MO 63101

DESIGNED BY
CHECKED BY
SCALE
DATE
SHEET
TOTAL SHEETS

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

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

REV.	DATE	BY	DESCRIPTION
1	10/20/17	WDD	ISSUED FOR PERMIT
2	10/20/17	WDD	ISSUED FOR PERMIT
3	10/20/17	WDD	ISSUED FOR PERMIT













GENERAL NOTES:

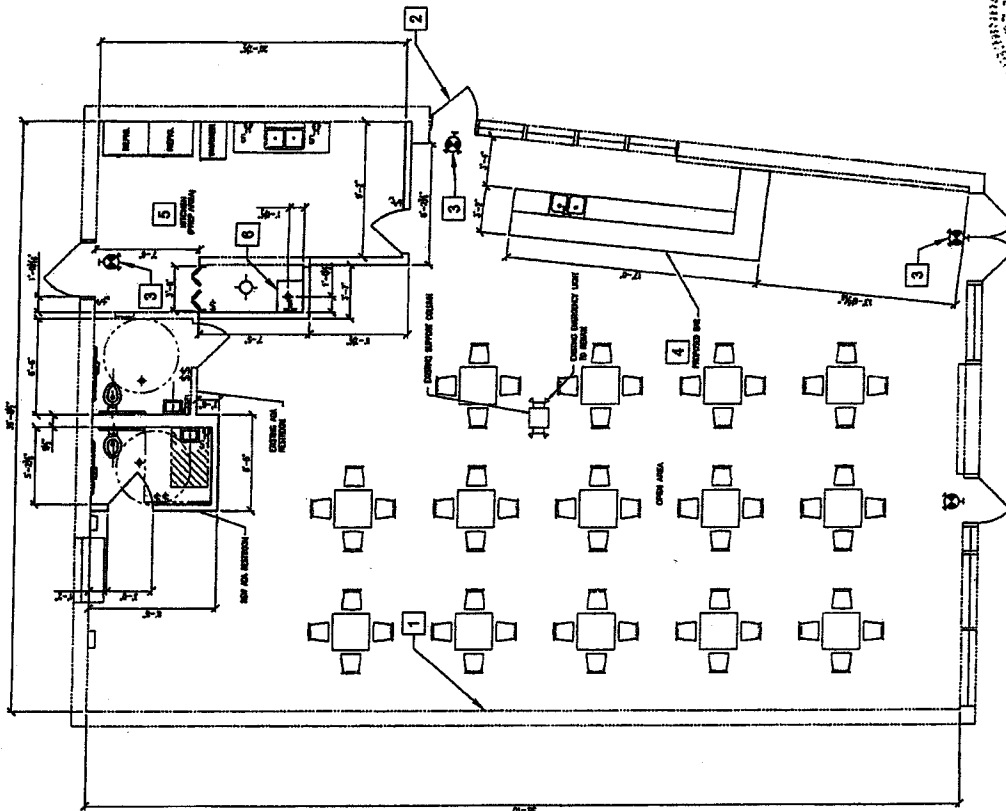
1. CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X TYPE GYPSUM BOARD.
4. ALL NEW PARTITION WALLS SHALL BE METAL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

KEYED NOTES:

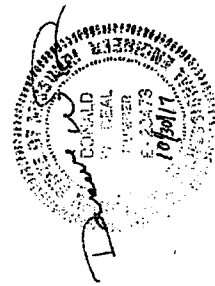
- 1 PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, ADD A BEAD OF FIRE RATED CAULKING ALONG THE TOP ALONGING BEHIND DECKING WHERE IT JOINS THE GYPSUM BOARD. SEE DRAWING A-1 FOR SPECIAL DETAILS.
- 2 ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY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

LEGEND (ALL SYMBOLS MAY NOT BE USED):

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



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

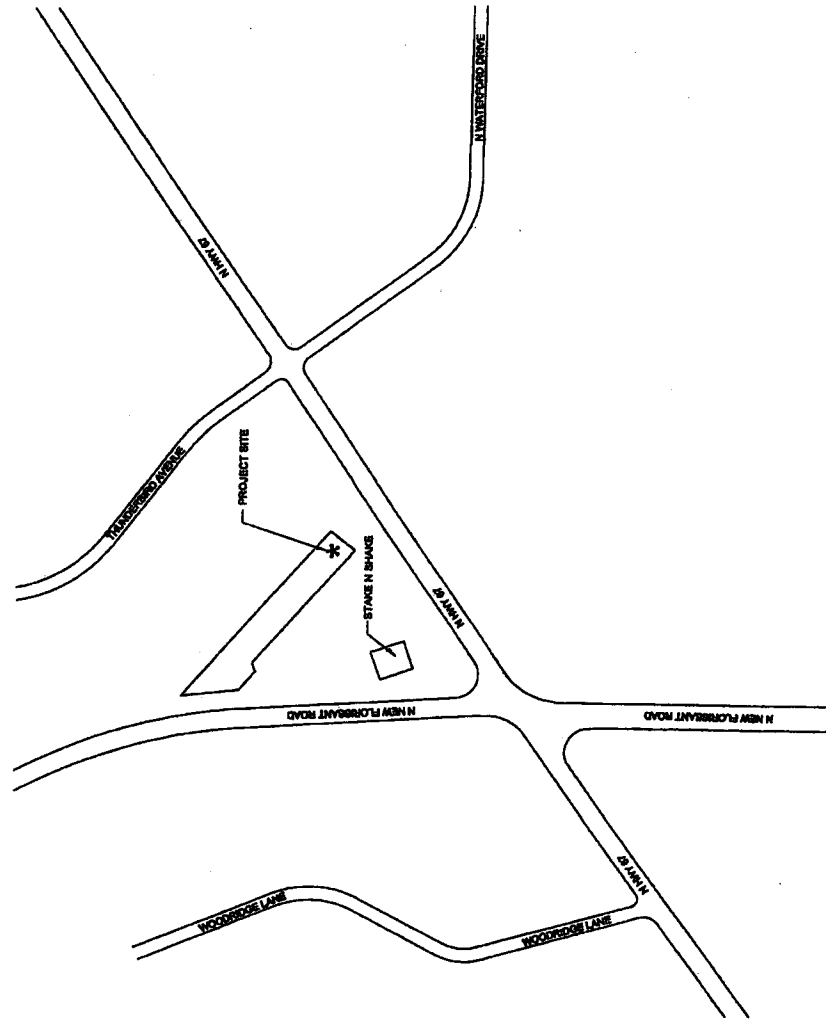


1	10/20/2017	RS-ISSUED FOR PERMIT-ADDED SEATING	DWD	
0	10/20/2017	ISSUED FOR PERMIT	DWD	
REL.	DATE	DESCRIPTION		

FACILITY UPDATES FOR

RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD
FLORISSANT, MISSOURI 63033



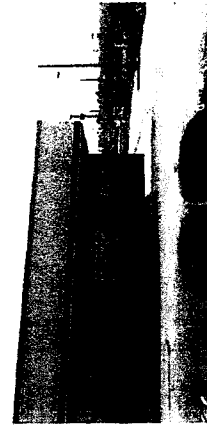
SITE PLAN

SHEET INDEX:

- A-0 SITE PLAN AND SCOPE
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SCOPE OF WORK:

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



ALLEN DESIGNS, LLC

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

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

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

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

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

NO.	REVISION	DATE	BY
0	SUBMIT		
1	ISSUED FOR PERMIT		

ALLEN DESIGNS, LLC

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

100% LICENSE
ST. LOUIS, MO 63103
PHONE: 314-423-1037
LICENSE NO.: 02978

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

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

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

GENERAL NOTES:

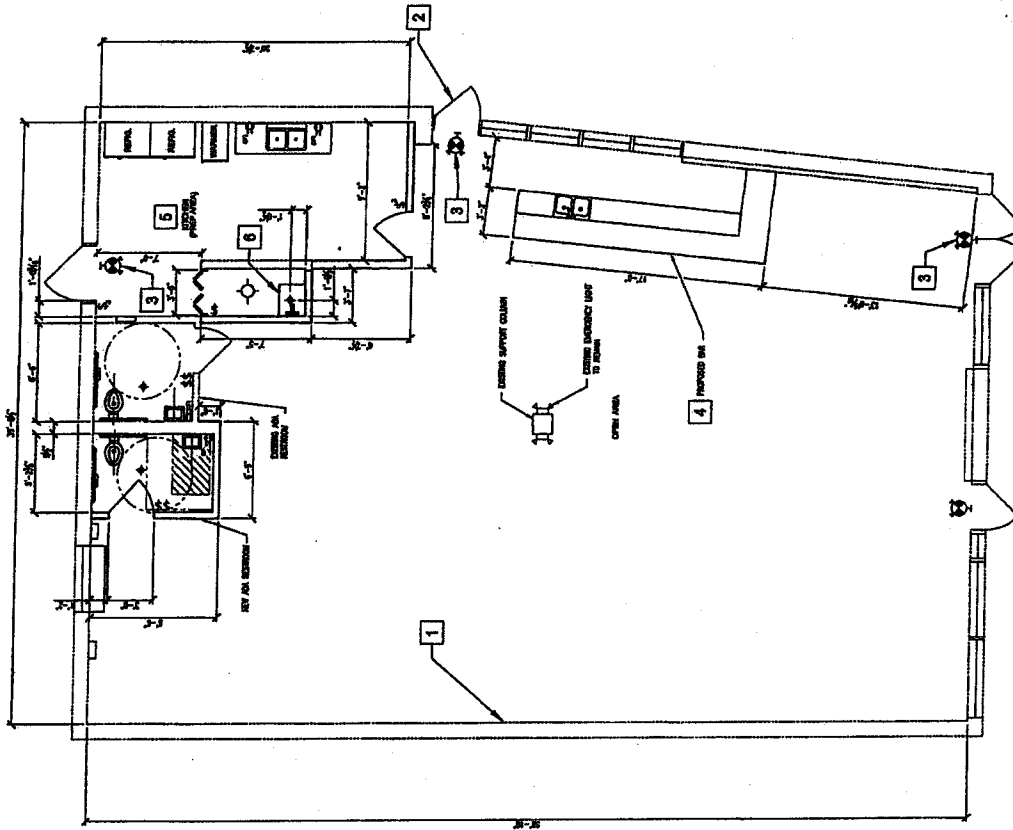
1. CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
4. ALL NEW PARTITION WALLS SHALL BE METAL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

KEYED NOTES:

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

LEGEND (ALL SYMBOLS MAY NOT BE USED):

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



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



Allen Designs
10/9/17

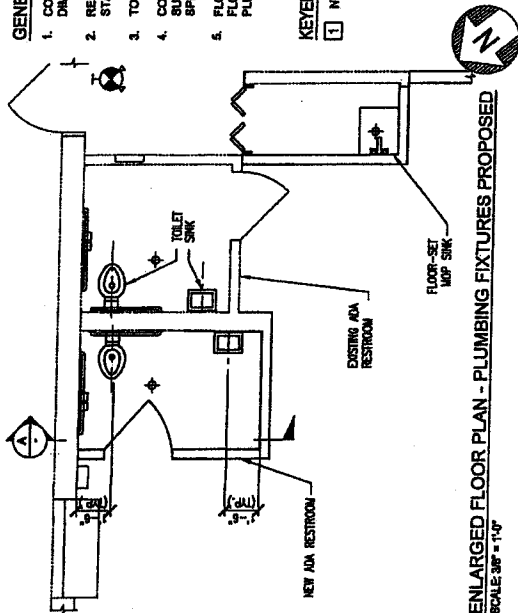
NO.	DATE	DESCRIPTION	DWG	APP'D
0	10/9/17	ISSUED FOR PERMIT		

GENERAL NOTES:

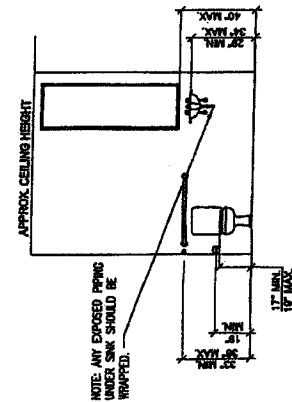
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
3. TOILET AND WATER CLOSET SHALL COMPLY WITH 603 AND 604.
4. CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER SINKS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

KEYED NOTES:

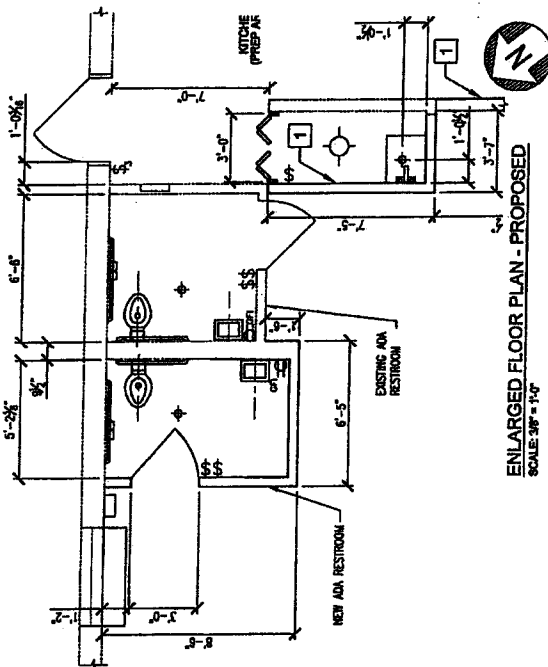
- 1 NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL**



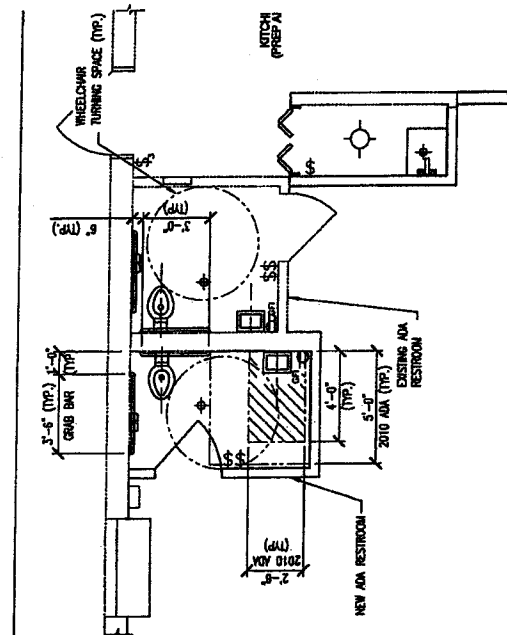
ENLARGED FLOOR PLAN - PLUMBING FIXTURES PROPOSED
SCALE: 3/8" = 1'-0"



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



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

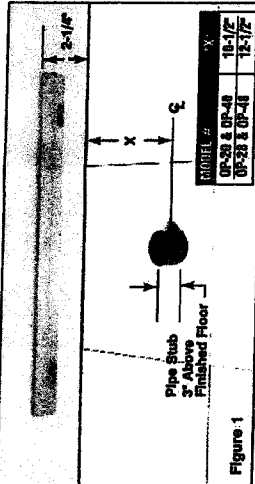


ENLARGED FLOOR PLAN - ADA PROPOSED
SCALE: 3/8" = 1'-0"

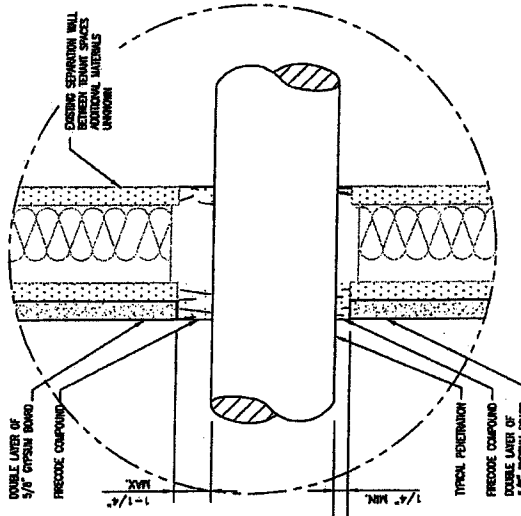
GENERAL NOTES:

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

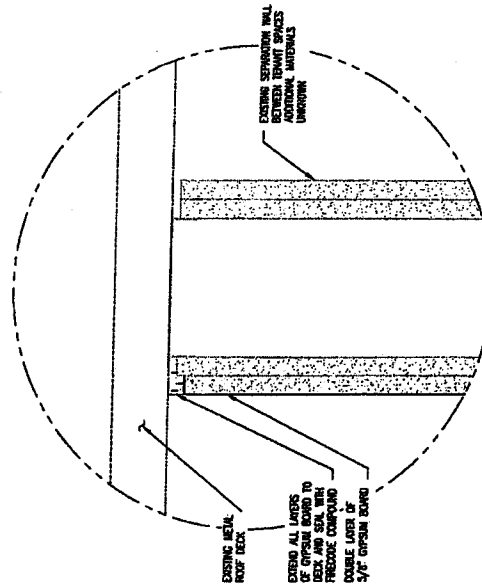
FLOOR SET MOP SINK
TYPICAL OVERALL SIZE: 25"21"x10"



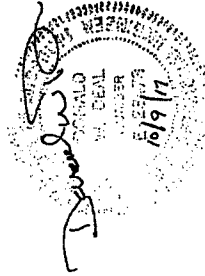
FLOOR MOUNTED MOP SINK DETAIL
SCALE: NONE



TYPICAL WALL PENETRATION DETAIL
SCALE: NONE

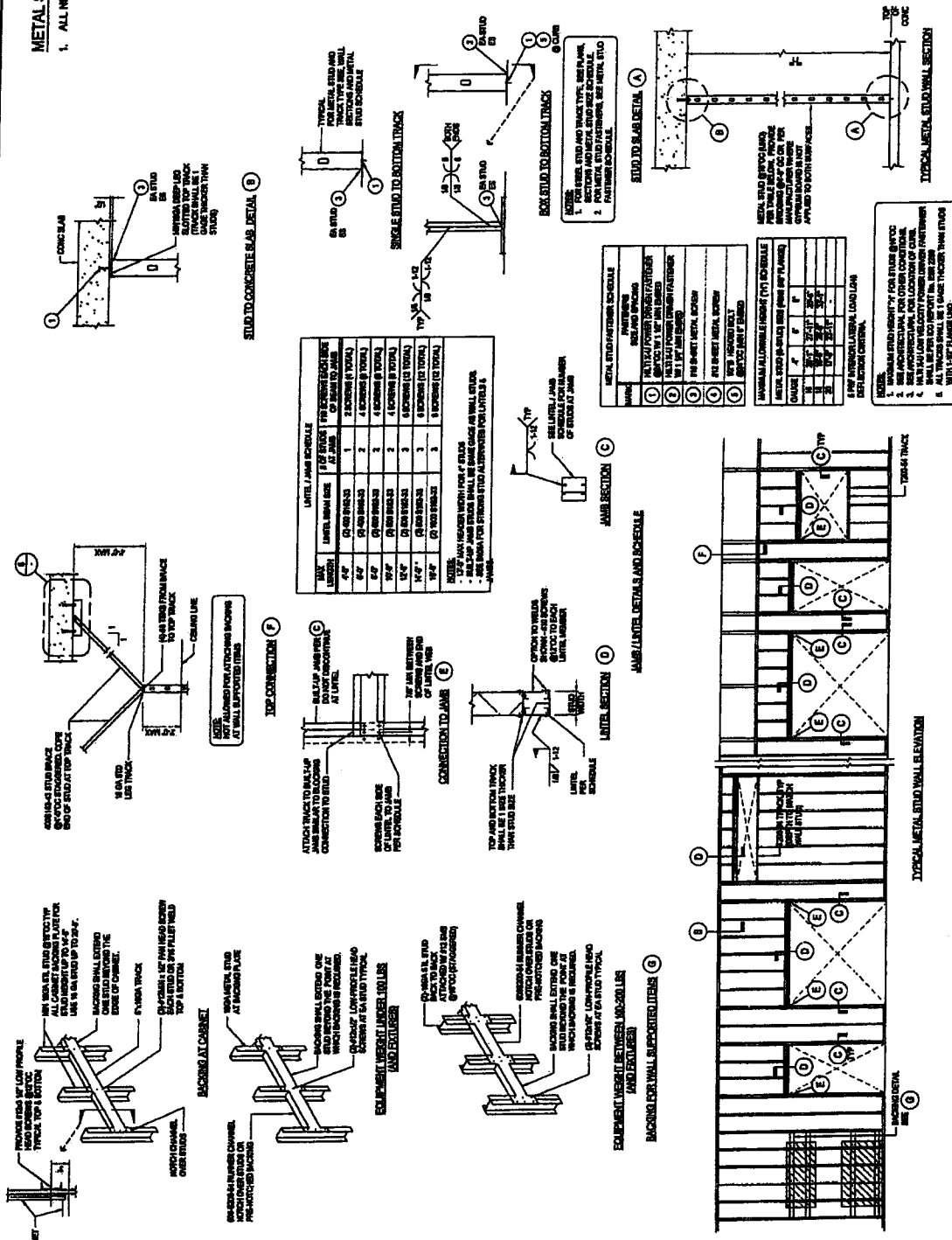


TYPICAL WALL TO ROOF DECK DETAIL
SCALE: NONE



METAL STUD WALL GENERAL NOTES:

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



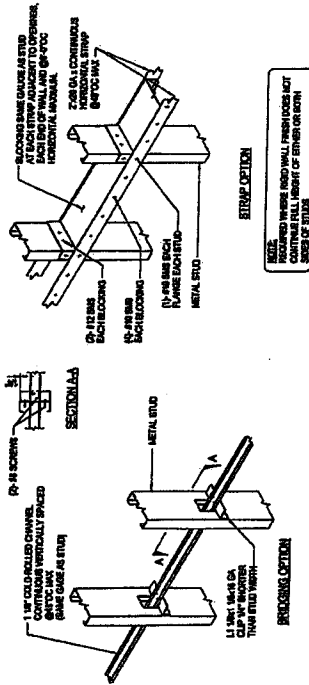
TYPICAL INTERIOR NON-BEARING METAL STUD WALL CONSTRUCTION DETAILS

SCALE: N.T.S.

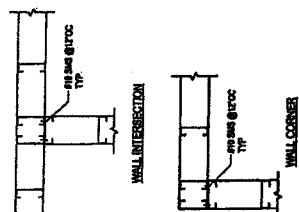
[illegible]

ALLEN DESIGNS, LLC WWW.ALLENDISIGNS.COM P.O. BOX 172, ST. LOUIS, MO 63101 TEL: 314-622-1057		DONALD W. DEAL, P.E. 1988 LICENSE ST. LOUIS, MO 63101 LICENSE NO. 65177 PHONE: 314-622-1057		METAL STUD WALL DETAILS RESTAURANT RENOVATION 1762-1764 N. NEW FLOIRISSANT RD FLOIRISSANT, MISSOURI 63033	
PROJECT NO. 2017-112		DRAWING NO. A-6		PROJECT NO. 2017-112	

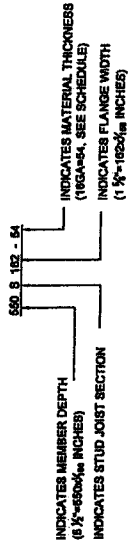
METAL STUD WALL GENERAL NOTES:
 1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.



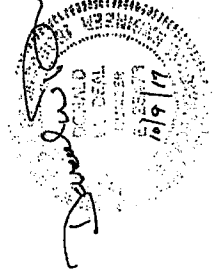
TYPICAL LATERAL BRIDGING AT METAL STUDS
 SCALE: N.T.S.



TYPICAL METAL STUD WALL DETAILS AT INTERSECTION DETAILS
 SCALE: N.T.S.



METAL STUD IDENTIFICATION
 SCALE: N.T.S.



DATE	ISSUED FOR PERMIT	APPROVED
0	10/19/17	
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 9, 2018

3
4 BILL NO. 9380

ORDINANCE NO.

8407

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

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

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

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

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

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

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

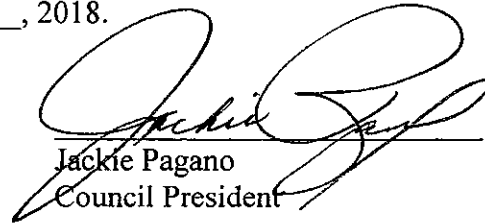
27 Section 1: The Special Use Permit authorized by Ordinance No. 8376 originally issued 5
28 Aces BBQ is hereby transferred to CC44 LLC d/b/a Hwy 67 BBQ for the location and operation
29 of a restaurant on the property known as 1752-1754 N. New Florissant Road.

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

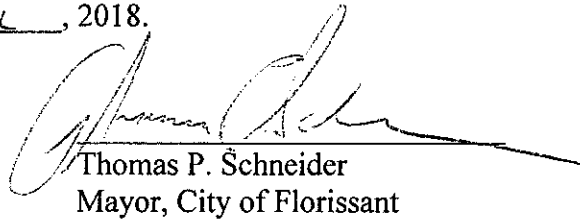
32 Section 3: The Special Use Permit herein authorized shall terminate if the said business
33 ceases operation for a period of more than ninety (90) days.

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

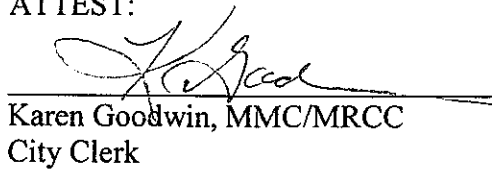
Adopted this 23 day of April, 2018.


Jackie Pagano
Council President

Approved this 24 day of April, 2018.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 JUNE 10, 2019

8517

3
4 BILL NO. 9496

ORDINANCE NO.

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

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

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

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

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

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

24 WHEREAS, due notice of public hearing no. 19-06-010 on said application to be held on
25 the 10th day of June, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly
26 published, held and concluded; and

27 WHEREAS, the Council, following said public hearing, and after due and careful
28 consideration, has concluded that the granting of an amendment to the Special Use Permits
29 authorized by Ordinance No. 8376 as transferred by ordinance no. 8407, as hereinafter provided
30 would be in the best interest of the City of Florissant.

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

33
34 Section 1: Special Use Permit no. 8376 is hereby amended to allow for expansion of a
35 BBQ Restaurant with outdoor cooking at 1752-1754 N. Florissant Road, Highway 67 BBQ, in a
36 B-3 Zoning District, as depicted by the attached drawings: G-1 and A-1 completed by Philip A.

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

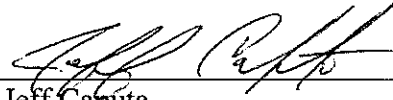
PROJECT COMPLETION.

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

Section 2: Said Special Permit shall be conditioned on and shall remain in full force and effect so long as the conditions set out in Ordinance 8376 as transferred by ordinance no. 8407, are adhered to.

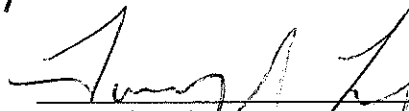
Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 24 day of June, 2019.




Jeff Caputa
President of the Council
City of Florissant

Approved this 1st day of July, 2019.



Timothy J. Lowery
Mayor, City of Florissant

ATTEST:



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 24, 2020

3
4 BILL NO. 9587

ORDINANCE NO.

8603

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

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

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

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

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

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

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

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

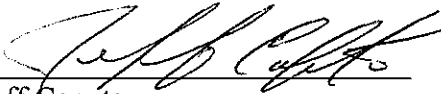
28
29
30 Section 1: The Special Use Permit authorized by Ordinance No. 8407 is hereby
31 transferred Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property
32 located at 1752-1754 N. New Florissant Road.

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

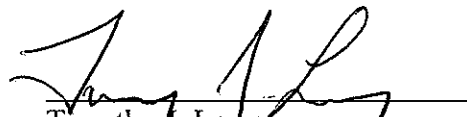
35 Section 3: The Special Use Permit herein authorized shall terminate if the said business
36 ceases operation for a period of more than ninety (90) days.

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


Adopted this 9 day of March, 2020.

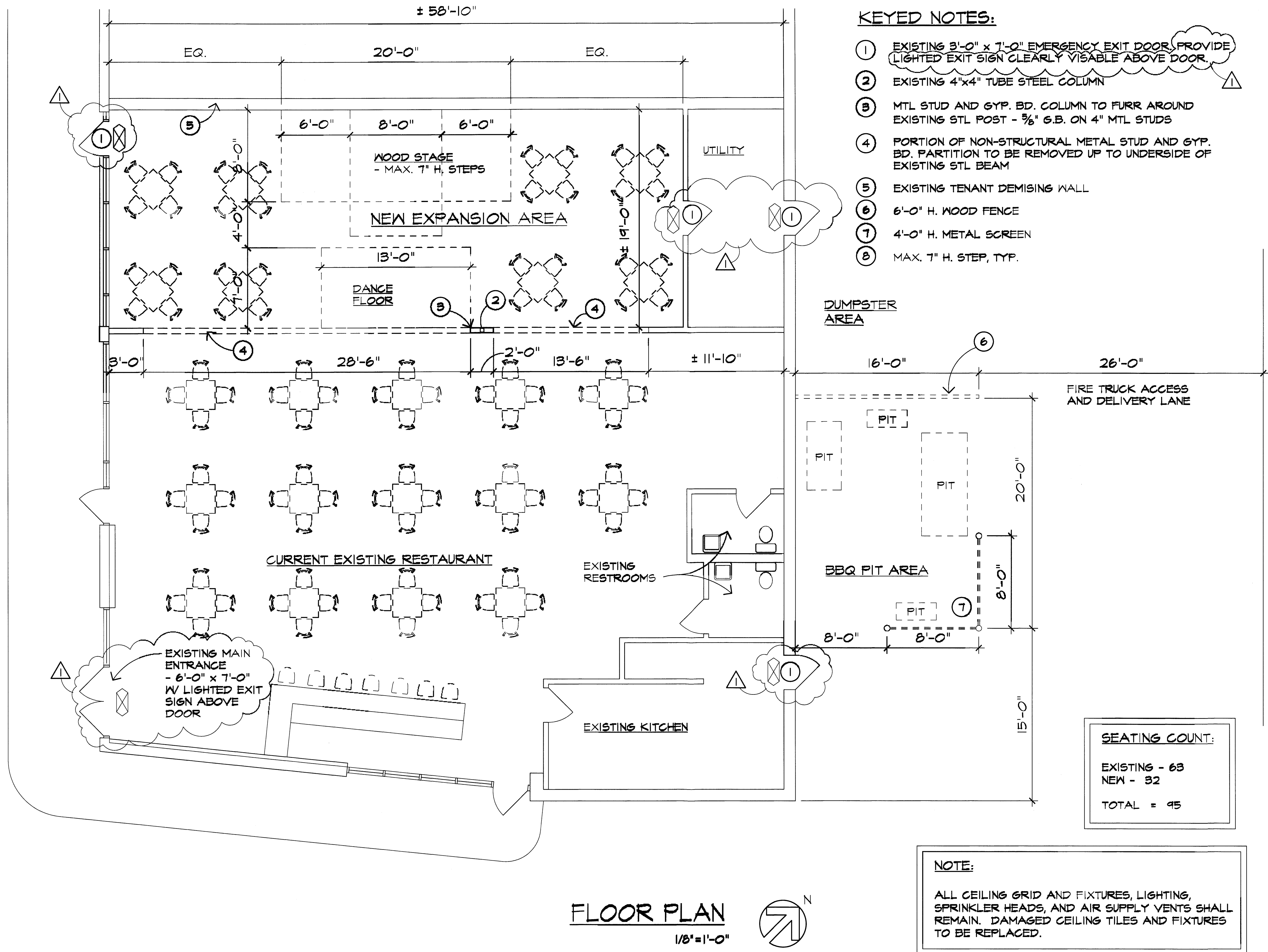

Jeff Caputa
Council President

Approved this 9 day of March, 2020.


Timothy J. Lowery
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MPPA/MMC/MRCC
City Clerk



PHILIP A. GOMEZ
ARCHITECT #A-6390

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

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

REV. 6-7-19

Client:

Chris Alexander

1752 N. New Florissant Rd
Florissant, MO 63033

Project:

HWY 64 BBQ
Restaurant Expansion

1752 N. New Florissant Rd
Florissant, MO 63033

Prj #:

Date: **5-14-19**

Sheet Contents:

Floor Plan

Sheet No.:

A-1

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 22, 2021

3
4 BILL NO. 9662

ORDINANCE NO.

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

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

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

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

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

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

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

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

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

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

36 Adopted this ____ day of _____, 2020.

37
38 _____
39 Keith Schildroth
40 President of the Council

41 Approved this ____ day of _____, 2020.

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

45 ATTEST:

46 _____
47 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. virtually via the Zoom platform, on Monday, February 22, 2021 at 7:30 P.M. on the following proposition:

To approve a Special Use Permit, to allow for a Carry Out Restaurant at 2170 N Waterford, in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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

3889
pd 12/9/2020

\$300.00

Check # 3556



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 9 Zoning 'B-3'

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

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

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

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

LOCATION 2170 N. Waterford 63033
Address of property. _____

1) Comes Now Tawfig Jamil Bailey
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) LEASE
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

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

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

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

Name Tawfig Bailey

Address 8326 Fair Banks 63134

Property Owner Bronson Real Estate

Location of property 2120 W Watertford

Dimensions of property 1,000 sq feet

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property Restaurant Take out

Type of Sign Plastic Lighted Height 6x2 FT.

Type of Construction Brick mason Number Of Stories 1

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

Number of Parking Spaces See attached Sidewalk Length See attached

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

See attached

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

See attached

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation LLC

(a) If an individual:

(1) Name and Address Tawfig Bailey + Kayla Posada

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

(3) Business Address 8326 Fairbanks Dr. 63134

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

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

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

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

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

(c) If a corporation:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

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

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

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

(8) Name in which business is operated Nephew B n lly

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

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

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

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

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

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

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

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

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

PRESENTOR SIGNATURE TawFig Bailey

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

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

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

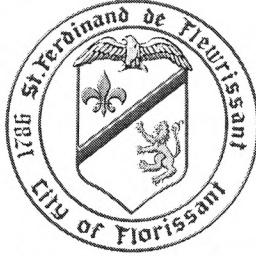
Signature of Petitioner authorizing an agent

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

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

1

MEMORANDUM



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CITY OF FLORISSANT

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To: Planning and Zoning Commissioners

Date: January 26, 2021

7

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9

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

Todd Hughes, P.E.

10

Director of Public Works

11

Applicant

12

Deputy City Clerk

13

File

14

15

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

16

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

17

District.

18

19

20

STAFF REPORT

21

CASE NUMBER PZ-020121-3

22

23

I. PROJECT DESCRIPTION:

24

25

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

26

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

27

District.

28

29

30

II. EXISTING SITE CONDITIONS:

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

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

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The site is predominantly paved.

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

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

There is currently no additional signage or landscaping proposed.

III. **SURROUNDING PROPERTIES:**

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

IV. **STAFF ANALYSIS:**

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

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

Parking required for this size restaurant is 4.5 spaces.

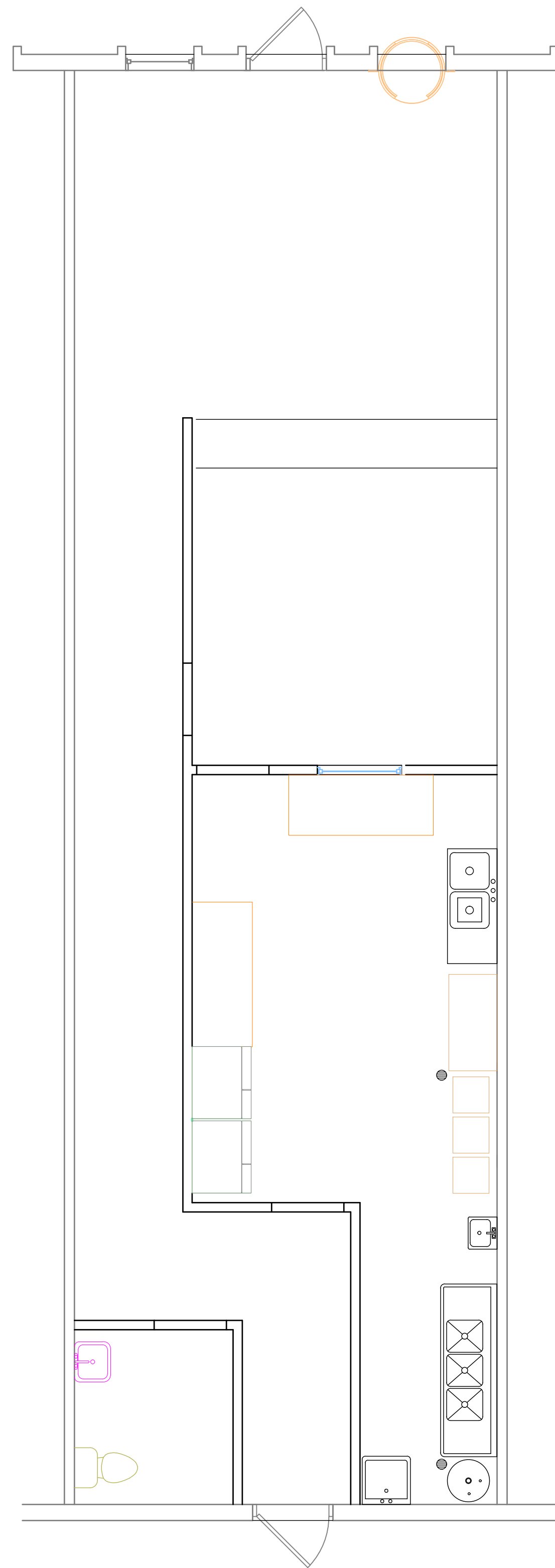
VI. **STAFF RECOMMENDATIONS:**

Suggested Motion for 2170 N Waterford

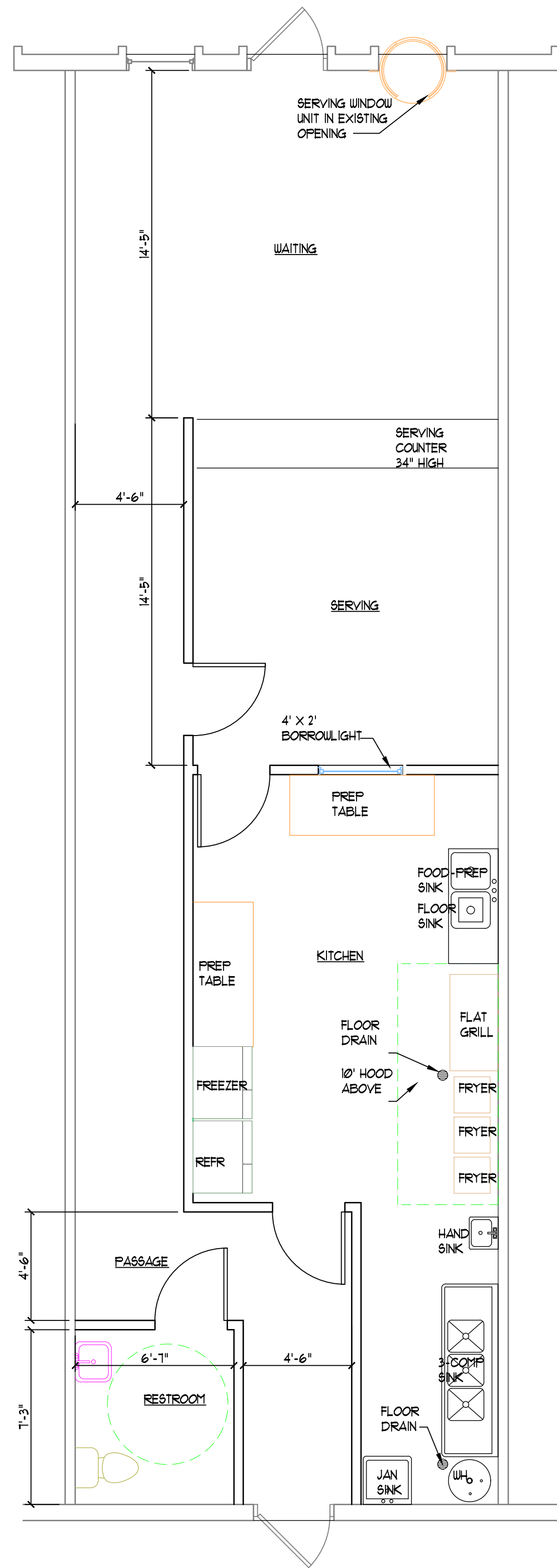
I move to recommend approval for a Special Use located at **2170 N Waterford** to allow for a **carry out Restaurant (Nephews Grill)**, in a ‘B-3’ Zoning District, in accordance with the drawings submitted A-1 by Levine Associates dated 1/21/21, along with the following stipulations to become part of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

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

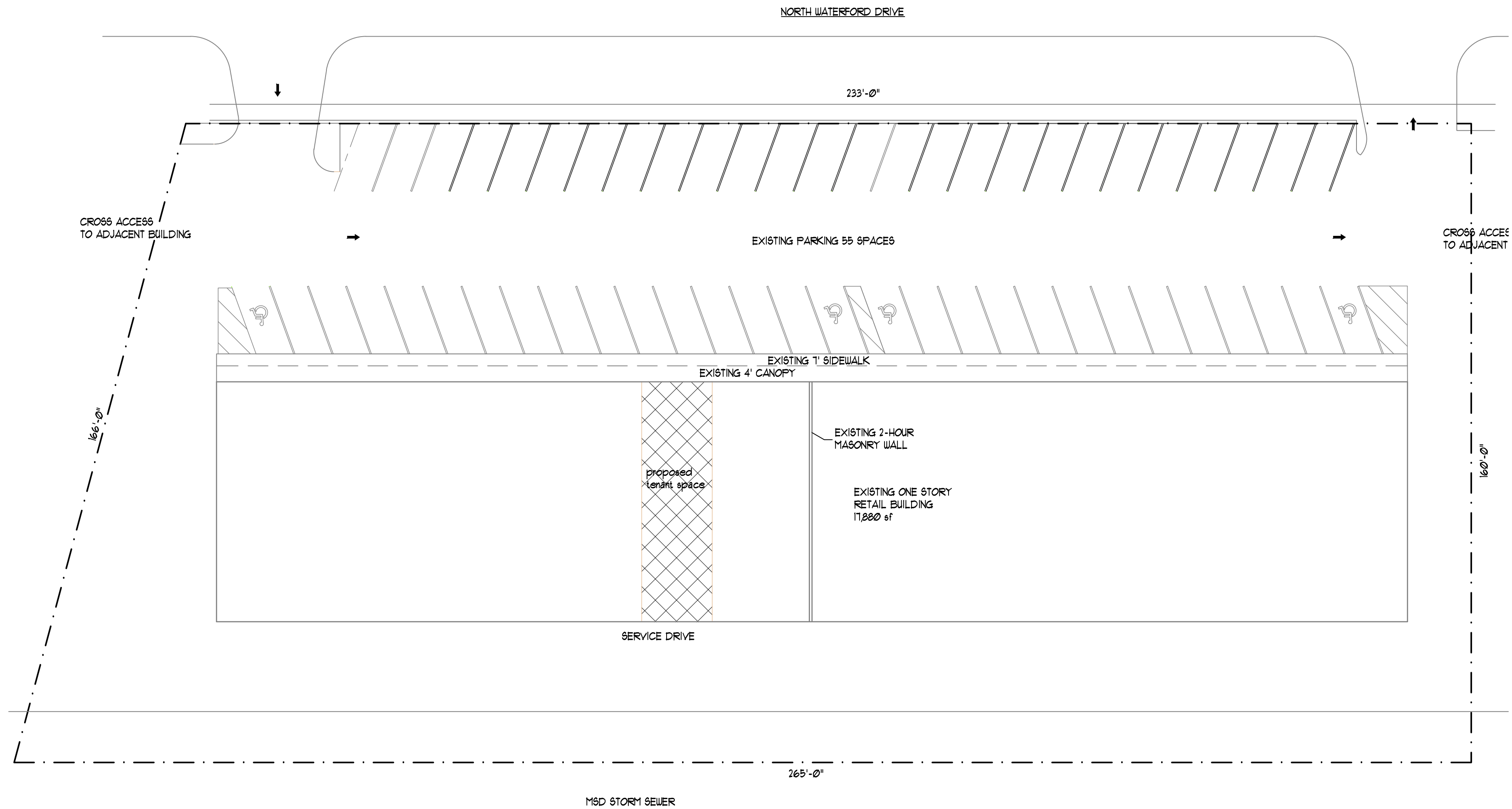
(end of report and Suggested Motion)



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



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



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

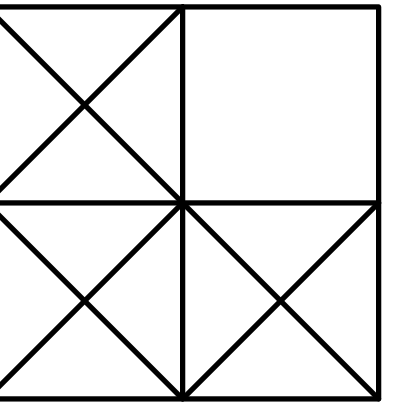
PARKING COUNT

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

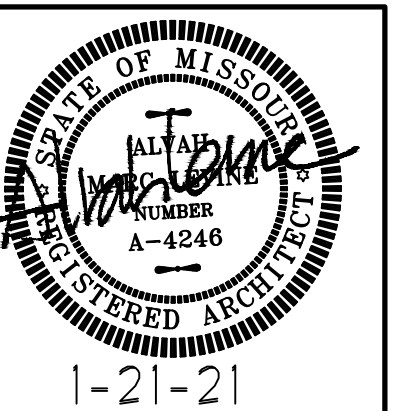
REQUIRED PARKING		
CONVENIENCE STORE	33/1000 SF	= 6.9
BAR	1/3 SEATS	= 9.1
OFFICE	2/3 EMPLOYEES	= 2.0
RETAIL	3/1000 SF	= 24.8
PROPOSED RESTAURANT	43/1000 SF	= 8.3
TOTAL		= 56.3 SPACES
TOTAL AVAILABLE		= 56 SPACES

PROJECT DATA:

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



LEVINE
associates
architecture • interiors • planning
8630 Delmar Boulevard, Suite 220
San Diego, CA 92161
Phone 314-991-5800 Fax 314-991-4420



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

plans and notes

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

REVISIONS

NO.	DATE	ITEM

SHEET NO.

A-1

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

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 FEBRUARY 22, 2021

3
4 BILL NO. 9665

ORDINANCE NO.

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

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

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

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

20 Adopted this _____ day of _____, 2021.

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

26
27 Approved this _____ day of _____, 2021.

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

32 ATTEST:

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



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

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

M 2-15-2021

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

The Senior Citizen Specialist will have the following key responsibilities:

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

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

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

Peggy Hogan

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 02/12/2021

Mayor's Approval:

Agenda Date Requested:

2/22/2021

Description of request: New Part-time Position

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

Department: Senior Citizen

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

3 readings? : Yes / No

N

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

KGR 2/10/2021

Job Description

Senior Citizen Specialist

General Purpose of Position

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

Major Duties and Responsibilities

Assists the public and answers all questions regarding senior citizen issues

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

Fills in for Senior Citizen Coordinator in her absence

Opens and closes Center when necessary

Delegates duties and responsibilities to Senior Office Support Staff when necessary

Coordinates Senior Citizen Trips

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

Sets up, organizes and executes Senior Citizen Events and Programs

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

Assists in operation of the City of Florissant AARP Tax Program

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

Performs record keeping for Senior Office

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

Coordinates St. Louis Area Food Bank Program

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

Physical demands of this position

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

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

CITY OF FLORISSANT

955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

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

To the City Clerk, City of Florissant, Saint Louis County Missouri:

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

TYPE OF LICENSE REQUESTED:

- ☐ Individual ☐ Partnership ☒ Corporation ☐ Limited Liability Corp
(Attach list of Partners) (Attach list of officers, addresses)

Name of Business Olympic Lanes

Business Address 12751 New Halls Ferry Road Phone 314-830-2695
Florissant, MO 63033

Names of Applicant, Corporation, or LLC Olympic Lanes, Inc

Address of Owner 2522 Mill Valley Dr Florissant MO 63031 Phone 314-830-2695
Street City State Zip

Name of Managing Officer Kevin Martin

Home Address 2522 Mill Valley Dr Florissant MO 63031 314-800-6721 Years at address 14
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth 3/10/73 Kansas City, MO Cell Phone 314-800-6721

Managing Officer Driver's License No. [REDACTED]
(Provide a copy of driver's license)

Social Security Number* [REDACTED]

* Social Security Number used for purposes of identification in running record check.

Managing Officer Personal Property Taxes 20 N/A Paid? ☐ Yes ☐ No (Attach most recent copy)

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

Have you ever been arrested? NO What Charge? _____
Where? _____ Disposition? _____

Citizen of U.S.A.? ☒ Yes ☐ No Naturalized? ☐ Yes Date _____ ☐ No

If Naturalized, Give Number: _____ Dist. _____

(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? Yes

If so, give details Olympic Lanes current license

Have you previously held a liquor license of any type? NO

If so, when and where _____

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

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

Have you ever been convicted of any municipal or county ordinance violation? Yes
If so, give details TRAFFIC / POSSESSION OF CONTROLLED SUBSTANCE (2010)

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

Has the location previously been occupied as a liquor establishment, liquor store or tavern? NO
If so, state name _____

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

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

Olympic Lanes, Inc

Trade Name

[Signature]

Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

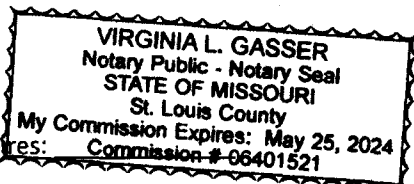
KEVIN MARTIN, of lawful age, being first duly sworn upon _____ oath
(Individual or Managing Officer)

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

[Signature]

Signature of Individual or Managing Officer

Subscribed and sworn to before me this 2nd day of MARCH, 2021



My Commission Expires:

Virginia L. Gasser
Notary Public

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Kevin Martin
RESIDING AT 2322 Mill Valley Dr
IN THE CITY OF Florissant
STATE MO

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

_____ Witness	<u>[Signature]</u> Signature
<u>3/2/2021</u> Date	<u>3/10/1973</u> Date of Birth
<u>[Redacted]</u> ** Social Security Number	<u>[Redacted]</u> ** Driver's License Number & State

** Social Security & Driver's License Numbers will be used for purposes of identification in completing record check.

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

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

EMERGENCY INFORMATION

OWNER OF PROPERTY Walpert Properties PHONE 314-567-1221
ADDRESS 12295 Olive Blvd CITY St. Louis STATE MO ZIP 63141
NAME OF BUSINESS Olympic Homes PHONE 314-830-2695
ADDRESS 12751 NewHalls Ferry Road CITY Florissant STATE MO ZIP 63031
BUSINESS HOURS M-Th 10a-11p Fri 10a-midnight Sat 10a-midnight
OWNER/MANAGER Kevin Martin PHONE 314-800-6721
HOME ADDRESS 2522 Mill Valley Drive CITY Florissant STATE MO ZIP 63031

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

CONTACT #1
NAME Kevin Martin ADDRESS 2522 Mill Valley Dr
CITY & STATE Florissant, MO ZIP 63031 PHONE 314-800-6721
HAS KEY: YES () NO ()

CONTACT #2
NAME Carlos Hornberger ADDRESS 520 Durwood
CITY & STATE Florissant, MO ZIP 63031 PHONE 314-280-5373
HAS KEY: YES ☒ NO ()

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES ☒ NO ()

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ☒ NO ()
IF YES, WHO: Kevin Martin / Carlos Hornberger

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

DO YOU HAVE A SAFE OF ANY KIND? YES ☒ NO ()
IF YES, WHERE IS IT LOCATED: Front Laundry Room Closet

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

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

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

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

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

DATE _____

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

1. FULL NAME Kevin Martin
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH Kansas City, MO
DATE OF BIRTH 3/10/1973 SEX Male
PHONE NUMBER 314-800-6721
ADDRESS 2522 Mill Valley Dr Florissant, MO 63031
LAST PREVIOUS ADDRESS 1344 Kingsford Dr Florissant, MO 63031
NO. OF YEARS 14

2. FULL NAME Carlos Hornberger
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH St. Louis, MO
DATE OF BIRTH 8-9-76 SEX Male
PHONE NUMBER 314-280-5373
ADDRESS 520 Durwood Florissant MO 63033
LAST PREVIOUS ADDRESS N/A
NO. OF YEARS 30

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

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

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

APPLICATION FOR SUNDAY LIQUOR LICENSE

Authorizing the sale of retail liquor by the drink or package in Florissant on Sunday from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual _____ Partnership _____ Corporation ✓ LLC _____

NAME OF BUSINESS: Olympic Lanes

LOCATION: 12751 New Halls Ferry Road 63033 Telephone: 314-830-2695

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):

Olympic Lanes, Inc

TRADE NAME IF DIFFERENT: _____

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from 9:00 a.m. to Midnight for the period beginning _____, and expiring June 30, 20____, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. _____ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI)SS
COUNTY OF ST. LOUIS)

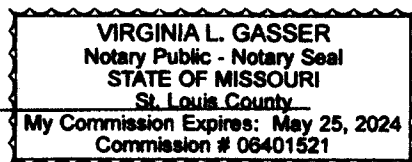
I/WE KEVIN MARTIN of lawful age, being first duly sworn upon (my) (our) oath(s),
name of managing officer (or owner or partner)

depose and say that (I) (we) have read this application and that (I) (we) fully understand the same; that (I) (we) know the contents thereof and the statements contained therein and that the same are true of (my) (our) own knowledge.

[Signature]
Signature of managing officer (or owner or partner)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF MARCH 2021

MY COMMISSION EXPIRES _____



[Signature]
Notary Public