



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, August 23, 2021
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of August 9th, 2021
- City Council Work Session minutes of August 4th, 2021

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

1. Letter received August 18th, 2021 from Marvin Tobias regarding the American Rescue Plan appropriations.

VI. PUBLIC HEARINGS

21-08-021 (Ward 6) Application Staff Rept Plans	Request to amend Special Use Ordinance no. 8693 to allow for changes to the Development Plan in a B-3 “Extensive Business District” located at 1790 N. Hwy 67 and 1645 N. Florissant Rd. (Planning and Zoning Commission recommended approval on 8-2-21)	Richard Hill
21-08-022 (Ward 9) Application Staff Rept Plans	Request to amend Ordinance no. 5733 to allow for changes to the Development plan to allow for a customer pick-up area in a B-5 “Planned Commercial District” located at 2341 N. Highway 67. (Planning and Zoning Commission recommended approval on 8-2-21)	Natalie Moore
21-08-023 Staff Rept	Request to amend Section 405.125 “B-3 Extensive Business District” to remove “Assembly Halls not associated with a church or school” as a Special Use. (Planning and Zoning Commission recommended approval on 8-2-21)	Staff

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VII. OLD BUSINESS

A. *BILLS FOR SECOND READING*

9701	Ordinance authorizing an amendment to Special Use Ordinance no. 7065 to allow for the expansion of an auto detailing and vehicle storage establishment located at 2420 Rear N. Hwy 67.	2 nd Reading Siam
9702	Ordinance authorizing an amendment to Sections 405.115, Subsection B “Use Regulations”, 405.120, Subsection B “Use Regulations”, 405.125 Subsection B “Use Regulations”, and 405.110, Subsection A “Use Regulations” by adding Electric Vehicle Charging Stations” as a permitted use.	2 nd Reading Council as a whole
9704 Memo	Ordinance to authorizing an increase the annual Sewer Lateral from \$28.00 to \$50.00.	2 nd Reading Council as a whole
9705 Memo	Ordinance authorizing various appropriations from The American Recue Plan (ARP) Funds Fy21 received.	2 nd Reading Schildroth
9706 Memo	Ordinance amending the Public Safety Fund budget to remove allocations totaling \$80,500 and authorizing an appropriation of \$120,000 from the public safety fund to account no. 17-5-17-61000 “capital additions” for the remodeling of the men and women’s locker rooms at the police department.	2 nd Reading Schildroth

VIII. NEW BUSINESS

A. *BOARD APPOINTMENTS*

B. *REQUESTS*

Liquor Application	Request for a beer and wine Package Liquor license with tasting permit for Dooley’s Florist and Gifts located at 690 rue St. Francois.	Patti Sosa
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C. *RESOLUTIONS*

1031	A Resolution of the Florissant supporting a grant application for purchase of a new bus for senior services.	Council as a Whole
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D. *BILLS FOR FIRST READING*

9707	Ordinance authorizing an amendment to Special Use Ordinance no. 8693 to allow for changes to the Development Plan in a B-3 “Extensive Business District” located at 1790 N. Hwy 67 and 1645 N. Florissant Rd.	Mulcahy
9708	Ordinance authorizing an amendment to B-5 Ordinance no. 5733 to allow for changes to the Development plan to allow for a customer pick-up area located at 2341 N. Highway 67.	Siam
9709	Ordinance authorizing an amendment to Section 405.125 “B-3 Extensive Business District” to remove “Assembly Halls not associated with a church or school” as a Special Use.	Schildroth
9710 Memo	Ordinance authorizing appropriations from the Park Improvement Fund to various accounts for park facilities, pool maintenance and tree removal.	Schildroth
9711 Memo	Ordinance authorizing the Mayor to enter into an agreement to accept ownership on behalf of the City of Florissant of real estate property located at 900 rue St. Francois – Parcel 1 and 980 rue St. Francois – Parcel 2, as gifted to the city.	Council as whole
9712 Memo	Ordinance authorizing a transfer \$10,000 from account no. 01-5-48-50010 “Professional Services-other” to account no. 01-5-48-27000 “Gasoline: for additional gasoline expenses for the Public Works Department.	Schildroth

IX. *COUNCIL ANNOUNCEMENTS*

X. *MESSAGE FROM THE MAYOR*

XI. *MOTION TO CANCEL THE SEPTEMBER 27TH CITY COUNCIL MEETING*

XII. *ADJOURNMENT*

THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON AUGUST 6TH, 2021 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, AUGUST 9TH, 2021.

CITY OF FLORISSANT



COUNCIL MINUTES

August 9, 2021

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, August 9, 2021 at 7:00 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Parson, Siam, Harris, Manganelli, Caputa, Schildroth, Mulcahy, and Pagano. 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.

Councilman Eagan made a motion to amend the agenda to add a moment of silence for Officer Richard Kohlen, seconded by Schildroth. Motion carried.

Councilman Eagan stated Officer Kohlen served the Florissant Police Department for over 30 years and passed away in the last week while battling cancer. Mr. Eagan stated Officer Kohlen received numerous awards and commendations during his service and was most proud of his time as a school resource officer at McCluer High School. Officer Kohlen leaves behind his wife, children, grandchildren, and father.

Councilman Manganelli moved to approve the City Council Minutes of July 26, 2021, seconded by Mulcahy. Motion carried.

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

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

The City Clerk reported that Public Hearing 21-08-019 for the request to amend Special Use Ordinance no. 7065 to allow for the expansion of an auto detailing and vehicle storage establishment located at 2420 and 2400 N. Hwy 67. The Chair declared the Public Hearing to be open.

Joe Dale, petitioner, stated the business will be expanding the lots space only not the building space. Mr. Dale stated the cars are being imported and requiring more lot space to change odometers on the property he is intending to lease from another business. The lot being leased will be fenced in and be only used as supplemental parking for the vehicles which are being imported.

32 Being no further comments, Councilman Siam made a motion to close the Public Hearing,
33 seconded by Schildroth. Motion carried.

34 The City Clerk reported that Public Hearing 21-08-020 for the request to amend Sections 405.115,
35 Subsection B “Use Regulations”, 405.120, Subsection B “Use Regulations”, 405.125, Subsection B “Use
36 Regulations”, and 405.110, Subsection A “Use Regulations” by adding “Electric Vehicle Charging
37 Stations” as a permitted use. The Chair declared the Public Hearing to be open.

38 Phil Lum, Building Commissioner, stated the Planning and Zoning Commission discussed an
39 easier way for the electric vehicle charging stations to be allowed in commercial and multi-family
40 residential zoning districts. This change would not require a special use permit for businesses to add these
41 on the properties which already exist and it is suggested by Ameren to create it as a permitted use. The
42 Planning and Zoning Commission recommends this as a permitted use for the commercial and multi-
43 family zoning properties. Mr. Lum noted the Planning and Zoning Commission is not recommending the
44 city require the electric charging stations and to mandate it would be a change in the Building Code rather
45 than the Zoning Code.

46 Being no further comments, Councilman Caputa made a motion to close the Public Hearing,
47 seconded by Parson. Motion carried.

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

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

50 Councilman Harris made a motion to reappoint Ron Azzanni, 1070 Cedar, to the Board of
51 Adjustment with a term expiring on 8/10/2024. Seconded by Caputa, motion carried and the appointment
52 was made.

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

54 Councilman Caputa moved to accept the application for a Request to transfer Special Use Permit
55 no. 5540 from NPC International Inc. d/b/a Pizza Hutt #4922 to Hutt Missouri LLC d/b/a Pizza Hut #
56 038367 for the operation of a restaurant with delivery and carry-out located at 2839 Patterson Rd,
57 seconded by Eagan. Motion carried.

58 Councilman Siam moved to accept the application for a Request to transfer Special Use Permit
59 no. 6891 from Simply Thai to Harlston Foods, LLC. d/b/a Baxters Chicken for the operation of a
60 restaurant located at 2470 N. Highway 67, seconded by Schildroth. Motion carried.

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

62 Councilman Caputa introduced Bill No. 9700 an Ordinance authorizing transfer of Special Use
63 Permit no. 5540 from NPC International Inc. d/b/a Pizza Hutt #4922 to Hutt Missouri LLC d/b/a Pizza
64 hut # 308367 for the operation of a restaurant with delivery and carry-out located at 2839 Patterson Rd
65 was read for the first time.

66 Councilman Caputa moved that Bill No. 9700 be read for a second time, seconded by Pagano.
67 Motion carried and Bill No. 9700 was read for a second time. Councilman Caputa moved that Bill No.
68 9700 be read for a third time, seconded by Manganelli. On roll call the Council voted: Parson yes, Siam
69 yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.
70 Having received a unanimous vote of all members present Bill No. 9700 was read for a third and final
71 time and placed upon its passage. Before the final vote all interested persons were given an opportunity
72 to be heard.

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

75 Whereupon the Chair declared Bill No. 9700 was passed and became Ordinance No. 8709.

76 Councilman Siam introduced Bill No. 9701 an Ordinance authorizing an amendment to Special
77 Use Ordinance no. 7065 to allow for the expansion of an auto detailing and vehicle storage establishment
78 located at 2420 Rear N. Hwy 67 was read for the first time.

79 The Council as a whole introduced Bill No. 9702 an Ordinance authorizing an amendment to
80 Sections 405.115, Subsection B “Use Regulations”, 405.120, Subsection B “Use Regulations”, 405.125
81 Subsection B “Use Regulations”, and 405.110, Subsection A “Use Regulations” by adding “Electric
82 Vehicle Charging Stations” as a permitted use was read for the first time.

83 Councilman Siam introduced Bill No. 9703 an Ordinance authorizing a transfer of special use
84 permit no. 6897 from Simply Thai to Harlston Foods, LLC. d/b/a Baxters Chicken for the operation of a
85 restaurant located at 2470 N. Highway 67 was read for the first time.

86 Councilman Siam moved that Bill No. 9703 be read for a second time, seconded by Schildroth.
87 Motion carried and Bill No. 9703 was read for a second time. Councilman Siam moved that Bill No.
88 9703 be read for a third time, seconded by Mulcahy. On roll call the Council voted: Parson yes, Siam
89 yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.
90 Having received a unanimous vote of all members present Bill No. 9703 was read for a third and final
91 time and placed upon its passage. Before the final vote all interested persons were given an opportunity
92 to be heard.

93 Councilman Eagan made a motion to suspend the rules for the petitioner to answer a few questions
94 from the council, seconded by Schildroth. Motion carried.

95 LeMell Harlston, owner of Harlston Foods LLC, stated the business will not be selling alcohol
96 and have not determined hours because they are still cleaning up the business. He stated they are hoping
97 to be open from 10am to 11pm with drive-through and carry-out options.

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

100 Whereupon the Chair declared Bill No. 9703 was passed and became Ordinance No. 8710.

101 The Council as a whole introduced Bill No. 9704 an Ordinance authorizing an increase to the
102 annual Sewer Lateral from \$28.00 to \$50.00 was read for the first time.

103 Councilman Schildroth introduced Bill No. 9705 an Ordinance authorizing various appropriations
104 from The American Rescue Plan (ARP) Funds FY21 received was read for the first time.

105 Councilman Schildroth introduced Bill No. 9706 an Ordinance amending the Public Safety Fund
106 budget to remove allocations totaling \$80,500 and authorizing an appropriation of \$120,000 from the
107 public safety fund to account no. 17-5-17-61000 “Capital Additions” for the remodeling of the men and
108 women’s locker rooms at the police department was read for the first time.

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

110 Councilwoman Pagano stated the First Annual Florissant Golf Cart Race at St. Ferdinand Park
111 will take place on Saturday, August 14 from 12pm to 3pm. This event will raise money for the Weise
112 House.

113 Councilman Manganelli stated the next Florissant Food Truck night is August 20th at the Knights
114 of Columbus and encouraged residents to hold block parties as the weather cools down. He stated the
115 next Ward 2 gathering would be in September with Food Trucks and all are welcome.

116 Councilman Harris had the following comments:

117 I would like to thank the mayor and city staff who continue to work closely with a consulting
118 group on a process to update a comprehensive plan for the City of Florissant, as well as a plan specifically
119 looking at a plan for the Old Town area. The City Council budgeted for this process in our 2021 annual
120 budget. I believe this process can offer us a way to prioritize projects and spending towards making
121 Florissant an even more attractive place live and run a profitable business. Thank you to all those in the
122 community who offered feedback on the Old Town portion the last couple of weeks. I look forward to
123 seeing many more in the community showing up after Labor Day, once the public meetings are set, to

124 assist with the city-wide portion. As well, my understanding is there is a city-wide survey coming very
125 soon. So please be on the lookout for that. Regarding the recent surge and spread of the Covid-19 virus
126 in Missouri and again increasingly in the St. Louis area, I have been following the St. Louis Pandemic
127 Task Force daily reports and I would encourage you to do the same. Our local hospitals and medical staff
128 are again becoming overwhelmed with cases, most of which are unvaccinated individuals. Some of these
129 individuals are also unvaccinated because they are not old enough to yet receive the vaccination. Children
130 have been impacted differently with the Delta variant than with previous versions of the virus. For this
131 reason, recommendations from the CDC and American Academy of Pediatrics have recently changed,
132 recommending that everyone in high spread areas wear a mask while in inside public places. Thank you
133 to our local businesses who are still strongly encouraging the wearing of masks and requiring employees
134 to do so as well. It may not always be a popular or comfortable policy, but I am confident it is a wise and
135 kind policy. Finally, the American Red Cross is holding a blood drive at JFK Community Center in
136 Florissant on Friday, August 13 between 2-7pm. You can schedule to give blood on the Red Cross website
137 or app.

138 Councilman Caputa reminded residents to lock up firearms in their house and not in their vehicles
139 as well as to join the Neighborhood Watch Programs.

140 The next item was *Mayor Announcements*.

141 Mayor Lowery stated on Tuesday, August 10 would be the Ice Cream Social from 6pm to 7:30pm
142 at 601 rue St. Charles (corner of St. Charles and St. Francois) to celebrate the 200th anniversary of the
143 State of Missouri. He stated the next Wednesday Night Out would be August 25 from 6pm to 9pm from
144 210 to 301 St. Francois St, though there would not be a plaque dedication due to a scheduling conflict.

145 The Council President stated that the next regular City Council Meeting will be Monday, August
146 23, 2021 at 7:00 pm.

147 Councilman Parson moved to adjourn the meeting, seconded by Siam. Motion carried. The
148 meeting was adjourned at 7:29 p.m.

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The following Bills were signed by the Mayor:

154 Bill No. 9700

Ord. 8709

155 Bill No. 9703

Ord. 8710



Karen Goodwin, MPPA/MMC/MRCC
City Clerk



CITY OF FLORISSANT

WORK SESSION MEETING MINUTES

August 4, 2021

A City Council Work Session was held on Wednesday, August 4th, 2021 at 7:00 p.m. in the Council Chambers at 955 rue St. Francois 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. 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 add the discussion of increasing the Sewer Lateral Fee, seconded by Pagano, motion carried.

Kimberlee Johnson, Finance Director stated that this meeting was to discuss appropriations for the Recovery Act Funds received because of Covid.

Ed Kuper, Assistant Finance Director explained the Recovery Act program and the funding process needed to spend the funds received.

Mrs. Johnson discussed the General fund supplemental appropriation and noted that the expenditures would be for a 4-year period.

Park Department

Cheryl Thompson-Stimage explained the list of requests for the Parks Department.

Councilwoman Pagano asked about the asphalt estimates. She also asked about Dunegant park tennis courts. Mrs. Thomson-Stimage gave an overview of the grants that have been used for the park facilities. Councilwoman Pagano asked what the money would do for the house, the Mayor said that this amount should finish the project. She would rather put the money into another park and not the Wiese house.

Councilman Caputa asked about the Weise house... do we have a total amount that has been put into the Weise house. Mayor stated that \$40,000 has been spent on the house because the money set aside in 2017 was not spent at that time. The Mayor described some of the current issues with the building. Councilman Caputa asked about the ultimate plans for the Weise house. Mayor said that he is open to suggestions but he envisions a small restaurant or wine and cheese establishment.

Councilman Manganelli stated that he would like to see a plan for the Weise house. Mayor stated that the council will be kept in the loop with the plans. Councilman Manganelli asked about additional pickle ball courts.

Councilman Mulcahy asked about multi use tennis courts. He also suggested having the comprehensive plan company look at and suggest a use for it. He would like to see it fixed up and structurally sound.

Brian Paladin discussed the Theater requests. He discussed lighting and new flooring for the theater lobby and extend into the theater and down the steps. It hasn't been replaced since 2004.

Capital Improvement

Steve Weiersmueller discussed the IT requests. He described the underground fiber network, the savings from having a private network and the benefits.

Councilman Parson asked about new technology that may come out in the next few years. He is concerned about how long this will be useful for the city. Mr. Weiersmueller stated that Hazelwood did something similar and they have had theirs over 20 years. He estimates at least 25 years of useful life.

Councilman Caputa asked when the savings begin. After 10 years the savings will be significant.

Councilman Manganelli asked if it would be more reliable than Charter. Mr. Weiersmueller stated that it would be more reliable.

Councilman Parson asked about the replacement and repair of areas where the fiber is being installed. He wanted to make sure the repairs were not coming out of some other part of the budget.

Mr. Weiersmueller discussed the media department request for expansion of media capabilities.

City Clerk

City Clerk presented her request for an Agenda Management platform and described the benefits.

Finance

Kimberlee Johnson discussed her request for a new finance software platform and described the benefits and integration that will help streamline the system. She discussed the request for budgeting software that would allow for a more robust budget book and 5-year projections. She also discussed business license tracking and integration.

Public Works

Gus Macias reviewed the kiosk/self-service portal system that Public works would like to help residents access services that the city provides. He said that another benefit is to build GIS information and see what is happening with move-ins and vacant homes etc. Rental licenses, occupancy inspections, commercial licenses, etc.

Police Department

Major Randy Boden described the Police Department request to increase mobile video surveillance and add cameras and license plate readers throughout the city.

Mayor asked the Council if they have any other suggestions for the use of these funds.

Mrs. Johnson explained the appropriations that would need to be passed as soon as possible so the money could be spent.

Major Boden asked the council to consider allowing them to update the locker rooms at the police station.

Council discussed when the funds need to be spent and what items that are being proposed were originally in a previous budget.

Sewer Lateral Increase

Kimberlee Johnson stated that the fee was decreased in 2012 because the fund balance has dropped and expenses have increased for the sewer lateral repairs. She added that utility repairs need to be added to the sewer lateral fund.

The bill for the increase will be on the agenda for Monday, August 9th to increase to the fee to \$50.00.

Masonry definition changes

Phil Lum, Building Commissioner explained the staff recommendations for the changes in the Masonry definition.

Councilman Caputa asked about the cultured stone. Mr. Lum stated that he refers to it as a brick and stone ordinance. Councilman Caputa is concerned with the stick-on stone or brick. He is concerned about safety aspect of the material. He feels that the masonry ordinance needs more research on the materials that are on the market and the life cycle of the products.

Councilman Parson stated that he compared the proposed ordinance with the existing ordinance. He asked how the lifecycle compares with the current lifecycle. He asked about the exclusion of some products. Mr. Lum explained.

Councilwoman Pagano stated that she feels that the Masonry ordinance was put in place because people wanted to build lower quality buildings in North County and feels that the city needs to be comparable to the west county cities who also require masonry buildings.

Council discussed what changes may be needed to the masonry ordinance.

Council President Schildroth appointed a Sub-committee to discuss and recommend changes to the masonry ordinance. Councilman Caputa and Councilman Parson were asked to work with the staff on this issue.

There being no further business to discuss, Councilman Parson moved to adjourn the work session, seconded by Caputa, on voice vote the motion carried and the meeting adjourned at 8:57 pm.

Karen Goodwin, City Clerk

To the mayor and city council,

My name is Marvin Tobias. I reside at 1826 Woodridge lane.

I am writing about bill number 9705, an ordinance authorizing various appropriations based on the American rescue plan. I know that there may be a time constraints, as information may be due by August 31st. I just wanted to express concern with the process used in allocating half of the funds that Florissant will receive. The city decided to focus on past projects that they felt would benefit the community, as well as doing some things related to the salaries for city employees. There isn't necessarily a problem with the projects that the city decided to focus on, the issue is the lack of citizen involvement in trying to ascertain what the projects would be. I posted a question on a Facebook page for 24 hours related to how citizens would like to use those funds. In that time, I received over 90 posts with 86 specifically containing suggestions. Of those 86 suggestions there were 114 specific comments about what the citizens would like. Some of these things that the citizens indicated they would like to see include.

1. Water Park, park upgrades including fitness equipment, walking trails, bike trails or indoor pool upgrades
2. Animal Shelter
3. Grants or help for businesses to recover or incentive appearances/clean up
4. Roads
5. Police-Employment or equipment
6. Help for seniors regarding housing upkeep or rental assistance
7. Funding for clean up or beautification
8. Housing help for repairs (beyond low to mid income)
9. Community center (state of the art)
10. Help relating to mental health
11. More funding for kid programming (Skate park)

As you can tell the citizens had a large list of things they would like to see done. Obviously, all these things aren't feasible, but gaining feedback can allow the city to think more broadly about how to utilize the funds. The city can focus both on long term and short term uses for the funding. A couple of individuals mentioned assistance or funding directly to citizens who were impacted by COVID as well as nonprofits that were impacted. That made me think of funding (grants?) towards local nonprofits such as Empower North County, The Bennett project, A Red Circle, and even TEAM pantry. It was interesting that as the city focused on larger community goals, there was little to no allocation regarding those local nonprofits that helped a lot over the last year and a half.

In addition, if something is not feasible, such as say the building of a new water park or new state of the art community center, there are several suggestions related to upgrades or updates to the current facilities that went beyond playground equipment. For example, it was suggested that there should be fitness equipment at Koch Park and not just St. Ferdinand. Someone else mentioned closing off a portion of St Ferdinand and making that a walking and biking trail instead of having people driving along

the back way. Another person suggested playground equipment at Blackfoot park. Which highlights an issue with the broader vision and plan. Which parks get equipment, and which don't. Does allocation for tennis Courts in St. Ferdinand meant that the allocation goes to Dunegant Park or Koch park? Or what is the plan there?

There were good suggestions regarding housing help beyond the \$5000 that a person may receive from the community development block grant. (Not just low to mid income individual). And going along with that idea there were comments regarding how to help local businesses recover and what they may need, as economic growth benefits the community long term.

It's not a situation where the suggestions that the city decided were bad. As you can tell, the citizens wanted some of the same things regarding the police and some park improvement. It is just a situation where the process totally excluded the citizens, when it comes to the allocation and at the same time it was suggested that the city was doing things that benefit the entire community. As the city moves forward, it would be important to think about involving citizens as best as you can.

Thank you

CITY OF FLORISSANT

Public Hearing

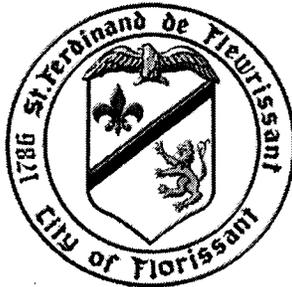


In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 23, 2021 at 7:00 p.m. on the following proposition:

To amend Special Use Ordinance No. 8693 to allow for changes to the Development Plan in a “B-3 Extensive Business District” located at 1790 N. Highway 67/1645 N. Florissant Rd (Clement Olympic Motors). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 6 Zoning B-3

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

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

SIGN

DATE: 8-13-21

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

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

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

LOCATION 1645 N New Florissant Road, Florissant, MO 63033
Address of property.

1) Comes Now A.) 1790 N Hwy 67 Holdings, LLC and B.) Olympic Motor Company, LLC (Penuel Raj Clement)
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) A.) Fee Simple and B.) Operator
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for vacant
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.

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 _____ Limited Liability Company _____

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Penuel Raj Clement
- (2) Telephone numbers (314) 504-2181
- (3) Business address 1790 N. Hwy 67, Florissant, MO 63033
- (4) State of Incorporation & a photocopy of incorporation papers A.) MO B) MO
- (5) Date of Incorporation 07/27/2020
- (6) Missouri Corporate Number A.) LC 1719983 and B.) LC0754939
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Olympic Motor Company
- (8) Name in which business is operated Olympic Motor Company
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

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

Name _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.
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.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

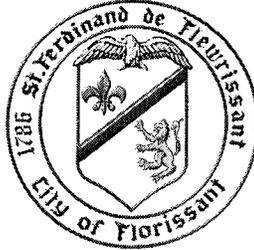
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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MEMORANDUM



CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners Date: July 15, 2021 rev 7/28/21

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

Subject: **1790 N Highway 67/1645 N New Florissant Rd (Clement Olympic Motors) Request Recommended Approval** to amend a Special Use to allow for changes in the Development Plan in a 'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-071921-6

I. PROJECT DESCRIPTION:

This is a request to revise the development plan for a Special Use in a 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

The existing property adjacent to **1645 N New Florissant Rd** recently was approved to operate under Ordinance No. 8693 for expanding Clement Olympic Motors, however the petitioner has some corrections to the development plan that are more consistent with existing conditions, prominently that the existing grades will not work on the previous Preliminary Plan with the location of internal drives and entrances. **Also vehicles will be misaligned if 10 feet from the property line since the existing Olympic Motors paving is 5 feet from the line.**

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

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III. **SURROUNDING PROPERTIES:**

The properties to the North of 1645 N New Florissant, the car sales in includes 1675 N New Florissant, 1760, 1780 and 1790 N Highway 67, all within the 'B-3' Extensive Business District. The property to the South, 1615 N New Florissant Rd and the property to the West, the Police Station, are within the 'R-4' Single Family Dwelling Disrict.

IV. **STAFF ANALYSIS:**

Ordinance No. 8693 contains a Plan A-1 dated revised April 12, 2021 by Ballman Architects **which included** paving the lot with spaces for cars for sale . Compliant parking will be met on the property, the petitioner sent photos of the existing customer parking areas. 1790 N Highway 67 has a building of 2460 s.f. per County Records, therefore, parking for the establishment is 3/1000 s.f. of sales and showroom area, therefore, assuming that the sales offices are 2000 s.f. of the existing building, a total of 6 parking for customers must be located on the property, including one van accessible space. Multiple lots exist as they do elsewhere on commercial properties.

The plan proposed here includes working topography, and new parking lot lights.

Staff has removed the Alternate for pickets on the existing Police Station fence. The Police and Director have rejected the Alternate.

A screen will be required per the zoning code on the west and south property lines per City Code 405.245.

Landscape requirements for 450' of frontage along S New Florissant Road would be 9 trees. There are 9 conifers along the existing property that are inside the sidewalk but may be in the r.o.w. along with a continuous hedgerow.

VI. **STAFF RECOMMENDATIONS:**

Suggested Motion:

I move for **Recommended Approval** to amend a Special Use in a 'B-3' Extensive Business District as shown on attached Site Plan C-1 by Premier Design Group, dated 7/13/21 with the following revisions as part of the record:

Site Development Plan shall indicate:

1. **Any lighting on the site shall be shielded and/or directed down and within the property lines so as to avoid causing glare.**

(End of report and suggested motion)

CITY OF FLORISSANT

Public Hearing

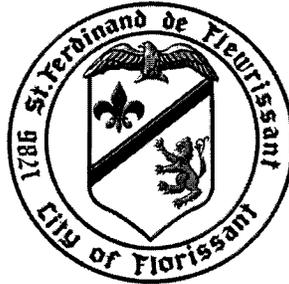


In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 23, 2021 at 7:00 p.m. on the following proposition:

To amend Ordinance No. 7401 to allow for changes to the Development Plan for a customer pick-up area in a 'B-5' Planned Commercial District located at 2341 N. Highway 67 (Target). 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

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to
Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the
Provisions of an Existing 'B-5' Ordinance**



PLANNING & ZONING ACTION:

Address of Property:

2341 N Highway 67

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Council Ward _____ Zoning B-5

SIGN. [Signature]

DATE: 8-2-21 Initial Date Petitioner Filed _____
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT
ORDINANCE # 5733, with amendment #8387

Enter ordinance number or number(s) if requesting to amend.

1) Comes Now Target Corporation
(Individual's name, corporation, partnership, etc.)
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, described in this petition.

Legal interest in the Property Owner
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 10.3

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as Department Store (Apparel, Household goods, Furniture)

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: to allow for drive-up stall modifications

List reason for this request, i.e. "to allow for..."

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

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants 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.

PRINT PETITIONER'S REPRESENTATIVE Matthew Flansburg matthew.flansburg@target.com
Print Name Email address

PETITIONER(S) SIGNATURE (S) 

FOR Target Corporation

(company, corporation, partnership)

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

6. I (we) hereby certify that (indicate one of the following):
 I (we) have a legal interest in the herein above described property.
 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.

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME Natalie Moore, Kimley-Horn Associates

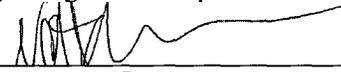
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 4201 Winfield Road, Suite 600 Warrenville, IL 60555
STREET CITY STATE ZIP CODE

PHONE (331) 310-0085

I (we) the petitioner (s) do hereby appoint Natalie Moore natalie.moore@kimley-horn.com as
BUSINESS Print name of agent. Email address

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


Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in appropriate section (a), (b) or (c). Corporations are to submit copy of Missouri corporation registration.

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

(a) If an individual:

- (1) Name and Address _____
- (2) Phone Number _____ Email _____
- (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) Phone Number _____ Email _____
- (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 Target Corporation, 50 South 10th St., Suite 400 Minneapolis, MN, 55403
- (2) Phone Number _____ Email matthew.flansburg@target.com
- (3) Business address 2341 N Highway 67 Florissant, MO 63033
- (4) State of Incorporation & a photocopy of incorporation papers Minnesota
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) 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.

Name Target
Address 2341 N Highway 67 Florissant, MO 63033
Property Owner Target Corporation
Location of property 2341 N Highway 67 Florissant, MO 63033
Dimensions of property 10.3 Acres
Property is presently zoned B-5 per ordinance # 5733, with amendment #8387
Current & Proposed Use of Property Retail
Type of Sign Wayfinding Height 12'-0"
Type of Construction Parking Striping Number Of Stories 1
Square Footage of Building 122,318 Number of Curb Cuts N/A
Number of Parking Spaces 710 Sidewalk Length N/A
Landscaping: No. of Trees N/A Diameter N/A
No. of Shrubs N/A Size N/A
Fence: Type N/A Length N/A Height N/A

PLEASE SUBMIT NINE (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing, to scale, showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

**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 the address and state that it is part of the 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 bearings and distances.

Lot 1B of Pidgeon Park Plat 2, as per plat thereof recorded in Plat Book 344 page 347 of the St. Louis County Records.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 2341 N Highway 67 Florissant, MO 63033 CURRENT ZONING B-5

PROPERTY OWNER OF RECORD Target Corporation PHONE NO. _____

AUTHORIZED AGENT Kimley-Horn Associates PHONE NO. (331) 310-0085

PROPOSAL Drive-up Expansion

1) a. Uses - Are uses stipulated Yes / No

b. What current District would this proposal be a permitted use: _____

c. Proposed uses for out lots: _____

2) Performance Standards:

a) Vibration: Are there any foreseen vibration problems at the property line? Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No

c) Odors: Is there any foreseen problem with odor? Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. I on the Ringleman Chart? Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No

f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? Yes / No

g) Is there any dangerous amount of radiation produced from the operation? Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No

l) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? Yes / No

j) Is building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? _____

7) Is off street loading shown? Yes / No

8) Parking:

a) Does parking shown meet the ordinance? Yes / No

b) Is a variance required in accordance with the ordinance? Yes / No

c) Ratio shown _____ to _____

d) Total Number _____

e) Will cross access and cross parking agreements be required? Yes / No

f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

Are sizes, heights, details, and setbacks shown? Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? Yes / No

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? Yes / No
- 14) Was a traffic study submitted? Yes / No
Does the City Staff recommend a traffic study? Yes / No
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? Yes / No
- 16) Is a legal description of the property shown? Yes / No
Does legal description appear to be proper? Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No
- 18) Suggested time limitations of construction: Start _____ Finish _____
- 19) Is parking lot lighting shown? Yes / No
- 20) Are new walkways required? Yes / No
- 21) Is there sufficient accessibility on the site plan shown? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No
b) Do the curb-cuts meet the City ordinances? Yes / No
- 23) Will this project require any street improvements? Yes / No
- 24) Staff recommendations for site development plans: _____

- 25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature

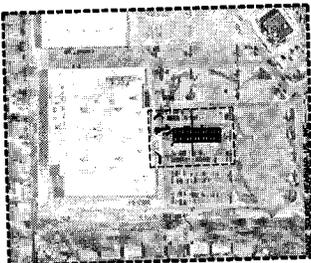


Kimley-Horn
 & Associates, Inc.
 1000 W. 10th Street
 Des Moines, IA 50319
 Phone: 515.281.5500
 Fax: 515.281.5501
 www.kimley-horn.com

TARGET
 T-1101 FLOISSANT
 2341 N HIGHWAY 67
 FLOISSANT, MO 63033

Project Number: T-1101
 Date: 06/22/2021
 Drawing Title: IMPROVEMENT PLAN

C1.0



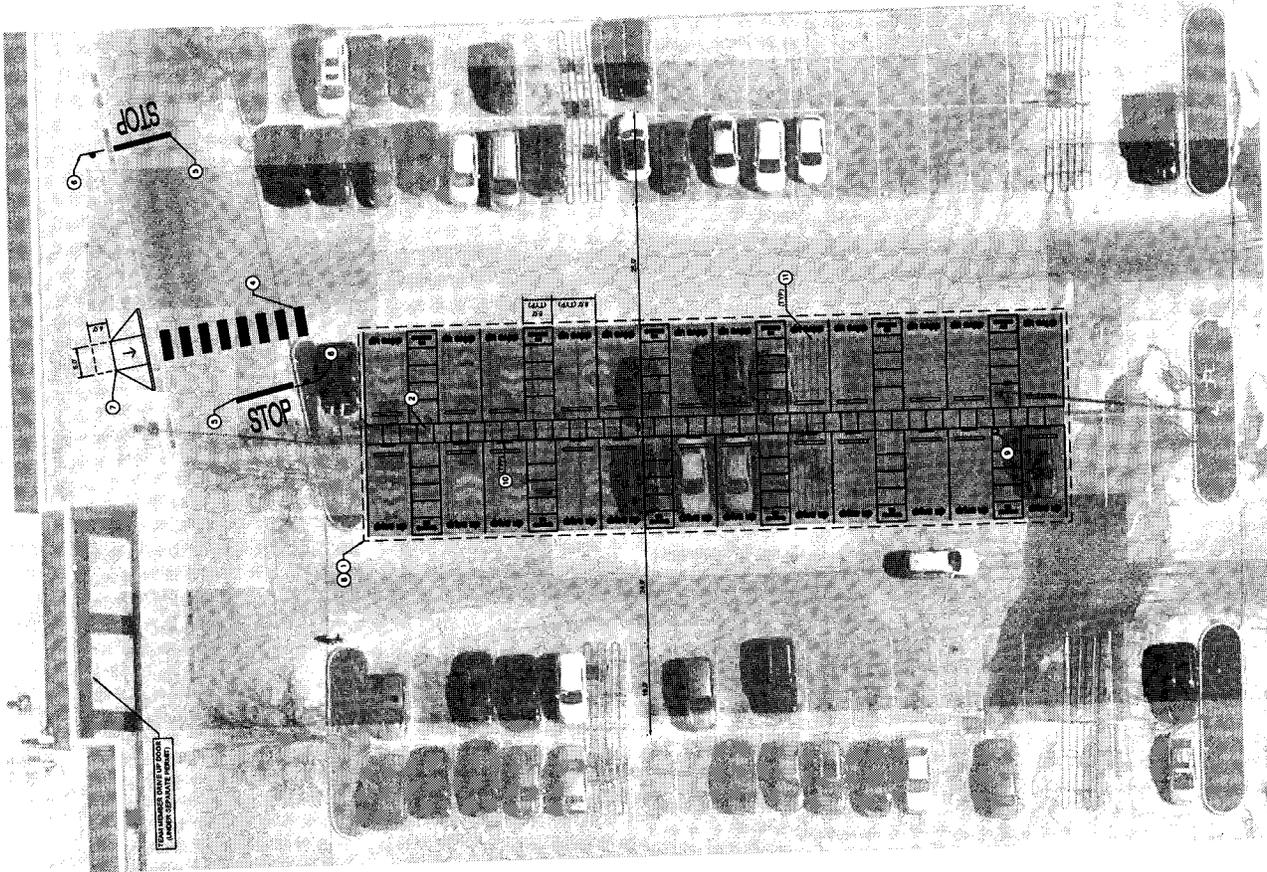
KEY MAP
 1" = 100'

CONSTRUCTION NOTES

1. DEMOLISH AND REMOVE EXISTING STRIPING AND DRIVE UP STALLS IN PLACE AND KEEP EXISTING DRIVE UP BEACON. INSTALL STOP SIGN PER DETAILS SHEET.
2. INSTALL STOP SIGN PER DETAILS SHEET.
3. INSTALL STOP SIGN PER DETAILS SHEET.
4. INSTALL CURB RAMP PER DETAILS SHEET.
5. INSTALL DRIVE UP STRIPING AND DRIVE UP BEACON PER DETAILS SHEET.
6. INSTALL DRIVE UP STRIPING AND DRIVE UP BEACON PER DETAILS SHEET.
7. REMOVE AND SALVAGE EXISTING CURB CORNERS. CONTRACTOR TO COORDINATE RELOCATION WITH TARGET.



GRAPHIC SCALE IN FEET
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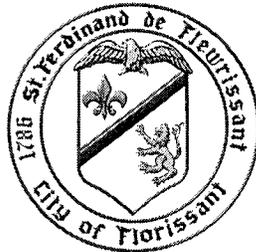


EXISTING AND PROPOSED DRIVE UP STALLS
 1" = 10'



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MEMORANDUM



CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners

Date: July 27, 2021

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

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

25 Subject: **2341 N Highway 67 (Target) Request Recommended Approval** to amend a
26 'B-5', Ord. No. 5733 (as amended by ords. nos. 5896 and 7401) to change the development
plan to allow for a customer pickup area.

STAFF REPORT
CASE NUMBER PZ-080221-2

27 I. **PROJECT DESCRIPTION:**

28 This request for recommended approval to amend a 'B-5' Ord. No. 5733 (as amended by
29 ords. nos. 5896, 7401) to allow for a change the development plan to allow for a customer
pickup area in an existing 'B-5' Zoning District.

30 II. **EXISTING SITE CONDITIONS:**

31 The existing address at **2341 N. Highway 67 (Target)** has been occupied for many years.

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36 The property per public record was built in 1997 and contains 121,945 s.f. and 575
37 parking spaces, 348 required.

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40 **III. SURROUNDING PROPERTIES:**

41 The property is bounded by residential properties in County to the North and
42 residentially zoned properties to the west, There are several properties in a 'B-5' District
43 adjacent to the site. The properties to the South are outlots such as Applebee's at 2309N
44 Highway 67 and 2317 N Highway 67 is Longhorn Steakhouse. The retail center to the
45 East is also in a 'B-5' District.

46
47 **IV. STAFF ANALYSIS:**

48 The application is accompanied by professionally prepared documents that include:
49 Plans C0.0, C0.1, C1.0, C2.0 and C2.1 dated 6/22/21 by Kimley Horn.

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51 Staff comments:

52 Petitioner requests removal of 2 rows of as many as 16 spaces replaced by 2 rows of 12.
53 Graphics and crosswalk signage in Target 'red' as depicted on plans.

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66 See the following suggested motion:

67 **V. STAFF RECOMMENDATION AND SUGGESTED MOTION:**

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I move to recommend approval to amend Ord. No. 5733 as amended by ords. nos.
5896 and 7401, as presented and depicted by documents prepared by Kimley-
Horn, shown on drawings C0.0, C0.1, C1.0, C2.0 and C2.1 dated 6/22/21 These
alterations depict changes to the development plan. Approval is subject to the
regulations of this 'B-5' Planned Commercial District, and the following
additional requirements:

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1. GENERAL DEVELOPMENT CONDITIONS.

Unless, and except to the extent, otherwise specifically provided in
Ordinance no. 5733, as amended by ords. Nos. 5896 and 7401.
Development shall be effected only in accordance with all ordinances of
the City of Florissant.

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2. Amend page 10 misc dev., paragraph i), (4) to add sub paragraph:

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"11. A customer pickup area as depicted by documents prepared by Kimley-
Horn, shown on elevation drawings C0.0, C0.1, C1.0, C2.0 and C2.1 dated
6/22/21."

PROJECT COMPLETION.

Construction shall start within 120 days of the issuance of building permits, and the
development shall be completed in accordance of the final development plan within
180 days from start of construction.

(End of report and suggested motion)

CITY OF FLORISSANT

Public Hearing



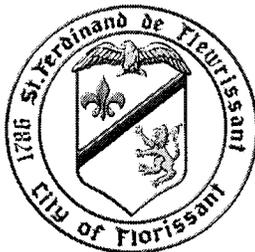
In accordance with Article 11, Section 11.3 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 23, 2021 at 7:00 p.m. on the following proposition:

To amend Section 405.125 'B-3' Extensive Business District of the Florissant Zoning Code to remove "Assembly Halls not associated with a church or school" as a Special Use. 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

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MEMORANDUM



RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN 

DATE: 8-2-21

CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners Date: July 28, 2021

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

Subject: Request **Recommended Approval** to change the Zoning Code to remove
"Assembly Halls not associated with a Church or School" as a Special Use in the
'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-080221-3

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** to change the Zoning Code to remove "Assembly Halls not associated with a Church or School" as a Special Use in the 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

There are no existing site conditions associated with this request. The proposed Zoning Code change is requested by staff to remove this use from the existing 'B-3' Extensive Business District because of the City's experiences with existing assembly hall use and because of confusion about what activities are permitted within an assembly hall. This issue was particularly noticeable in a recent proposal submitted to the City Council to authorize a Special Use Permit for an Assembly Hall at 9 Paddock Hills Shopping Center.

III. SURROUNDING PROPERTIES: n/a

IV. STAFF ANALYSIS:

Assembly Hall is not defined in the Zoning Code, so the following common definition applies:
ASSEMBLY HALL means a building, or part of a building, in which facilities are provided for

40 *such purposes as meetings for civic, educational, political, religious or social purposes and may*
41 *include a banquet hall, private club or fraternal organization.*

42
43 Staff believes that an Assembly Hall use, as generally defined above, is not in the best interests
44 of the City, and, therefore, staff is recommending that such use be removed as a Special Use
45 category. Establishments that have been treated as a Special Use for an “Assembly Hall” have
46 included banquet halls, event centers, party venues and other multi-use assembly establishments.
47 This creates too wide a spectrum for the variety of uses that could be allowed under the
48 Assembly Hall use. It causes confusion for applicants and staff and it has led to problems with
49 assembly halls being used as a venue for performances by bands, loud music and other
50 gatherings attracting large crowds with many people consuming alcohol. The police department
51 has reported numerous incidents of criminal activity occurring at an Assembly Hall event.

52
53 Residents, Staff and Police have indicated that gatherings at multiple Assembly Hall locations
54 have had problems inside at the building being used as an assembly hall and around the
55 premises, including parking areas, where crowds gather resulting in the following problems:

- 56
57
- Overcrowding
 - Lack of proper facilities and services for the maximum crowd.
 - Violence.
 - Disturbances when alcoholic beverages are involved.
 - Security problems inside and outside.
 - Trash and litter
 - Illegal Behavior
 - Higher liability and/or insurance costs
 - Traffic and Parking control
- 58
59
60
61
62
63
64
65
66

67 Such problems lead directly to repeated police visits, some of which are the result of conflicts
68 among the people attending the gathering and conflicts with people who gather outside of the
69 assembly hall.

70
71 It should be noted that there are other Special Use categories that will remain in the Zoning Code
72 to allow more specific activities rather than the broad reference to an Assembly Hall. Such uses
73 include: Amusement and Recreation facilities; Educational development centers; Private clubs
74 and lodges; Restaurants; Sports recreation centers; and Tavern, nightclub and cocktail lounge.
75 Further, if there is interest in creating a special use category for banquet facilities or facilities
76 specifically for meetings for civic, educational, political or social purposes, Staff suggests that
77 the Commission could direct Staff to study special use categories that are more clearly defined
78 and are a better fit for each particular type of activity.

79
80 **VI. STAFF RECOMMENDATIONS:**

81 **Suggested Motion:**

82 I move to Recommend Approval to change the Zoning Code to remove Special Use #7:
83 “Assembly Halls not associated with a Church or School” as a Special Use in the ‘B-3’
84 Extensive Business District, Sections 405.125.

85 (End of report and suggested motion)

Have you ever been convicted or any municipal or county ordinance violation? NO
If so, give details _____

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 yes, attach written consent of the majority of the board of directors, managing board or trustees.)

Patricia Sosa
Signature of Applicant (Individual)

If Partnership, Corporation or LLC complete the following:

DOOLEY'S FLORIST + GIFTS
Trade Name

Patricia Sosa
By: Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Patricia SOSIA of lawful age, being first duly sworn upon her oath
(Individual or Managing Officer)

deposes and states that he/she is the (applicant) (the managing officer of the corporation, partnership or L.L.C. 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.

Patricia Sosa
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 26 day of February, 2014

KAREN GOODWIN
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: June 16, 2017
Commission Number: 13420730

K. Goodwin
Notary Public

My Commission Expires: _____

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

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 SANTOS AND PATRICIA SOSA PHONE 314-838-2641
ADDRESS 690 SAINT FRANCOIS CITY FLORISSANT STATE MO ZIP 63031

NAME OF BUSINESS DOOLEY'S FLORIST PHONE 314-837-7444
ADDRESS 690 SAINT FRANCOIS CITY FLORISSANT STATE MO ZIP 63031

BUSINESS HOURS M-F 9:00-6:00 - SAT 9:00-5:00
OWNER/MANAGER PATRICIA SOSA PHONE 314-398-0895
HOME ADDRESS 690 SAINT FRANCOIS 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 PATRICIA SOSA ADDRESS 690 SAINT FRANCOIS
CITY & STATE FLORISSANT ZIP MO PHONE 314-398-0895
HAS KEY: YES () NO ()

CONTACT #2

NAME THOMAS DOOLEY ADDRESS 601 MONTE DY
CITY & STATE HAZELWALD ZIP 63042 PHONE 314-527-9100
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: THE FAMILY LIVES UPSTAIRS, JORDAN MARY ALEXANDER SOSA
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES () NO ()
DESCRIBE: 2006 DOODGE GOLD
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES () NO ()
IF YES, WHERE IS IT LOCATED: _____

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:

Copies of Certificates 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 Patricia Sosa
SOC. SEC. NO. _____ PLACE OF BIRTH ST. LOUIS, MO.
DATE OF BIRTH _____ SEX FEMALE
PHONE NUMBER 314-838-2641
ADDRESS 690 ST. FRANCOIS, Florissant, MO. 63031
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

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

3. FULL NAME SANTOS D Sosa
SOC. SEC. NO. _____ PLACE OF BIRTH MEXICO
DATE OF BIRTH _____ SEX MALE
PHONE NUMBER 314-838-2641
ADDRESS 690 ST. FRANCOIS FLORISSANT, MO. 63031
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

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



Personal Property Tax Receipt

This information reflects the tax status for the account and tax year indicated.

This receipt serves as proof of paid personal property taxes and must be submitted when applying for an annual permit or license from St. Louis County.

No Taxes Are Due

Effective 8/19/2021.

Tax Year: 2020
Account Number: 100957799
Account Status: Active
Name: Sosa Santos D
Taxing Address: 690 Rue St Francois St
 Florissant, MO 63031

School Sub Code: 111UU
City Code: 024
Site Code: 0551
Total Assessed Value: 1,140
Tax Rate: 10.0373
Personal Property Declaration: 2020 declaration has been received.

Office Use: 97TP999878735E960602I0TEK 8/19/2021 2:42:20 PM



Personal Property Tax Paid: 100957799

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2020	\$114.45	\$0.00	\$0.00	\$0.00	\$114.45	\$114.45	12/18/2020

Vehicles Detail: 100957799 - 2020

Line Number	Reference Number	Year	Make	Model	Type	Product Code	Total Units	Assessed Value Per Unit	Total Assessed Value
1	50	2007	Jeep	Liberty	Auto	106440	1	630	630
2	100	2008	Ford	Escape	Auto	151148	1	510	510
Total >>									1,140

If you have any questions, please contact the Collection Division at (314)615-5500.

Close Window

Check Your Voter Registration

Yes, Patricia Sosa is registered at 690 RUE ST FRANCOIS ST FLORISSANT, 63031

Your precinct is FLO.FLO.012. To view your polling place and a listing of candidates and issues on the next ballot, please visit our [Voter Outreach Portal](#)



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 08/19/2021

Name (1): PATRICIA SOSA

Name (2):

Name (3):

Date Of Birth: 05/30/1961

SSN: xxx-xx-2118

Control Number: 5646980

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102

INTRODUCED BY COUNCIL AS A WHOLE
AUGUST 23, 2021

Resolution No. 1031

**RESOLUTION OF THE CITY OF FLORISSANT SUPPORTING A
GRANT APPLICATION FOR THE PURCHASE OF A NEW BUS
FOR SENIOR SERVICES.**

WHEREAS In order to continue to provide services to seniors, the City Council is in support of applying for Section 5310 funds to purchase a new bus.

WHEREAS the grant funds require a 20% match. Operating costs for the project can serve as the matching funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT MISSOURI AS FOLLOWS:

1. An application be made to the East-West Gateway Coordinating Council of Government's section 5310 Grant Funding.
2. That a project proposal be prepared and submitted to the East-West Gateway Coordinating Council of Governments.
3. The City Council hereby authorizes Mayor Timothy J. Lowery to sign and execute the necessary documents for forwarding the project proposal application and later execute an agreement for a grant-in-aid from East-West Gateway Coordinating Council of Government.
4. If a grant is awarded, the City of Florissant will enter into an agreement or contract with the East-West Gateway regarding said grant.

PASSED AND RESOLVED THIS _____ DAY OF _____, 20__.

Keith Schildroth, Council President

Attest:

Karen Goodwin, City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 AUGUST 10, 2021

3
4 BILL NO. 9701

ORDINANCE NO.

5
6

7 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
8 **ORDINANCE NO. 7065 TO ALLOW FOR THE EXPANSION OF AN**
9 **AUTO DETAILING AND VEHICLE STORAGE ESTABLISHMENT**
10 **LOCATED AT 2420 REAR N. HWY 67.**

11

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a auto
14 detailing and vehicle storage establishment; and

15 WHEREAS, the Florissant City Council initially granted Special Use permit no. 7065 to
16 GMT Auto Sales Inc. for the operation of an auto detail business with vehicle storage; and

17 WHEREAS ordinance no. 8027 amended ordinance 7065 to allow for exterior renovations;
18 and

19 WHEREAS, an application has been filed by Mission Hills Development to amend
20 ordinance no. 7065 as amended to allow for the expansion of an auto detailing and vehicle
21 storage establishment located at 2420 Rear N. Hwy 67; and

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

25 WHEREAS, due notice of public hearing no. 21-08-019 on said application to be held on
26 the 9th of August, 2021 at 7:00 P.M. by the Council of the City of Florissant was duly published,
27 held and concluded; and

28 WHEREAS, the Council, following said public hearing, and after due and careful
29 consideration, has concluded that the granting of an amendment to the Special Use Permit
30 authorized by Ordinance No. 7065, as hereinafter provided, would be in the best interest of the
31 City of Florissant and will not adversely affect the health, safety, morals and general welfare of
32 the City.

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

35

36 Section 1: Special Use, Ord. No. 7065 as amended by Ord. No. 8027, is hereby amended
37 to allow an expansion of an Auto Detailing and Vehicle Storage establishment in a 'B-3' Zoning

1 District as depicted by the attached drawings SP-1 by Dale Architectural Services dated 6/7/21,
2 subject to the regulations of the B-3 “Extensive Business District”, and the following additional
3 requirements:

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

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

8 Adopted this ____ day of _____, 2021.

9
10
11 _____
12 Keith Schildroth
13 President of the Council
14 City of Florissant

15 Approved this ____ day of _____, 2021.

16
17 _____
18 Timothy J. Lowery
19 Mayor, City of Florissant

20
21 ATTEST:

22
23 _____
24 Karen Goodwin, MPPA/MMC/MRCC
25 City Clerk

CITY OF FLORISSANT

Public Hearing



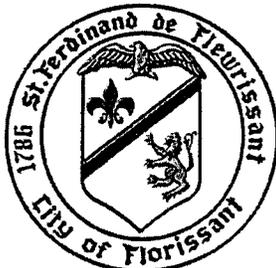
In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 9, 2021 at 7:00 p.m. on the following proposition:

To amend Special Use Ordinance No. 7065 to allow for an expansion of an Auto Detailing and Vehicle Storage establishment in a “B-3 Extensive Business District” located at 2420 and 2400 N Hwy 67 (Mission Hills Imports). 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

*Paid
7.7.21
Receipt 9821*

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



City Of Florissant – Public Works
314-839-7648

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

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

Council Ward 9 Zoning B-3

Initial Date Petitioner Filed 7/7/21
Building Commissioner to complete
ward, zone & date filed

SIGN. [Signature] DATE: 7-19-21

SPECIAL PERMIT FOR Operate Auto Import Business w/ Leased Parking Area expansion/pel
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR Modifying Import Cars to US Standards
ordinance # _____ Statement of what the amendment is for.

LOCATION 2420-Rear North Highway 67
Address of property.

1) Comes Now Mission Hills Imports
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

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

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

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

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

Glenn Travers *Glenn Travers* 314.960.4175 GMT Auto@yahoo
PRINT NAME SIGNATURE email and phone

FOR Mission Hills Imports
(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 *Joe Dale*
ADDRESS 743 St. Mary's Road, Villa Ridge MO 63089
STREET CITY STATE ZIP CODE
TELEPHONE / EMAIL 314-517-5101 joed07864@gmail.com
BUSINESS

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

Glenn Travers
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 Glenn Travers 785 St. Paul Rd Wildwood, MO 63021
- (2) Telephone numbers 314-960-4175
- (3) Business address 2420 Hwy 67 Rear
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation March 29, 2021
- (6) Missouri Corporate Number 001422212
- (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 Mission Hills Imports, Inc
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

LEGEND

EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING BUILDING	
EXISTING UTILITIES	
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FENCE	
FOUND STONE	
FOUND RAILROAD SPIKE	
FIRE HYDRANT	
LIGHT STANDARD	
SIGN	
GUY WIRE	
POWER POLE	
WATER VALVE	
DENOTES RECORD INFORMATION	

ABBREVIATIONS

DB.	- DEED BOOK
E.	- ELECTRIC
FL.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
M.S.D.	- METROPOLITAN ST. LOUIS SEWER DISTRICT
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

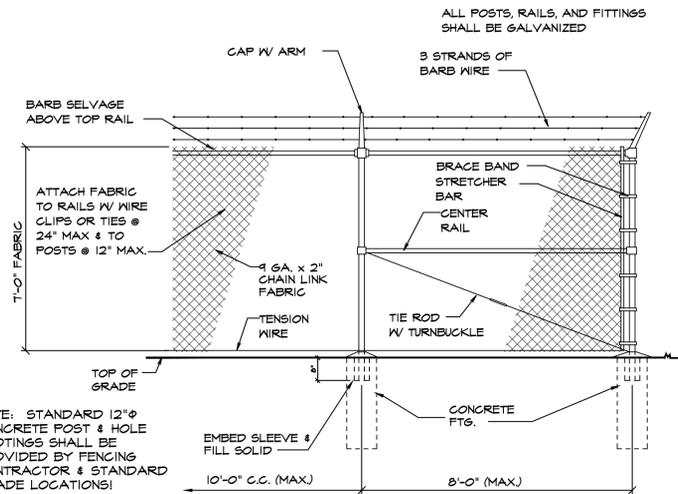
PARKING COUNT CHECK FOR BUILDING W/ REMAINING SPACES AFTER LEASE

MAIN FLOOR @ 8,100 SF
 LOWER LEVEL @ 2,100 SF
 TOTAL AREA = 10,200 SF

OFFICE PARKING REQUIREMENT =
 3.0 SPACE PER 1,000 GFA (OFFICE)
 4.0 SPACE PER 1,000 GFA (RETAIL)

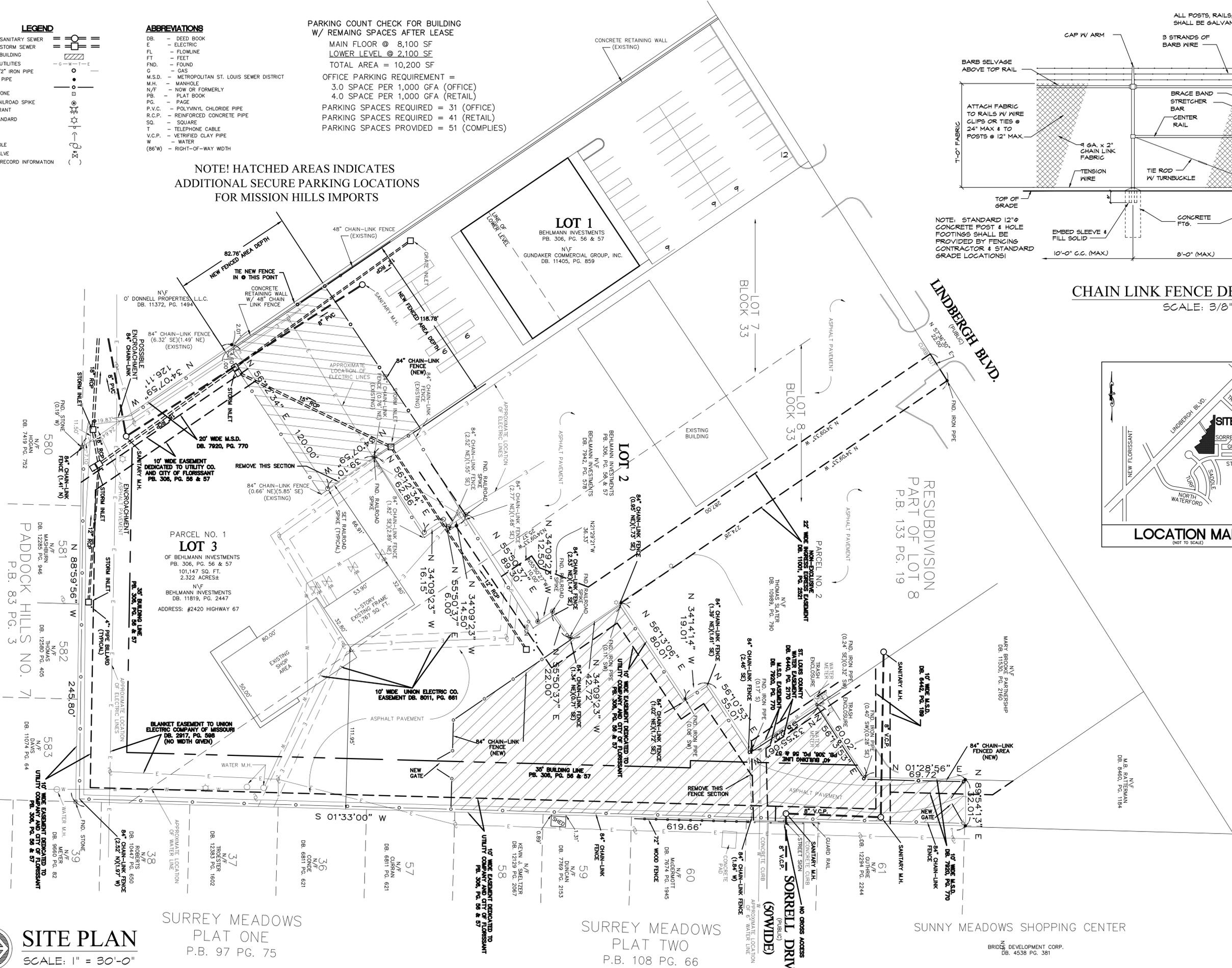
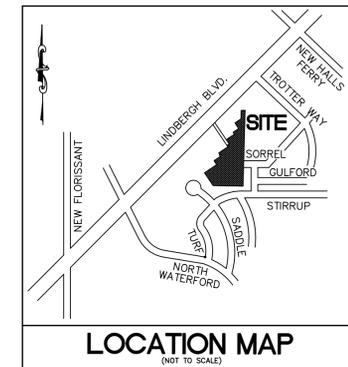
PARKING SPACES REQUIRED = 31 (OFFICE)
 PARKING SPACES REQUIRED = 41 (RETAIL)
 PARKING SPACES PROVIDED = 51 (COMPLIES)

NOTE! HATCHED AREAS INDICATES ADDITIONAL SECURE PARKING LOCATIONS FOR MISSION HILLS IMPORTS



NOTE: STANDARD 12"Ø CONCRETE POST & HOLE FOOTINGS SHALL BE PROVIDED BY FENCING CONTRACTOR & STANDARD GRADE LOCATIONS!

CHAIN LINK FENCE DETAIL
SCALE: 3/8" = 1'-0"



SURREY MEADOWS PLAT ONE
P.B. 97 PG. 75

SURREY MEADOWS PLAT TWO
P.B. 108 PG. 66

SUNNY MEADOWS SHOPPING CENTER

BRIDGEMAN DEVELOPMENT CORP.
DB. 4538 PG. 381

SITE PLAN
SCALE: 1" = 30'-0"

no. date description

revisions

ARCHITECT
314-517-5101
joed07864@gmail.com

JOE A. DALE, NCARB
743 Saint Mary's Road
Villa Ridge, Mo. 63089

a proposed detailing addition for:

PREMIER ONE
2420 REAR NORTH HIGHWAY 67
FLOISSANT, MISSOURI 63033

Project number	
file name	missionsp-1
date	06/07/21
sheet no.	of
SP-1	

40 **III. SURROUNDING PROPERTIES:**

41
42 The property is landlocked among 2386, 2400 2420, 2510 N. Highway 67 and to the
43 East and South by properties in the 'R-4' District 2405, 2015, 2035, 2055 and 2075
44 Stirrup and 1765, 1775, 1795 and 1805 Banstead.

45
46
47 **IV. STAFF ANALYSIS:**

48 The owner of the property is Mission Hills Development Corps. There are DBA's as
49 Mission Hills Imports, and staff notes the requestor has been granted Special Use
50 ordinances in the past under other DBA's here, but the owner is the parent company.

51
52 The number of parking spaces required is 39 based upon the total building size of 5739
53 s.f. for the business s.f. that is to remain.

54
55 The proposed use of the expansion is for vehicles to be detailed and odometers changed
56 to US miles and mph with software for Mission Hills Imports.

57
58 The application is accompanied by professionally prepared Development Plan SP-1 by
59 Dale Architectural Services dated 6/7/21. The Petitioner has proposed an addition that is
60 non-masonry. The following are Staff comments on the plans:

61
62 1. SP-1:

- 63 a. Site plan does not indicate number of parking spaces shown.
64 b. The site contains 53,220 s.f. of asphalt paving according to County record.
65 This is slightly over 1 acre of parking, or enough for over 150 vehicles.
66 c. The proposed new foot tall fenced area is about 83'x119' and the fence is
67 shown with barbed wire along the top per the detail.

68
69 **Suggested Motion for 2420 Rear N. Highway 67 :**

70
71 I move to recommend approval to amend a Special Use, Ord. No. 7065(as amended by
72 Ord. No. 8207) to allow an expansion of an Auto Detailing and Vehicle Storage
73 establishment in a 'B-3' Zoning District as depicted by the attached drawings SP-1 by
74 Dale Architectural Services dated 6/7/21, subject to the regulations of the B-3 "Extensive
75 Business District", and the following additional requirements:

76
77 (end report)

1 INTRODUCED BY COUNCIL AS A WHOLE

3 BILL NO. 9702

ORDINANCE NO.

5 **ORDINANCE AUTHORIZING AN AMENDMENT TO SECTIONS**
6 **405.115, SUBSECTION B “USE REGULATIONS”, 405.120,**
7 **SUBSECTION B “USE REGULATIONS”, 405.125 SUBSECTION B**
8 **“USE REGULATIONS”, AND 405.110, SUBSECTION A “USE**
9 **REGULATIONS” BY ADDING ELECTRIC VEHICLE**
10 **CHARGING STATIONS” AS A PERMITTED USE.**

12 WHEREAS electric vehicle charging stations and definition addition has been
13 suggested for incorporation by Ameren UE; and

14 WHEREAS Staff proposes that the ease by which this use is expedited can be
15 made simpler by allowing the Use as a Permitted Use in these Zoning Districts; and

16 WHEREAS the City Council feels it is in the best interest of the of the
17 residents and business owners to allow for electric vehicle charging stations as a
18 permitted use.

19
20 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
21 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

22 Section 1: Sections 405.115, Subsection B “Use Regulations”, 405.120, Subsection B
23 “Use Regulations”, 405.125 Subsection B “Use Regulations”, and 405.110, Subsection A “Use
24 Regulations” by adding Electric Vehicle Charging Stations” as a permitted use and renumbered
25 accordingly.
26

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

29 Adopted this _____ day of _____, 2021.

30 _____
31 Keith Schildroth, Council President

32
33 Approved this _____ day of _____, 2021.

34 _____
35 Mayor Timothy J. Lowery

36 ATTEST:

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

CITY OF FLORISSANT

Public Hearing



In accordance with 405.115, 405.120, 405.125, and 405.110 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 9, 2021 at 7:00 p.m. on the following proposition:

To amend Zoning Code Sections 405.115 “B-1 Zoning District”, 405.120 “B-2 Zoning District”, 405.125 “B-3 Zoning District”, and 405.110 “R-6 Zoning District” to allow for “Electric Vehicle Charging Stations” as a Permitted Use. 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

1

MEMORANDUM



2

3

CITY OF FLORISSANT- Building Division

4

"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."

5

6

To: Planning and Zoning Commissioners Date: June 17, 2021 rev 7/13/21

7

8

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

9

10

11

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14

Subject: Request **Recommended Approval** to change the Zoning Code to allow Electric Vehicle Charging Stations as a Permitted Use in the 'B-1, 'B-2', 'B-3' and 'R-6' Zoning Districts.

15

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STAFF REPORT

20

CASE NUMBER PZ-062121-6

21

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** to change the Zoning Code to allow Electric Vehicle Charging Stations as a Permitted Use in the 'B-1, 'B-2', 'B-3' and 'R-6' Zoning Districts.

22

23

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26

II. EXISTING SITE CONDITIONS:

The proposed Zoning Code change was requested by the Administration to add this Use in the existing 'B' and 'R-6' Commercial Districts.

27

28

29

30

31

III. SURROUNDING PROPERTIES:

n/a

32

33

34

IV. STAFF ANALYSIS:

The proposed Use and definition addition has been suggested for incorporation by Ameren UE. Staff proposes that the ease by which this Use is expedited can be made simpler by allowing the Use as a Permitted Use in these Zoning Districts.

35

36

37

38

39

39

40 **Services that are proposed to be located in parking lots** have historically been treated
41 as Special Use, i.e. ATM's (which provide the partial services of a bank, not necessarily
42 otherwise located in the City. See attached links sent via email to P&Z Commissioners
43 regarding EV Charging Station minimum ratios including:

- 44
- 45 • ADA consultant: [electric car charging stations practical guide ada pros.pdf](#)
46 ([ada-pros.com](#))
- 47
- 48 • # of vehicles/stations: [Stop Comparing The Number Of Gas Stations To EV](#)
49 [Charging Stations | CleanTechnica](#)
- 50
- 51 • Public charging stations: [Public EV Charging Station Pricing and Costs | Enel X](#)
52
- 53

54 **Staff found that there are ADA requirements for charging stations for any Use:**
55 Table EVG-250.2 On-Site Electric Vehicle Charging Stations from California codes:

Total Number of Electric Vehicle Charging Stations Provided at a Site	Minimum Number of Required Accessible Electric Vehicle Charging Stations
1-25	1
26-50	2
51- 75	3
76- 100	4
101 and over	4, plus 2 for each 100, or fraction thereof, over 100

56
57
58
59 Staff supports the addition of the EV Charging Stations to be added as permitted uses in
60 the Zoning Code for the following reasons:

- 61
- 62 1. This is a request of the Administration.
- 63 2. To allow installers to simply apply for building permits and install the work
64 without the delay of a Special Use Permit process.
- 65 3. The proposed Uses are for convenience and for the support of a healthier global
66 environment.
- 67

68 **VI. STAFF RECOMMENDATIONS:**

69
70 **Suggested Motion:**

71 I move to Recommend Approval to change the Zoning Code to add "Electric Vehicle
72 Charging Stations" as Permitted Uses in the 'B-1', 'B-2', 'B-3' and 'R-6' Zoning
73 Districts, Sections 405.115, 405.120, 405.125 and 405.115 respectively.

74 (End of report and suggested motion)

1 INTRODUCED BY COUNCIL AS A WHOLE

3 BILL NO. 9704

ORDINANCE NO.

5 **ORDINANCE TO AUTHORIZING AN INCREASE THE ANNUAL**
6 **SEWER LATERAL FROM \$28.00 TO \$50.00.**

8 WHEREAS an election was held in April of 2000 to establish a sewer lateral
9 program and authorize a \$28.00 annual fee for the residents to support the sewer lateral
10 repair program; and

11 WHEREAS in 2003 an election was held to increase the sewer lateral annual fee
12 to \$50 to maintain the program funding; and

13 WHEREAS in 2012 the City Council voted to reduce the annual fee to \$28
14 because the fund balance was sufficient to maintain the program; and

15 WHEREAS the City Council feels it is in the best interest of the of the
16 residents to raise the annual fee back to \$50 to increase the fund balance to respond to
17 increasing costs for sewer lateral repair.

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

22 Section 1: The fee assessed annually on residential properties for each lateral sewer
23 service line connecting residential property having six or less dwelling units to provide funds to
24 pay the costs of certain repairs to those lateral sewer service lines is hereby increased from \$28.00
25 to \$50.00.

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

28 Adopted this _____ day of _____, 2021.

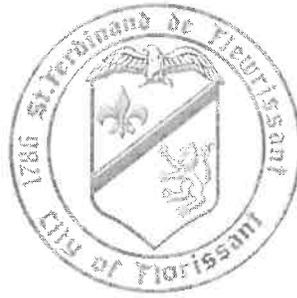
31 _____
Keith Schildroth, Council President

33 Approved this _____ day of _____, 2021.

36 _____
Mayor Timothy J. Lowery

37 ATTEST:

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



Memo To: City Council

Date: August 5, 2021

Thru: Mayor Timothy Lowery

From: Kimberlee Johnson
Director of Finance

Todd Hughes
Director of Public Works

Subject: Increase Sewer Lateral Fee to \$50.00

Due to the increase cost to operate the Sewer Lateral Program it is requested to increase the Sewer Lateral Fee from \$28.00 to \$50.00 effective on the 2021 property tax billings.

Respectfully submitted,

Kimberlee Johnson, Director of Finance

FLORISSANT CITY COUNCIL

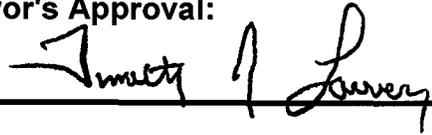
AGENDA REQUEST FORM

Date: 08/05/2021

Mayor's Approval:

Agenda Date Requested:

8/9/2021



Description of request:

Appropriate 50% of American Rescue Plan (ARP) Funds FY 2020/21 as proposed in Council work session 08/04/2021

Department: Finance

Recommending Board or Commission:

Type of request:

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

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	x	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: _____



Memo To: City Council

Date: August 5, 2021

Thru: Mayor Timothy Lowery

From: Kimberlee Johnson
Director of Finance

Subject: Appropriate 50% of American Rescue Plan (ARP) Funds FY21, as proposed at Council work session 08/04/2021

Various Departments are requesting appropriations from the indicated funds as follows:

Dept	G/L Number	G/L Description	Project Title	Amount
GENERAL FUND				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$621,628
Centers	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$18,649
Public Works	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$142,974
Police	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$460,005
PARK IMPROVEMENT FUND				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$1,647,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	New Playgrounds for St. Ferdinand and Koch possibly Bangert	\$500,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	New tennis courts at St. Ferdinand Park similar to Tower	\$250,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	Wiese House repair and remodel	\$200,000
Theatre	09-5-55-61430	Capital Additions – Theatre	Projector and Screen	\$55,000
Theatre	09-5-55-61430	Capital Additions – Theatre	Carpeting and flooring	\$12,000

Dept	G/L Number	G/L Description	Project Title	Amount
Theatre	09-5-55-61430	Capital Additions – Theatre	Lighting Upgrade/Expansion	\$95,000
Theatre	09-5-55-61430	Capital Additions – Theatre	Auditorium Lights	\$25,000
Centers	09-5-55-61440	Capital Additions – JJE	Replace broken pavement in front of JJE	\$75,000
Centers	09-5-55-61440	Capital Additions – JJE	Asphalt overlay and striping JJE parking lot	\$300,000
Centers	09-5-55-61440	Capital Additions – JJE	New sign in front of JJE	\$75,000
Centers	09-5-55-61440	Capital Additions – JJE	Replace gym doors at JJE	\$60,000
CAPITAL IMPROVEMENT FUND				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$870,000
Info Tech	03-5-55-61360	Capital Additions – Info Tech	Private underground fiber network	\$600,000
Info Tech	03-5-55-61360	Capital Additions – Info Tech	Media Dept expanded capabilities	\$85,000
Admin	03-5-55-61400	Capital Additions – Admin	Agenda Management software (4 yrs)	\$60,000
Public Works	03-5-55-61480	Capital Additions – Public Works	Kiosk/self-service portal system	\$125,000
PUBLIC SAFETY FUND				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$200,000
Police	17-5-55-61000	Capital Additions	Mobile Video Surveillance/LPRs	\$200,000
			TOTAL EXPENSES	\$3,338,628
			TOTAL REVENUE	\$3,338,628

Respectfully submitted,



Kimberlee L. Johnson, Director of Finance

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 AUGUST 9, 2021

3
4 BILL NO. 9705

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING VARIOUS APPROPRIATIONS FROM THE**
7 **AMERICAN RECUE PLAN (ARP) FUNDS FY21 RECEIVED**

8
9 WHEREAS the American Rescue Act (ARP) was signed into law on March 11, 2021; and

10
11 WHEREAS local government units with a population of over 50,000 receive funds directly
12 from the Department of Treasury; and

13
14 WHEREAS funds are dispersed in two parts and the City of Florissant has received 50% of the
15 American Rescue Plan (ARP) Funds in Fiscal Year 2021; and

16
17 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
18 COUNTY, MISSOURI, AS FOLLOWS:

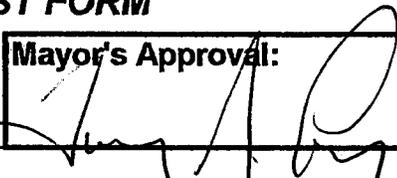
19
20 Section 1: The sum of \$3,338,000 is hereby appropriated from the American Rescue Plan (ARP)
21 Funds to various accounts listed as follows:
22

Dept	G/L Number	G/L Description	Project Title	Amount
GENERAL FUND				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$621,628
Centers	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$18,649
Public Works	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$142,974
Police	01-5-55-14055	Salary & Ben Crs Chg-ARP	Use ARP funds to supplement other revenues in the payment of salaries and insurance benefits to City employees	\$460,005
PARK IMPROVEMENT FUND				
	01-4-35055	Dept of Treasury – ARP Funds	REVENUE	\$1,347,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	New Playgrounds for St. Ferdinand and Koch possibly Bangert	\$500,000
Parks	09-5-55-61470	Capital Additions – Park Improvement	New tennis courts at St. Ferdinand Park similar to Tower	\$250,000
Parks	09-5-55-61470	Capital Additions –	Wiese House repair and remodel	\$200,000

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 8/4/2021 Mayor's Approval: 

Agenda Date Requested: 8/9/2021

Description of request: The transfer of \$120,000 from the Public Safety Funds to Capital Addis 17-5-1761000 for remodeling of mens' and womens' Locker Rooms

Department: Police

Recommending Board or Commission:

Type of request:	Ordinances	X	Other	X
	Appropriation	<input checked="" type="checkbox"/>	Liquor License	<input type="checkbox"/>
	Transfer	<input type="checkbox"/>	Hotel License	<input type="checkbox"/>
	Zoning Amendment	<input type="checkbox"/>	Special Presentations	<input type="checkbox"/>
	Amendment	<input type="checkbox"/>	Resolution	<input type="checkbox"/>
	Special Use Transfer	<input type="checkbox"/>	Proclamation	<input type="checkbox"/>
	Special Use	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
	Budget Amendment	<input type="checkbox"/>		<input type="checkbox"/>
		Y/N		Y/N

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

Back up materials attached:		Back up materials needed:	
Minutes	<input type="checkbox"/>	Minutes	<input type="checkbox"/>
Maps	<input type="checkbox"/>	Maps	<input type="checkbox"/>
Memo	<input type="checkbox"/>	Memo	<input type="checkbox"/>
Draft Ord.	<input type="checkbox"/>	Draft Ord.	<input type="checkbox"/>

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: _____

FLORISSANT POLICE DEPARTMENT

MEMORANDUM

Date: 08-04-2021

To: Mayor Timothy Lowery

From: Major Randy Boden

Subject: Police Building Locker Rooms Project

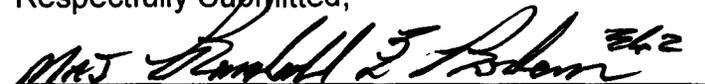
RB 8-5-2021

Sir,

In FY 2020, we were unable to complete a locker room project for both the Male and Female locker rooms at the Police Headquarters building. This would be a complete overhaul of the locker rooms, which are in need of repair and updating. We were unable to complete that project due to budget cut backs related to Covid-19. We were unable to place this project in the FY2021 budget again due to budget cutbacks. In speaking with Finance Director, Kimberlee Johnson, she advised that we may now have enough money in Capital Additions (Police Fund) to cover this project. The request for appropriation of funds for the locker room project would be \$120,000. To free up the funds to cover this project; it is requested to remove the Capital Additions line items for the purchase of two Chevrolet Tahoe police vehicle at \$76,000 and the related equipment install of \$4,400 from the FY21 budget. This would be a total of \$80,400. These items will be requested in the FY22 budget.

Thus, the Locker room project at \$120,000 minus \$80,400 would leave a request of \$39,600 additional appropriation of Funds for this project in the FY21 budget from account 17-6100: Capital Additions (police fund).

Respectfully Submitted,


Major Randy Boden #362

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 AUGUST 9TH, 2021

3
4 BILL NO. 9706

ORDINANCE NO.

5
6 **ORDINANCE AMENDING THE PUBLIC SAFETY FUND BUDGET TO**
7 **REMOVE ALLOCATIONS TOTALING \$80,500 AND AUTHORIZING AN**
8 **APPROPRIATION OF \$120,000 FROM THE PUBLIC SAFETY FUND TO**
9 **ACCOUNT NO. 17-5-17-61000 “CAPITAL ADDITIONS” FOR THE**
10 **REMODELING OF THE MEN AND WOMEN’S LOCKER ROOMS AT THE**
11 **POLICE DEPARTMENT.**

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

15
16 Section 1: The Public Safety Fund budget is hereby amended by removing allocations
17 for 2 Chevy Tahoes and related equipment totaling \$80,500; and

18
19 Section 2: There is hereby authorized an appropriation of \$120,000 from the Public
20 Safety Fund to budget account no. 17-5-17-61000 “Capital Additions” for the remodeling of the
21 men and women’s locker rooms at the police department.

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

25 Adopted this _____ day of _____, 2021.

26
27 _____
28 Keith Schildroth
29 President of the Council
30 City of Florissant

31 Approved this _____ day of _____, 2021.

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

36 ATTEST:

37
38 _____
39 Karen Goodwin, MPPA/MMC/MRCC,
40 City Clerk

1 INTRODUCED BY COUNCILMAN MULCAHY
2 AUGUST 23, 2021

3
4 BILL NO. 9707 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
7 **ORDINANCE NO. 8693 TO ALLOW FOR CHANGES TO THE**
8 **DEVELOPMENT PLAN IN A B-3 “EXTENSIVE BUSINESS DISTRICT”**
9 **LOCATED AT 1790 N. HWY 67 AND 1645 N. FLORISSANT RD.**

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

14 WHEREAS, the Florissant City Council initially granted Special Use permit no. 7321 to
15 Ellis Denos D/b/a The Olympic, for the operation of a pre-owed car dealership located at 1760,
16 1780 & 1790 N. Hwy 67; and

17 WHERAS ordinance no. 8671 was passed and transferred Special Use No. 7321 to
18 Penuel Raj Clement d/b/a Clement Olympic Motors; and

19 WHEREAS ordinance no. 8693 was passed to amend Special Use no. 7321 to allow for
20 the expansion of Olympic Motors to include 1760, 1780, 1790 N. Hwy 67 and 1645 N. Florissant
21 Road; and

22 WHEREAS, an application has been filed by Panuel Raj Clement to amend ordinance
23 no.8693 that allowed for the expansion of the Special Use Permit to 1645 N. Florissant Road to
24 allow for changes in the development plan; and

25 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
26 meeting of August 2nd, 2021 has recommended that the Special Use Permit amendment be
27 approved for changes in the development plan; and

28 WHEREAS, due notice of public hearing no. 21-08-021 on said application to be held on
29 the 23rd of August, 2021 at 7:00 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 amended Special Use
33 Permit authorized by Ordinance No. 8693, as hereinafter provided, would be in the best interest
34 of the City of Florissant and will not adversely affect the health, safety, morals and general
35 welfare of 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, Ord. No. 8693 is hereby amended as shown on attached Site Plan C-1 by
5 Premier Design Group, dated 7/13/21 with the following revisions as part of the record:
6 Site Development Plan shall indicate:

- 7
- 8 1. Any lighting on the site shall be shielded and/or directed down and within the property
- 9 lines so as to avoid causing glare.
- 10 2. Removal of all non-compliant signs prior to the Public Hearing
- 11

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

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

16 Adopted this ____ day of _____, 2021.

17
18 _____
19 Keith Schildroth
20 President of the Council
21 City of Florissant
22

23 Approved this ____ day of _____, 2021.

24
25 _____
26 Timothy J. Lowery
27 Mayor, City of Florissant
28

29 ATTEST:

30
31 _____
32 Karen Goodwin, MPPA/MMC/MRCC
33 City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 AUGUST 23, 2021

3
4 BILL NO. 9708

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**
7 **NO. 5733 TO ALLOW FOR CHANGES TO THE DEVELOPMENT PLAN**
8 **TO ALLOW FOR A CUSTOMER PICK-UP AREA LOCATED AT 2341 N.**
9 **HIGHWAY 67.**

10
11
12 WHEREAS, ordinance no. 5733 was passed in June of 1995 approving changes to the
13 Gramex Development plan to allow for a retail establishment with restrictions; and

14 WHEREAS, ordinance no. 5733 was amended by ordinance no. 8387 in February of
15 2018 to allow for remodeling of a retail establishment (Target); and

16 WHEREAS ordinance no. 5733 was further amended by ordinance no. 8685 in April of
17 2021 to allow for the removal of siding; and

18 WHEREAS Target Corporation has applied for an additional amendment to the
19 development plan authorized by ordinance 5733 to allow for the addition of a customer pick-up
20 area; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
22 recommended to the City Council at their meeting of August 2nd, 2021 that an amendment to B-
23 5 ordinance no. 5733, as amended, to allow for the addition of a customer pick-up area located at
24 2341 N. Highway 67.

25 WHEREAS, due and lawful notice of a public hearing no. 21-08-22 on said proposed
26 change was duly published, held and concluded on 23rd of August, 2021 by the Council of the
27 City of Florissant; and

28 WHEREAS, the Council, following said public hearing, and after due and careful
29 deliberation, has concluded that that an amendment to B-5 ordinance no. 5733, as amended, to
30 allow for a customer pick-up area located at 2341 N. Highway 67 is in the best interest of the
31 public health, safety and welfare of the City of Florissant; and

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

36 Section 1: Ord. No. 5733 as amended by ord. nos. 5896, 7401, 8387 and 8685, as
 37 presented and depicted by documents prepared by Kimley-Horn, shown on drawings C0.0, C0.1,
 38 C1.0, C2.0 and C2.1 dated 6/22/21 These alterations depict changes to the development plan.
 39 Approval is subject to the regulations of this ‘B-5’ Planned Commercial District, and the
 40 following additional requirements:

41

42 1.GENERAL DEVELOPMENT CONDITIONS.

43 Unless, and except to the extent, otherwise specifically provided in
 44 Ordinance no. 5733, as amended by ords. Nos. 5896, 7401, 8387 and 8685.
 45 Development shall be affected only in accordance with all ordinances of
 46 the City of Florissant.

47 2. Amend page 10 Miscellaneous development., paragraph i), (4) to add sub paragraph:

48 “11. A customer pick-up area as depicted by documents prepared by Kimley- Horn,
 49 shown on elevation drawings C0.0, C0.1, C1.0, C2.0 and C2.1 dated 6/22/21.”

50

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

53

54 Adopted this _____ day of _____, 2021.

55

56

57

 Keith Schildroth
 President of the Council

58

59

60 Approved this _____ day of _____, 2021.

61

62

63

64

 Timothy J. Lowery
 Mayor, City of Florissant

65

66

67 ATTEST:

68

69

 Karen Goodwin, MPPA/MMC/MRCC
 City Clerk

70

71

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 AUGUST 23, 2021

3
4 BILL NO. 9709

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO SECTION**
7 **405.125 “B-3 EXTENSIVE BUSINESS DISTRICT” TO REMOVE**
8 **“ASSEMBLY HALLS NOT ASSOCIATED WITH A CHURCH OR**
9 **SCHOOL” AS A SPECIAL USE.**

10
11 WHEREAS The city has experienced difficulties with monitoring and regulating
12 activities within assembly halls; and

13
14 WHEREAS Staff recommended to the Planning and Zoning Commission that the city
15 consider removing assembly halls from the special use category; and

16
17 WHEREAS the Planning and Zoning Commission at their August 2nd, 2021 meeting
18 recommended removal of Assembly halls from the special use category in the B-3 Zoning
19 District; and

20
21 WHEREAS the City Council feels it is in the best interest of the City to remove
22 Assembly Halls as a special use in the B-3 zoning district.

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: Section 405.125 “B-3 Extensive Business District” subsection K “Special
28 Use Permits” is hereby amended by removing number 7. “Assembly Halls not associated with a
29 Church or School”.

30
31 Section 2: This ordinance shall become in force and effect immediately upon its passage
32 and approval.

33
34 Adopted this ____ day of _____, 2021.

35
36
37 _____
38 Keith Schildroth, Council President

39 Approved this ____ day of _____, 2021.

40
41
42 _____
43 Timothy J. Lowery, Mayor

44 ATTEST:

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

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 AUGUST 23rd, 2021

3
4 BILL NO. 9710

ORDINANCE NO.

5
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**ORDINANCE AUTHORIZING APPROPRIATIONS FROM THE PARK
IMPROVEMENT FUND TO VARIOUS ACCOUNTS FOR PARK
FACILITIES, POOL MAINTENANCE AND TREE REMOVAL.**

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

12

13 Section 1: The sum of \$18,252 is hereby appropriated from the Park Improvement
14 Fund to budget account no. 5-09-61440 "Capital Additions-JJE" for the brushing and painting o
15 the JJE Pool.

16 Section 2: The sum of \$20,000 is hereby appropriated from the Park Improvement Fund to
17 budget account no. 5-09-29030 "Trees-Building and Grounds" for the additional tree removal.

18

19 Section 3: The sum of \$50,000 is hereby appropriated from the Park Improvement Fund to
20 budget account no. 5-09-29440 "Building and Grounds-JJE" for repairs for the HVAC system.

21

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

24 Adopted this ____ day of _____, 2021.

25

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

30 Approved this ____ day of _____, 2021.

31

32

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

36 ATTEST:

37

38

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: August 18, 2021

Mayor's Approval:

Agenda Date Requested: | 23-Aug-21

Appropriate \$18,252 for brushing and pool painting of the JJE Pool into account #

5-09-61440 Capital Additons - JJE, \$20,000 for trees Buildings and Grounds - Trees acct. #

5-09-29030, \$50,000 to Building and Grounds - JJE acct. # 5-09-29440.

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No NO 3 readings? : Yes / No YES

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

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

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

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

Date: August 18, 2021
To: City Council
Thru: Mayor Tim Lowery
From: Cheryl A. Thompson-Stimage
Subject: Appropriation of Funds – to various Park Improvement Funds

8/18/21
Cheryl A. Thompson-Stimage
8-19-21

I am asking to appropriate \$18,252 to brush sweep and repaint the indoor pool at JJE. I had asked earlier when the ARP funds requests were submitted if we could go ahead and do this because the time when the pool closes down for maintenance was quickly approaching. I was told to proceed.

However, this project was taken out of the submittal for those funds request. Thus, I am asking for an appropriation of these funds now so that this job can be completed. The funds would be appropriated to account # 5-09-61440 Capital Additions – JJE.

To appropriate \$20,000 to Account # 5-09-29030 Buildings and Grounds – Trees for additional trees to be removed this fiscal year. To appropriate \$50,000 to Account # 5-09-29440 Buildings and Grounds – JJE due to the fact we have had to do some sizeable repairs to the HVAC system at the JJE Center.

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

1 INTRODUCED BY COUNCIL AS A WHOLE
2 AUGUST 23, 2021

3
4 BILL NO. 9711

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN**
7 **AGREEMENT TO ACCEPT OWNERSHIP ON BEHALF OF THE CITY**
8 **OF FLORISSANT OF REAL ESTATE PROPERTY LOCATED AT 900**
9 **RUE ST. FRANCOIS – PARCEL 1, AND 980 RUE ST. FRANCOIS-**
10 **PARCEL 2, AS GIFTED TO THE CITY.**

11
12 WHEREAS, the City has been offered the properties known and numbered as 990
13 Rue St. Francois and 980 Rue St. Francois as a gift, and

14
15 WHEREAS, under the City Charter the City Council must authorize the
16 acceptance of any gift of real estate.

17
18 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
19 COUNTY, MISSOURI, AS FOLLOWS:
20

21 Section 1: The Mayor of the City of Florissant is hereby authorized to accept ownership
22 of real estate property located at 900 rue St. Francois and 980 rue St. Francois, as gifted to the
23 City of Florissant by Savoy Partners LLC and described as follows and according to the survey
24 attached hereto:

25 In the County of St. Louis, State of Missouri:

26
27 Parcel 1: The Northwest 1/4 of Block 28 of the New Town (now city) of St. Ferdinand, in St. Louis
28 County, Missouri and described as: Beginning at an iron pipe set in the Eastern line of Boone Street, 45
29 feet 9 inches wide, where the same is intersected by the Southern line of St. Francois Street (now St.
30 Francois Boulevard) 42feet 9 inches wide, thence Eastwardly along the Southern line of St. Francois
31 Boulevard, 161.67 feet to an iron pipe set in the North and South center line of said Block 28, thence
32 Southwardly along the North and Southcenter line of said Block 28, 161.74 feet to an iron pipe set in the
33 center of said Block 28 and being also the Northeast corner of property conveyed to Joseph F. Peters and
34 Dorothy Ann Peters, his wife by Deed recorded in Book 2381, page 458, thence Westwardly along the
35 East and West center line of said Block 28 and the North line of property conveyed to Joseph F. Peters
36 and wife, aforesaid, 161.56 feet to a point in the Eastern line of Boone Street and being also the
37 Northwest corner of property conveyed to Joseph F. Peters and wife ,aforesaid, thence Northwardly along
38 the Eastern line of Boone Street 161.56 feet to an iron pipe set at the intersection of the Eastern line of
39 Boone Street and the Southern line of St. Francois Boulevard, and the point of beginning
40

41 Parcel 2: The Northeast 1/4 of Block 28 of New Town (now City) of St. Ferdinand in St. Louis County, Missouri
42 LESS AND EXCEPTING THEREFROM that part conveyed to Historic Florissant Incorporated by deed recorded in
43 Book 7127, page 686.
44

45 Address:

46 900 Rue St. Francois Street - Parcel 1
47 Florissant, MO 63031
48

49 980 Rue St. Francois Street - Parcel 2
50 Florissant, MO 63031

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Locator Number: 08J 230 468 - Parcel 1
08J 230 897 - Parcel 2

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

Adopted this _____ day of _____, 2021.

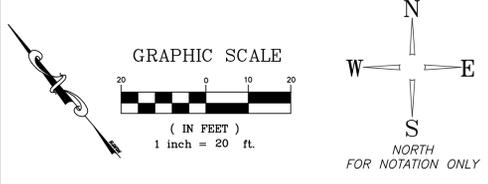
Keith Schildroth
President of the Council
City of Florissant

Approved this _____ day of _____, 2021.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

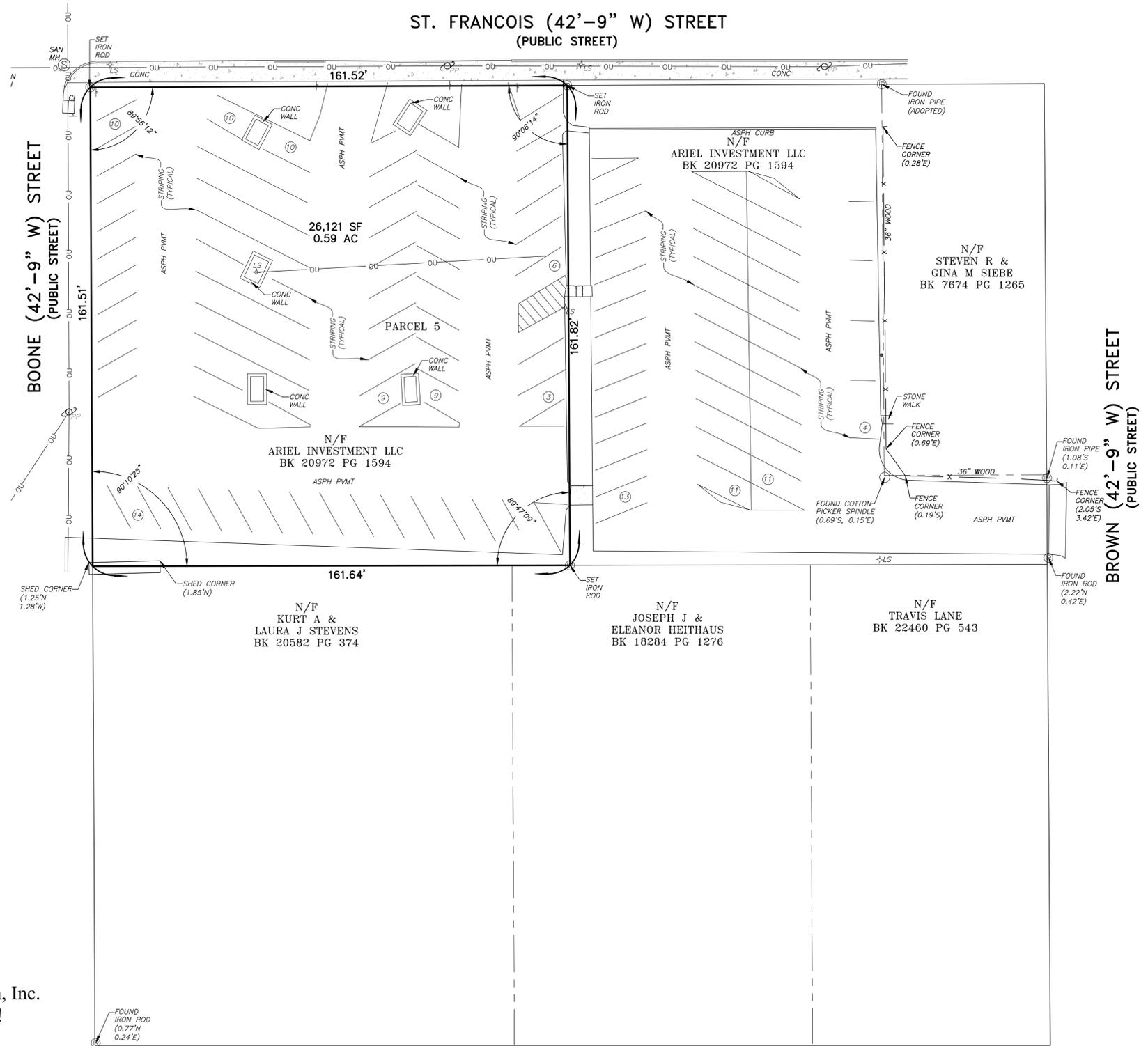


ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF BLOCK 28 OF "NEW TOWN OF ST. FERDINAND" ST. LOUIS COUNTY, MISSOURI

MASSMANN & ASSOCIATES
LAND SURVEYING - LAND PLANNING - ENGINEERING
CREATING REAL ESTATE WEALTH

913 South 13th Street
St. Louis, MO 63103
314-862-5577, 314-862-5579 FAX



- LEGEND:**
- SAN MH SANITARY MANHOLE
 - CI CURB INLET
 - GI GRATED INLET
 - PP POWER POLE W/GUY WIRE
 - PP POWER POLE
 - SS STREET SIGN
 - GM GAS METER
 - WM WATER METER
 - MB MAIL BOX
 - LS LIGHT STANDARD
 - FL FLOOD LIGHT
 - FP FLAG POLE
 - HP HANDI-CAPPED PARKING
 - PD PARKING SPOT DESIGNATOR
 - OU OVERHEAD UTILITY LINE
 - X FENCE LINE

- ABBREVIATIONS**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - CONC CONCRETE
 - ASPH ASPHALT
 - PVMT PAVEMENT
 - SF SQUARE FEET
 - AC ACRES
 - BK BOOK
 - PG PAGE
 - LS LIGHT STANDARD
 - FL FLOOD LIGHT
 - WM WATER METER
 - GM GAS METER
 - CLF CHAIN LINK FENCE
 - SAN MH SANITARY MANHOLE
 - CI CURB INLET
 - GI GRATED INLET
 - RR RAILROAD
 - PP POWER POLE
 - PL PROPERTY LINE
 - MON MONUMENT
 - OU OVERHEAD UTILITY

Missouri One Call System, Inc.
Call Before You Dig!
1-800-DIG-RITE
(1-800-344-7483)

All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities. The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way absolve any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo.

To Savoy Investments, LLC and St. Louis, Title, LLC, agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 8, 9, and 13 of Table A thereof. The fieldwork was completed on October 30, 2018. Date of Plat or Map: October 30, 2018.

MASSMANN & ASSOCIATES, LLC

By
William F. Massmann Jr. PLS - 1702 (agent)

Notes:

This survey was also made in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects and the Missouri Department of Agriculture, Division of Weights and Measures. This survey meets the accuracy standards for an URBAN property as defined in said Standards and was made in a manner consistent with the degree of care and skill ordinarily exercised by members of the land surveying profession currently practicing and in similar circumstances.

Source of Bearing System Used: None

Source of Title Information: St. Louis, Title, LLC, agent for Old Republic National Title Insurance Company File No. 9853STL, having an effective date of August 14, 2018.

The property surveyed and described hereon is the same property described in above noted Title Commitment.

Source of Record Information: Special Warranty Deed recorded in Book 20972 page 1594 of the St. Louis County Records

Schedule B - Section II Notes:

4. Terms and provisions of Ordinance by the City of St. Ferdinand granting to The Suburban Telephone Company the right to erect and maintain a telegraph and telephone system according to instrument recorded in Book 172 page 139.

Property Description Per Title Commitment:

PARCEL 5:
The Northwest 1/4 of Block 28 of the New Town (now city) of St. Ferdinand, in St. Louis County, Missouri and described as: Beginning at an iron pipe set in the Eastern line of Boone Street, 45 feet 9 inches wide, where the same is intersected by the Southern line of St. Francois Street (now St. Francois Boulevard) 42 feet 9 inches wide, thence Eastwardly along the Southern line of St. Francois Boulevard, 161.67 feet to an iron pipe set in the North and South center line of said Block 28, thence Southwardly along the North and South center line of said Block 28, 161.74 feet to an iron pipe set in the center of said Block 28 and being also the Northeast corner of property conveyed to Joseph F. Peters and Dorothy Ann Peters, his wife by Deed recorded in Book 2381, page 458, thence Westwardly along the East and West center line of said Block 28 and the North line of property conveyed to Joseph F. Peters and wife, aforesaid, 161.56 feet to a point in the Eastern line of Boone Street and being also the Northwest corner of property conveyed to Joseph F. Peters and wife, aforesaid, thence Northwardly along the Eastern line of Boone Street 161.56 feet to an iron pipe set at the intersection of the Eastern line of Boone Street and the Southern line of St. Francois Boulevard, and the point of beginning.

MISSOURI PROFESSIONAL LAND SURVEYING LIMITED LIABILITY CO.
No. 2016004723
(EXPIRES 12-31-2018)

ILLINOIS DESIGN FIRM
LAND SURVEYOR, LLC REGISTRATION
No. 184-003753
(EXPIRES 04-30-2019)

PROJECT REVISION:

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NORTHWEST QUARTER OF BLOCK 28 OF
"NEW TOWN OF ST. FERDINAND"
ST. LOUIS COUNTY, MISSOURI

DATE: 10/30/18
BOOK NO.: 105
DRAFTED BY: DAW
APPROVED BY: WFM
FILE NAME: 18057.DWG

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:

SUV-1

SHEET NO: 1 OF 1

PROJECT NO: 18057.00.001



INTER-OFFICE MEMORANDUM
CITY OF FLORISSANT, MISSOURI
Office of Economic Development

TO: Florissant City Council c/o Mayor Tim Lowery

FROM: Travis Wilson, Director of Economic Development

SUBJECT: Land Parcel Gift from Savoy Properties

DATE: August 20th, 2021

Dear Mayor and City Council,

As part of the ongoing efforts to create new opportunities for development within the city, I am pleased to inform you that the city will soon take possession of the nearby vacant parking lots at 900 and 980 Rue Saint Francois Street. These lots are located directly across from city hall and will prove to be an asset for years to come.

The ability for the city to gain ownership of the two land parcels was made possible by a generous act of goodwill by Savoy Properties. Through an excellent working relationship with the Mayor's office, the City Clerk's office, the Public Works Department, and the Economic Development Department, Savoy has been able to help transition ownership to the city and we thank them for their efforts.

One of the final remaining steps is for the City Council to grant Mayor Lowery the ability to act in an official accepting capacity of the aforementioned land parcels. Once an ordinance is passed granting the Mayor such authority, the City will be able to proceed with a closing at a local title company and the transaction will be complete.

Thank you in advance for your time and consideration of this matter. Please let me know if you have any questions or need further information.

At your service,

Travis Wilson

cc:

- a) Office of City Clerk Karen Goodwin
- b) Savoy Properties c/o Matt Gambrell
- c) Old Republic Title c/o Lisa McCarthy

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 AUGUST 23rd, 2021

3
4 BILL NO. 9712

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER \$10,000 FROM ACCOUNT**
7 **NO. 01-5-48-50010 “PROFESSIONAL SERVICES-OTHER” TO ACCOUNT**
8 **NO. 01-5-48-27000 “GASOLINE: FOR ADDITIONAL GASOLINE**
9 **EXPENSES FOR THE PUBLIC WORKS DEPARTMENT**

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

13
14 Section 1: The sum of \$10,000 is hereby transferred from account no. 01-5-48-50010
15 “Professional Services-other” to account no. 01-5-48-27000 “Gasoline: for additional gasoline
16 expenses for the Public Works Department.

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 Keith Schildroth
23 President of the Council
24 City of Florissant

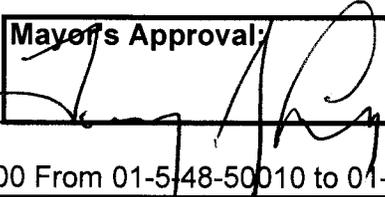
25
26 Approved this ____ day of _____, 2021.

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

30 ATTEST:

31
32
33 _____
34 Karen Goodwin, MPPA/MMC/MRCC,
35 City Clerk

FLORISSANT CITY COUNCIL AGENDA REQUEST FORM

7/21/2021		Mayor's Approval: 		
Agenda Date Requested:	8/23/2021			
Description of request: Budget Transfer of \$10,000 From 01-5-48-50010 to 01-5-48-27000				
Transfer of Funds from				
(See Attached Memo)				
Department: Public Works				
Recommending Board or Commission: N/A				
Type of request:	Ordinances	X	Other	
	Appropriation		Liquor License	
	Transfer		Hotel License	
	Zoning Amendment		Special Presentations	
	Amendment	X	Resolution	
	Special Use Transfer		Proclamation	
	Special Use		Subdivision	
	Budget Amendment	X		
Public Hearing needed: Yes / No		N	3 readings?: Yes / No	
Back up materials attached:		Back up materials needed:		
Minutes		Minutes		
Maps		Maps		
Memo	X	Memo		
Draft Ord.		Draft Ord.		
<p>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.</p>		<p>For City Clerk Use Only:</p> <p>Introduced by: _____</p> <p>PH Speaker: _____</p>		



Memo To: City Council

Date: August 18, 2018

Thru: Mayor Timothy J Lowery

From: Todd M. Hughes, P.E.
Director of Public Works and Health

Copy: Kimberlee Johnson

Subject: **Budget Transfer for Gasoline**

Due to the rising costs. I am requesting \$10,000 be transferred from Professional Services- Other 01-05-48-50010 to Gasoline 001-5-48-27000.

Therefore, I respectfully request that \$10,000 be transferred from Account 01-5-48-50010 – Professional Services- other to Account 01-5-48-27000 Gasoline.

Thank you in advance.

Respectfully submitted,



Todd M Hughes, P.E.