

CITY OF FLORISSANT



COUNCIL MINUTES

May 23, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, May 23, 2022 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: Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, Mulcahy, and Pagano. Councilman Parson was excused. Also present was Mayor Timothy Lowery, Human Resources Director Sonya Brooks-White, and Acting City Attorney Jackie Graves. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Eagan moved to approve City Council Minutes of May 9, 2022, seconded by Schildroth. Motion carried.

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

Ellis Fitzwalker, 7 S. Schlueter Ave, stated he works with a non-profit called H.E.A.L. Stop Heroin. He made the city aware of an awareness walk on June 11, 2022 and will be meeting at 10am at St. Ferdinand Church. He noted everyone attending should be wearing bright colored clothing. He announced the No-Lock Box which are opioid rescue kits for areas within North County. Mr. Fitzwalker invited everyone interested to attend the awareness walk on June 11th.

Mary Rechten, 2310 Mockingbird Ln, stated the pavilion rental ordinance does not make sense and the deposit system is not clear. She stated she paid the deposit at the beginning of May for an early June rental and was told she would not receive her deposit back until the end of June. She noted people on a limited income have difficulty holding deposits for extended periods of time.

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

The City Clerk reported that Public Hearing 22-05-012 for the Request to approve a B-5 "Planned Commercial District" located at 540 Howdershell Lot "B" to allow for a car sales office for CarGroup Holdings, LLC. The Chair declared the Public Hearing to be open.

Bonnie Zingler, petitioner, noted the business is strictly an administrative office for purchasing vehicles online and will work on title transfers, inspections, and paying sellers. She noted the business office is by appointment only. Ms. Zingler stated they will need a car sales license to transfer titles. She

32 noted the cars will not be on the lot longer than 48 hours, due to pick up fees on the weekend. The hours
33 of operations would be Monday through Friday 10am to 7pm and Saturdays from 9am to 6pm.

34 Being no further comments, Councilman Eagan moved to close the Public Hearing, seconded by
35 Pagano. Motion carried.

36 The City Clerk reported that Public Hearing 22-05-013 for the Request to amend B-5 Ordinance
37 No. 6669 to add “Equipment Rental, Home and General” as a permitted use located at 13939 New Halls
38 Ferry Road. The Chair declared the Public Hearing to be open.

39 Andrew Jenson, architect, noted the intention is to replace the former Pier 1 Imports in Cross
40 Keys Shopping Center with Aaron’s on New Halls Ferry Road. He noted the shipping trucks would only
41 be located at the store when they are planning to ship out large quantities.

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

44 The City Clerk reported that Public Hearing 22-05-014 for the Request to approve a Special Use
45 Permit to allow for a Wine Bar in a HB “Historic Business District” located at 150 Washington. The
46 Chair declared the Public Hearing to be open.

47 Tina White, owner, stated the project is similar to a wine bar with the front and inside two areas
48 as the seating area and noted the proper parking would achieved through using the land around the
49 building. She stated the capacity is 48 people and noted the initial larger project was approved through
50 her husband. Ms. White stated she is trying to keep the building preserved as is. Councilman Schildroth
51 noted he received a few concerning emails from neighboring properties. Ms. White noted her hours would
52 be Thursday from 11am to 9pm, Friday and Saturday from 11am to 10pm, and Sunday 12pm to 7pm.
53 She said this business would serve small shareable plates and wine only for sale. Ms. White noted she is
54 working on the menu and kitchen to make sure she follows the St. Louis County Health Department
55 Guidelines. She stated that she has no intention to expand and prefers the intimacy of the business as is.
56 Councilman Schildroth noted his concern with the golf cart parking on Harrison. He asked if there could
57 be signage stating “No right turn” at the corner of Harrison to avoid any traffic as well as no parking
58 signs from the Traffic Commission to avoid patrons parking there. Ms. White stated that she would have
59 soft jazz music and a possible musician inside the house playing saxophone without a stage and may also
60 have the option of a small wedding on the property. She clarified that she may have an option where
61 people could reserve the space, but would follow the capacity guidelines. Ms. White noted she would not
62 be charging a cover charge at any point. Ms. White noted she is to begin construction on June 13th if the
63 project gets approved. She stated she would not be making wine on the premises and does not want to be
64 selling wine to go. Ms. White clarified her reason for not allowing cars to exit on Washington is to

65 preserve landscaping and trees on the property and noted she would have speed bumps along the parking
66 lot to slow drivers down. Katie Powers, 115 Harrison, noted her concerns with water run-off due to the
67 parking lot being created. Lynn Taylor, General Manager, noted they are working with an engineer
68 regarding the drainage for the parking lot run-off. David Bridgman, 180 Harrison, noted every car leaving
69 the property would come past his house and noted he personally did not see any problems with vehicles
70 driving around the back of the building to exit on Washington rather than Harrison. He noted they could
71 still allow golf cart parking and trash enclosure access off Harrison. Robert Linhares, 11 Louise Ct, asked
72 the City Council to drive past their area to see the concerns they are all bringing up regarding the small
73 courts and streets around Washington. He noted the water run-off mentioned before and the traffic
74 potential on Harrison would be difficult. Phil Lum, Building Commission, noted the engineering and
75 architecture firms would need to address the water run-off issue and the plans presented to the council
76 for the Special Use Permit are only preliminary plans. He stated the city engineer would address the plans
77 for the water run-off solution. Mr. Lum noted the water run-off issue is common for the Old Town District
78 and could be solved overall with grants and a large project. Councilman Caputa suggested finding
79 contractors who can create a way for the run-off to avoid the homes and any kind of flooding. Tamara
80 Rucker-Wood, 15 Louise Ct, stated she likes the idea of the project however, she is afraid of the traffic
81 issues on the street because of the way Harrison is designed.

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

84 The City Clerk reported that Public Hearing 22-05-015 for the Request to amend B-5 Ordinance
85 no. 6266 to add “Automotive Service Garage and Tire Service” as a permitted use located at 3180 N.
86 Highway 67 for the Pit Crew. The Chair declared the Public Hearing to be open.

87 Kevin Claspille, owner, stated the business is not expanding. He noted the business is trying to
88 relocate due to health issues at the current location. Councilwoman Pagano stated she has viewed the
89 issues at the location and knows the business owner has been around for a long time. She is aware the
90 business is desperate to move because of neglectful landlords and for the safety of the employees,
91 vendors, and customers. Mr. Claspille noted he is trying to move into the old Lowes location with the
92 exact same area, the garden area would be used as the locked storage area, two bathrooms, and an office
93 area. He noted the hours of operation, the operation, and everything else about the business would be the
94 same. Mr. Claspille showed a short video of the conditions of the property to the Council inside his
95 current location with damage to all the equipment and rain leaking from the ceiling. He stated he would
96 have an outside sign at the new location so current and new customers could be viewed from the street.
97 Mr. Claspille noted he hopes to open the new location within three months from approval.

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

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

101 Councilman Schildroth moved Bill No. 9780 an Ordinance calling an election in the City of
102 Florissant, Missouri, on the question of issuing general obligation bonds for the purpose of constructing
103 aquatic centers be read for a second time, seconded by Caputa. Motion carried and Bill No. 9780 was
104 read for a second time.

105 Councilman Caputa moved that Bill No. 9780 be read for a third time, seconded by Pagano.
106 Motion carried and Bill No. 9780 was read for a third time and placed upon its passage. Before the final
107 vote all interested persons were given an opportunity to be heard.

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

110 Whereupon the Chair declared Bill No. 9780 to have passed and become Ordinance No. 8789.

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

112 Councilman Eagan made a motion to appoint Alvin Schneider, 1670 Flordawn, to the Traffic
113 Commission as a member from Ward 4 with a term expiring on 5/23/2026. Seconded by Caputa, motion
114 carried.

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

116 Councilman Siam moved to accept the application for a Request to transfer Special Use Permit
117 no. 6006 from Michael Haberberger d/b/a Cecil Whittaker's Pizzeria to Ameer Walker d/b/a Celano's
118 Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower Valley
119 Shopping Center, seconded by Pagano. Motion carried.

120 Councilman Siam moved to accept the application for a Request to transfer Special Use Permit
121 no. 8125 from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian Grill
122 for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67, seconded by
123 Manganelli. Motion carried.

124 Councilman Mulcahy moved to accept the application for a Request to transfer Special Use Permit
125 no. 5580 from Delor Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant for the location
126 and operation of a restaurant located at 462 N. Highway 67, seconded by Pagano, Councilman Mulcahy
127 made a motion to suspend the rules to speak with the petitioner, seconded by Eagan, motion carried.

128 Princeton Dew, owner of 2.0 Restaurant, noted most of the kitchen would be staying in place with
129 permission from the previous owner. He stated that he wants to have chicken and waffle options,
130 sandwiches, and burgers as well as options for kids. Mr. Dew stated that the Grandview location was the

131 original plan but the landlord was unsure of the sprinkler system installation. He noted there was not site
132 plan because they are not changing the interior of the building, just painting the walls. Mr. Dew stated
133 the previously noted VIP area on the Grandview plans is not going to be built at this location. The location
134 hours are planning to be Tuesday through Friday closing at 1:30 am and closing on Sundays at 10pm. He
135 said that his intention is to open with a full liquor by the drink option and would be serving food up until
136 the last hour during the week and Sundays until 10pm. Mr. Dew noted he would have comedy, poetry,
137 and live dance at the location, but would not be charging a cover fee. He stated two to three times a month
138 they would be having the shows and changing to adults only for special events with promotional shows
139 being posted about three weeks in advance on their website, social media, and at the location. Mr. Dew
140 noted the repairs of the back door and kitchen flooring would be repaired as soon as he receives the keys
141 for the property. Councilman Eagan noted a concerning portion of the Special Use Permit for Cannoli's
142 and he wanted more time to clarify if the Special Use is cancelled. Councilwoman Pagano noted the
143 current permit says sit-down and carry out restaurant only and nothing regarding the special
144 events/entertainment.

145 Councilman Eagan moved to postpone the Request to transfer Special Use Permit no. 5580 from
146 Delor Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant for the location and operation
147 of a restaurant located at 462 N. Highway 67 to the June 13, 2022 meeting. Seconded by Pagano, motion
148 carried.

149 Councilman Eagan moved to remove Bill No. 9790 an Ordinance authorizing a transfer of Special
150 Use Permit no. 5580 from Delor Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant and
151 bar for the location and operation of a restaurant located at 462 N. Highway 67 from the agenda because
152 the application was postponed. Seconded by Pagano, motion carried.

153 Councilman Eagan moved to approve the Request for a Full Liquor by the Drink license for Plush
154 Lounge located at 12667 New Halls Ferry Road. Seconded by Caputa,

155 Councilman Eagan moved to suspend the rules to speak with the petitioner, seconded by Mulcahy.
156 Motion carried.

157 Prince Koroma, owner of Plush Lounge, noted the plan has changed to a restaurant and bar, not a
158 lounge. He noted he does have a chef and a template of a menu for the council to review. Mr. Koroma
159 noted he wants to open with the kitchen from 3pm to 10pm and the bar to close around 12am. He stated
160 he has a DJ booth, with a sound system for the TVs, and a system to play music. The hookah lounge
161 information was still on the social media account, Mr. Koroma noted he intends to take the hookah off
162 the social media as soon as he can, but was focused on fixed his permits. He stated he does want to get
163 approval for outside seating to allow for smoking on a patio. A VIP area is shown; however, Mr. Koroma

164 states it is for a more comfortable seating rather than at a table, he has no intention of charging a cover
165 charge, having preferred seating, and selling tables or memberships, but asks for a reservation to be made
166 for “special seating” with no charge. Mr. Koroma did note these are his intentions for later on in the
167 business but he does not want to do these things at this time.

168 Councilman Eagan moved to postpone the Request for a Full Liquor by the Drink license for
169 Plush Lounge located at 12667 New Halls Ferry Road to the June 13, 2022 meeting. Seconded by Caputa,
170 motion carried.

171 The Chair stated the next item on the agenda was *Resolutions*.

172 The Council as a whole introduce Resolution 1040 “A resolution of the City Council of the City
173 of Florissant, Missouri, acknowledging the planning and zoning adoption of the 2050 Comprehensive
174 Plan and adopting Section 1 “Community Goals, Objectives, and Strategies””. Councilman Schildroth
175 made a motion for a second reading, seconded by Pagano. Motion carried, Resolution 1040 was read for
176 a second time. Councilman Mulcahy made a motion for a third reading, seconded by Harris.

177 On roll call the Council voted: Parson absent, Siam yes, Harris yes, Manganelli yes, Eagan yes,
178 Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion carried, Resolution 1040 was read for
179 a third time. Before the final vote all interested persons were given an opportunity to be heard.

180 Being no persons who wished to speak, on roll call the Council voted: Parson absent, Siam yes,
181 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion
182 carried, Resolution 1040 was passed. The Clerk read the resolution in its entirety.

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

184 The Council as a whole introduced Bill No. 9782 an Ordinance to approve a B-5 “Planned
185 Commercial District” located at 540 Howdershell Lot “B” to allow for a car sales office for CarGroup
186 Holdings, LLC. was read for the first time.

187 The Council as a whole introduced Bill No. 9783 an Ordinance to amend B-5 Ordinance No. 6669
188 to add “Equipment Rental, Home and General” as a permitted use located at 13939 New Halls Ferry
189 Road was read for the first time.

190 The Council as a whole introduced Bill No. 9784 an Ordinance to approve a Special Use Permit
191 to allow for a Wine Bar in a HB “Historic Business District” located at 150 Washington was read for the
192 first time.

193 The Council as a whole introduced Bill No. 9785 an Ordinance to amend B-5 Ordinance no. 6266
194 to add “Automotive Service Garage and Tire Service” as a permitted use located at 3180 N. Highway 67
195 for the Pit Crew was read for the first time.

196 Councilwoman Pagano moved that Bill No. 9785 be read for a second time, seconded by Siam.
197 Motion carried and Bill No. 9785 was read for a second time.

198 Councilwoman Pagano moved that Bill No. 9785 be read for a third time, seconded by Caputa.
199 On roll call the Council voted: Parson absent, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa
200 yes, Schildroth yes, Mulcahy yes, and Pagano yes. Having received a unanimous vote of all members
201 present Bill No. 9785 was read for a third and final time and placed upon its passage. Before the final
202 vote all interested persons were given an opportunity to be heard.

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

205 Whereupon the Chair declared Bill No. 9785 to have passed and become Ordinance No. 8790.

206 The Council as a whole introduced Bill No. 9786 an Ordinance authorizing a transfer of Special
207 Use Permit no. 6006 from Michael Haberberger d/b/a Cecil Whittaker's Pizzeria to Ameer Walker d/b/a
208 Celano's Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower
209 Valley Shopping Center was read for the first time.

210 Councilman Siam moved that Bill No. 9786 be read for a second time, seconded by Manganelli.
211 Motion carried and Bill No. 9786 was read for a second time.

212 Councilman Siam moved that Bill No. 9786 be read for a third time, seconded by Mulcahy. On
213 roll call the Council voted: Parson absent, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes,
214 Schildroth yes, Mulcahy yes, and Pagano yes. Having received a unanimous vote of all members present
215 Bill No. 9786 was read for a third and final time and placed upon its passage. Before the final vote all
216 interested persons were given an opportunity to be heard.

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

219 Whereupon the Chair declared Bill No. 9786 to have passed and become Ordinance No. 8791.

220 Councilman Eagan introduced Bill No. 9787 an Ordinance authorizing a transfer of Special Use
221 Permit no. 8125 from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian
222 Grill for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67 was read for the
223 first time.

224 Councilman Siam moved that Bill No. 9787 be read for a second time, seconded by Caputa.
225 Motion carried and Bill No. 9787 was read for a second time.

226 Councilman Siam moved that Bill No. 9787 be read for a third time, seconded by Mulcahy. On
227 roll call the Council voted: Parson absent, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes,
228 Schildroth yes, Mulcahy yes, and Pagano yes. Having received a unanimous vote of all members present

229 Bill No. 9787 was read for a third and final time and placed upon its passage. Before the final vote all
230 interested persons were given an opportunity to be heard.

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

233 Whereupon the Chair declared Bill No. 9787 to have passed and become Ordinance No. 8792.

234 Councilman Eagan introduced Bill No. 9788 an Ordinance to amend Title III “Traffic Code”
235 Schedule III “Stop Intersections”, Table IIIA “One Way Stops” by adding Bobolink at Flamingo and
236 Chickadee at Flamingo was read for the first time.

237 Councilman Eagan introduced Bill No. 9789 an Ordinance to amend Title III “Traffic Code”
238 Schedule III “Stop Intersections”, Table IIIB “Two Way Stops” by adding Swan at Flamingo was read
239 for the first time.

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

241 Councilman Manganelli stated Ward 2 block party is May 26th on Estes Court.

242 Councilman Mulcahy announced that Florissant Old Town Partners is having the Florissant
243 Summer Kick-Off Pub Crawl on June 4, 2022 with tickets on sale on May 25th.

244 Councilman Caputa reminded residents to lock firearms in their house, not their vehicles, to keep
245 porch lights on, and join Neighborhood Watch Programs.

246 Councilman Eagan noted the St. Patrick’s Day Committee would have a barbeque for the 2023
247 parade from 4pm to 9pm at the VFW on June 3, 2022. He reminded residents to donate to the TEAM
248 food pantry.

249 The next item was *Mayor Announcements*.

250 Mayor Lowery stated a plaque dedication for the late Richard “Dick” Kellet would be taking place
251 on May 25th at 5:30pm at 410 St. Denis prior to the first Wednesday Night Out. On Monday, May 30 the
252 City is cohosting a Memorial Day Ceremony at the JJE Center at 9am.

253 The Council President stated the next regular City Council Meeting will be Monday, June 13,
254 2022 at 7:00 pm.

255 Councilman Caputa moved to adjourn the meeting, seconded by Mulcahy. Motion carried. The
256 meeting was adjourned at 8:55 p.m.


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Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

262	Bill No. 9780	Ord. No. 8789
263	Bill No. 9785	Ord. No. 8790
264	Bill No. 9786	Ord. No. 8791
265	Bill No. 9787	Ord. No. 8792
266	Res. 1040	