



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, March 13, 2017
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes and Executive Minutes of February 28, 2017
- Special meeting and Workshop meeting minutes of March 7, 2017

IV. HEARING FROM CITIZENS

(Speaker cards are available at the entrance to the Council Chambers)

V. COMMUNICATIONS

- 1 Email dated February 15, 2017 from James Conner expressing support of the pit bull ban.
- 2 Email dated February 17, 2017 from Larry Amnot expressing support of the pit bull ban.
- 3 Email dated February 20, 2017 from Jeff Borchardt expressing support of the pit bull ban.
- 4 Email dated February 15, 2017 from Bob Levin expressing support of the pit bull ban.
- 5 Email dated February 26, 2017 from John Lutrell expressing support of the pit bull ban.
- 6 Email dated February 25, 2017 from Terry Hoppes expressing support of the pit bull ban.
- 7 Email dated February 28, 2017 from Lee Greenwood requesting the repeal of the pit bull ban.
- 8 Email dated February 28, 2017 from Sandra Link requesting the repeal of the pit bull ban.
- 9 Email dated March 1, 2017 from Julie Wall expressing support of the bit bull ban.
- 10 Email dated March 1, 2017 from Thomas McCartney expressing support of the pit bull ban.
- 11 Email dated March 1, 2017 from Connie Nolan requesting the repeal of the pit bull ban.
- 12 Email dated March 6, 2017 from Akeisha Lewis requesting the repeal of the pit bull ban.
- 13 Email dated March 6, 2017 from Jessa Stone requesting the repeal of the pit bull ban.
- 14 Email dated March 5, 2017 from Mike Barry expressing support of the pit bull ban.
- 15 Email dated March 5, 2017 from Ken Pruett requesting the repeal of the pit bull ban.
- 16 Email dated March 5, 2017 from Martha Korte requesting the repeal of the pit bull ban.
- 17 Email dated March 5, 2017 from Veronica Winterscheidt requesting the repeal of the pit bull ban.
- 18 Email dated March 5, 2017 from David Smith requesting the repeal of the pit bull ban.

- 19 Email dated March 6, 2017 from Kristin Korte requesting the repeal of the pit bull ban.
 20 Email dated March 8, 2017 from Cindi O’Shea expressing support of the pit bull ban.
 21 Email dated March 8, 2017 from Nick Hoehst requesting the repeal of the pit bull ban.

VI. PUBLIC HEARINGS

16-09-026 Ward 3 Application Staff Report Plans	Request to rezone for Lyons Properties, LLC d/b/a Dunkin Donuts the property located at 8115 N. Lindbergh from B-3 “Extensive Commercial District” to B-5 “Planned Commercial District” to allow for the construction of a new building. (Continued to this day on 9/27/16,10/24/16, 11/28/16, 1/9/16, 1/23/17, 2/13/17)	Tim Kaufmann
17-03-007 (Ward 9) Application Staff Report Plans	Request to authorize a Special Use Permit to Aspire Healthcare Solutions, LLC d/b/a Aspire Health Solutions to allow for a healthcare training center for the property located at 3391 N. Highway 67. (Planning and Zoning Commission recommended approval on 2/21/2017)	Tamara Taylor and Jeanetta Stomer
17-03-008 (Ward 5) Application Staff Report Plans	Request to authorize a Special Use Permit to Natalynn Event Centers, LLC d/b/a The Jewel Event Center to allow for a banquet center for the property located at 407 Dunn Road. (Planning and Zoning Commission recommended approval on 2/21/2017)	Eric and Natalynn Galloway

VII. OLD BUSINESS

A. SECOND READINGS

9260 Amended	Ordinance amending Title II Chapter 205 by amending Section 205.395 “Regulation Of Pit Bull Dogs” to allow pit bull dogs in the city with mandatory spaying and neutering. (Postponed to this date on February 28 th , 2017)	2 nd Reading Pagano, Caputa
9261 Amended	Ordinance amending Title II Chapter 205 by amending section 205.260 “Dangerous Animals”. (Postponed to this date on February 28 th , 2017)	2 nd Reading Pagano, Caputa
9264 Application Staff Rpt Plans	Ordinance to authorize a Special Use permit to STL Howdershell, LLC d/b/a St. Louis Fish & Chicken to allow for a carry-out restaurant for the property located at 340-A Howdershell Rd.	2 nd Reading Eagan
9265 Plans	Ordinance authorizing the re-painting of masonry for Church’s Chicken located at 410 N. Highway 67.	2 nd Reading Henke

VIII. NEW BUSINESS

IX. BOARD APPOINTMENTS

X. RESOLUTIONS

E994	Resolution by the Mayor and City Council of Florissant, Missouri urging voters to vote Yes on Proposition P, a St. Louis County ballot issue related to funding to improve public safety.	Council as a Whole
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XI. REQUESTS

Ward 5 Application	Request for a Full Liquor by the Drink License for Natalynn Event Centers, LLC d/b/a The Jewel Event Center located at 407 Dunn Road.	Natalynn Galloway
Ward 3 Application	Request to accept the application for a transfer of Special Use Permit no. 9123 from Tropicale Grill to Mangoes Grill Fish & Chicken for the operation of a restaurant located at 8141 N. Lindbergh.	Mohammed Musa

XII. BILLS FOR FIRST READING

9266	Ordinance to authorize a Special Use Permit to Aspire Healthcare Solutions, LLC d/b/a Aspire Health Solutions to allow for a healthcare training center for the property located at 3391 N. Highway 67.	Siam
9267	Ordinance to authorize a Special Use Permit to Natalynn Event Centers, LLC d/b/a The Jewel Event Center to allow for a banquet center for the property located at 407 Dunn Road.	Schildroth
9268	Ordinance authorizing a transfer of Special Use Permit no. 8123 from Tropicale Grill to Mangoes Grill Fish & Chicken for the operation of a restaurant located at 8141 N. Lindbergh.	Eagan
9269 Memo	Ordinance authorizing the acceptance of ownership assignment of real estate properties held By St. Louis County Collector of Revenue through a Collector's Deed.	Pagano

XIII. COUNCIL ANNOUNCEMENTS

XIV. MESSAGE FROM THE MAYOR

XV. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MARCH 10, 2017 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, MARCH 13TH, 2017.

1

CITY OF FLORISSANT

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COUNCIL MINUTES

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8 February 28, 2017

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10 The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois
11 on Tuesday, February 28, 2017 at 7:30 p.m. with Council President Pagano presiding. The Chair asked
12 everyone in attendance to stand and join in the Pledge of Allegiance.

13 On Roll Call the following Councilmembers were present: Eagan, Caputa, Schildroth, Henke,
14 Pagano, Schmidt, Siam, Lee and Jones. Also present was Mayor Thomas P. Schneider, City Attorney
15 John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council
16 Meeting was in session for the transaction of business.

17 Councilman Caputa moved to approve the Meeting Minutes and Executive Meeting of
18 2/13/2017 and Work Session Minutes of 1/30/2017, seconded by Lee. Motion carried.

19 The Chair stated that the next item on the agenda was *Hearing from Citizens* and asked any
20 citizen who wished to speak to come forward.

21
22 Ron and Carol Wright, 500 Waterford, stated that they rescued a lab puppy that has become part
23 of their family. The puppy accidently got loose, was picked up by the Health Department, and deemed
24 a "pit bull." They are proud, law abiding Florissant residents who have lived in the city for 34 years.
25 They asked to be able to keep their puppy whose papers indicate it is a lab.

26
27 Cindi O'Shea, 125 W. St. Anthony, stated that she was opposed to repealing the pit bull ban.
28 She stated statics that she felt supported the pit bull ban and dangerous dog ordinances.

29
30 Judy Shreves, 610 Florland, stated that statistics and information obtained from the internet is
31 not always a credible resource. She was attacked twice by German Shepherds.

32
33 Stephanie Cawvey, 835 Loyola, asked the Council to repeal the ban on pit bull dogs.
34
35
36

37 Janet Parks, 850 Lilac Dr., stated that she owns a boxer and she is concerned that her dog might
38 be mistaken for a pit bull. It is the owner who is responsible for a dog, not the breed itself.
39

40 Mike Cardenes, 2475 Stoney End Ct, apologized in advance for any robot BSL emails that the
41 city or Council might have received. He stated that 2 residents were in attendance this evening that
42 supported the repeal, but were unwilling to speak. He thanked the Council for their feedback on this
43 issue and for introducing a bill. He stressed that all the information/statistics presented should be from
44 a credible source.
45

46 Patricia Lopez, 11 Bruce, stated that she used to be an animal control officer, taking many dogs
47 away from their owners. As a groomer, she has been bit by many dogs but never a pit bull. They are a
48 warm, loving breed of dog.
49

50 Joshua Polsky, 748 Loekes Dr., thanked the Council for listening to the BSL group for over 9
51 months. He also thanked them in advance for putting the BSL bill on the agenda, whichever way the
52 vote goes.
53

54 Mike Schmidt, 625 Saddle, asked if a vote of Florissant residents should be the way to decide
55 the pit bull ban issue.
56

57 The Chair stated that the next item on the agenda was *Communications*.
58

- 1 Email dated February 13, 2017 from Niki Featherly requesting the repeal of the pit bull ban.
- 2 Email dated February 13, 2017 from Sandra Link requesting the repeal of the pit bull ban.
- 3 Email dated February 13, 2017 from Jenny Traux requesting the repeal of the pit bull ban
- 4 Email dated February 14, 2017 from Mike and Stephanie Cawvey requesting the repeal of the pit bull
ban.
- 5 Email dated February 14, 2017 from Thelma Jean Schaefer requesting the repeal of the pit bull ban.
- 6 Email dated February 14, 2017 from Daniel Johnson requesting the repeal of the pit bull ban.
- 7 Email dated February 13, 2017 from Kim Orf requesting the repeal of the pit bull ban.
- 8 Email dated February 12, 2017 from Mindy Rouff requesting the repeal of the pit bull ban
- 9 Email dated February 12, 2017 from Matt Beeman requesting the repeal of the pit bull ban.
- 10 Email dated February 11, 2017 from Lacey Knox requesting the repeal of the pit bull ban.
- 11 Email dated February 10, 2017 from Theresa Schmidt requesting the repeal of the pit bull ban.
- 12 Email dated February 10, 2017 from Christie Lenox requesting the repeal of the pit bull ban.
- 13 Email dated February 10, 2017 from Michelle Stokes requesting the repeal of the pit bull ban.
- 14 Email dated February 10, 2017 from Stefanie Skaggs requesting the repeal of the pit bull ban.
- 15 Email dated February 10, 2017 from Alma Slemmer requesting the repeal of the pit bull ban.
- 16 Email dated February 14, 2017 from Craig Schoeller requesting the repeal of the pit bull ban.
- 17 Email dated February 15, 2017 from Rhiannon Fryer requesting the repeal of the pit bull ban.
- 18 Email dated February 14, 2017 from John Roth requesting the repeal of the pit bull ban.
- 19 Email dated February 21, 2017 from Terry Hoppes-Hulcer expressing support of the pit bull ban.
- 20 Email dated February 20, 2017 from Mary Wacker requesting the repeal of the pit bull ban.
- 21 Email dated February 20, 2017 from David and Letha Counts expressing support of the pit bull ban.
- 22 Email dated February 20, 2017 from Samantha Scarfino requesting the repeal of the pit bull ban.

- 23 Email dated February 20, 2017 from Marilyn Mayfield requesting the repeal of the pit bull ban.
- 24 Email dated February 20, 2017 from Amber Fox requesting the repeal of the pit bull ban.
- 25 Email dated February 20, 2017 from Cindi O'Shea expressing support of the pit bull ban.
- 26 Email dated February 19, 2017 from Christina Hoxworth requesting the repeal of the pit bull ban.
- 27 Email dated February 19, 2017 from Kristina Curnutt requesting the repeal of the pit bull ban.
- 28 Email dated February 19, 2017 from Frank Bougher requesting the repeal of the pit bull ban.
- 29 Email dated February 15, 2017 from Joni Chester requesting the repeal of the pit bull ban.
- 30 Email dated February 15, 2017 from Bob Levin expressing support of the pit bull ban.
- 31 Email dated February 21, 2017 from Constance Harge expressing support of the pit bull ban.
- 32 Email dated February 21, 2017 from William and Robin Johnson expressing support of the pit bull ban.
- 33 Email dated February 21, 2017 from Jennifer Storace requesting the repeal of the pit bull ban.
- 34 Letter dated February 20, 2017 from Brian Griesemer expressing support of the pit bull ban.
- 35 Email dated February 22, 2017 from Kristin Korte requesting the repeal of the pit bull ban.
- 36 Email dated February 21, 2017 from Cheryl Smith expressing support of the pit bull ban.
- 37 Email dated February 21, 2017 from Shiela Swindle requesting the repeal of the pit bull ban.
- 38 Email dated February 22, 2017 from Debbie Causevic requesting the repeal of the pit bull ban.
- 39 Email dated February 21, 2017 from Ken Pruett requesting the repeal of the pit bull ban.
- 40 Email dated February 21, 2017 from Cheryl Genail requesting the repeal of the pit bull ban.
- 41 Email dated February 21, 2017 from Nikki Weiss requesting the repeal of the pit bull ban.
- 42 Email dated February 22, 2017 from Amanda Heger requesting the repeal of the pit bull ban.
- 43 Email dated February 22, 2017 from Bob, Garalyn, Molly, Benjamin and Brendan Farmer expressing support for the pit bull ban.
- 44 Email dated February 22, 2017 from Yvonne Wolf requesting the repeal of the pit bull ban.

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60

61 The next item on the Agenda was Public Hearings.

62

63

64 The City Clerk reported that Public Hearing #17-02-005 to be held this night on a request to
65 authorize an amendment to Special Use Permit No. 8029 to Burger King to allow for renovations to the
66 existing building in a B-3 Zoning District for the property located at 3121 N. Highway 67 had been
67 advertised in substantially the same form as appears in the foregoing publication and by posting the
68 property. The Chair declared the Public Hearing to be open and invited those who wished to be heard
69 to come forward.

70 Bart Berneking, representative for Burger King, stated that the Planning and Zoning
71 Commission had recommended approval with 4 stipulations which Burger King has agreed to. He also
72 stated that they had a March 15th deadline to be completed with renovations. He informed the Council
73 that these type of projects were usually completed in 2 weeks. The restriping of the parking lot,
74 removal/replacement of old landscaping, and the renovations are all to be finished within two weeks.

75 Mr. Berneking asked for three readings this evening because they hoped to begin work in the next day
76 or two.

77 In response to Councilman Siam's question, the petitioner stated that the drive-thru and kitchen
78 would remain open for several days and the restaurant will then shut down completely for five days.
79 The playground will be removed, no brick will be painted and the building will have a more
80 contemporary look.

81 Councilman Lee asked why the company waited for so long to apply for this request which has
82 now resulted in rushing the project through with 3 readings. Mr. Berneking stated that Burger King
83 had to go through the special use permit process because of the drive-through and they had not
84 anticipated this. Also, there is a financing deadline as well.

85 Councilman Jones stated that reading a bill three times in one evening will set a precedent for
86 other petitioners. It also defeats the purpose of having a public hearing in order to hear from the
87 residents.

88 Councilman Eagan agreed with Councilman Jones, but added that there were times which
89 require extenuating circumstances.

90 Mayor Schneider stated that occasionally technical difficulties and financial deadlines arise. He
91 asked the Council to be pragmatic and vote for three readings, so that the bill had a possibility of
92 passing this evening.

93 The Chair asked if there were any citizens who would like to speak on said public hearing.

94 Kevin O'Donnell, 512 Rancho Lane, stated that the Burger King remodel on N. Lindbergh took
95 two months to complete. He felt that this Burger King was trying to push their request through and he
96 asked that the Council not pass the Bill this evening, but instead require Burger King go through the
97 normal channels.

98 Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #17-02-
99 005 seconded by Lee. Motion carried.

100 The City Clerk reported that Public Hearing #17-02-006 to be held this night on a request to
101 authorize a Special Use Permit to STL Howdershell, LLC d/b/a St. Louis Fish & Chicken to allow for a
102 carry-out restaurant for the property located at 340 A-Howdershell Rd. had been advertised in
103 substantially the same form as appears in the foregoing publication and by posting the property. The
104 Chair declared the Public Hearing to be open and invited those who wished to be heard to come
105 forward.

106 Muath Salameh, representative, stated that they are attempting to open a take-out restaurant in
107 Florissant. They currently have between 10-15 established restaurants in the St. Louis area. They
108 currently do not deliver, but they might at some point in the future. They were hoping to get three
109 readings as well because it will take at least two months to complete the renovations. There will be no
110 drive-thru. Hours of operation will be 10-10, 7 days a week and they will hire at least 10 employees.
111 The restaurant will have enclosed trash containers that will be monitored daily and a grease receptacle
112 as well. Mr. Salameh also agreed to place a trash can at the front entrance to the restaurant. No alcohol
113 is served at any of their restaurants.

114 The Chair asked if there were any citizens who would like to speak on said public hearing.
115 Being none, Councilman Eagan moved to close P.H. #17-02-006 seconded by Jones. Motion carried.

116 Councilman Schildroth moved that Bill No. 9256 An Ordinance to authorize an amendment to
117 Special Use Permit No. 7398 to allow for exterior alternations for the property located at 1261 Graham
118 Road be read for a second time, seconded by Schmidt. Motion carried and Bill No. 9256 was read for a
119 second time. Councilman Schildroth moved that Bill No. 9256 be read for a third time, seconded by
120 Siam. Motion carried and Bill No. 9256 was read for a third and final time and placed upon its passage.
121 Councilman Schmidt thanked Starbucks for the coloring renderings submitted.

122 Before the final vote all interested persons were given an opportunity to be heard. On roll call
123 the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam
124 yes, Lee yes and Jones yes. Whereupon the Chair declared Bill No. 9256 to have passed and said Bill
125 became Ordinance No. 8296.

126 Councilman Siam moved that Bill No. 9257 An Ordinance to authorize an amendment to B-5
127 Ordinance No. 6868 to allow for a new sit-down, carry-out restaurant with signage for the property
128 located at 2180 N Hwy. 67 be read for a second time, seconded by Lee. Motion carried and Bill No.
129 9257 was read for a second time. Councilman Siam moved that Bill No. 9257 be read for a third time,
130 seconded by Henke. Motion carried and Bill No. 9257 was read for a third and final time and placed
131 upon its passage.

132 Before the final vote all interested persons were given an opportunity to be heard. On roll call
133 the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam
134 yes, Lee yes and Jones yes. Whereupon the Chair declared Bill No. 9257 to have passed and said Bill
135 became Ordinance No. 8297.

136

137 Councilwoman Pagano moved that Bill No. 9258 An Ordinance amending the General Fund
138 Budget to reflect \$85,000 from Asset Forfeiture Funds in escrow to Forfeiture Revenue Acct. 01-4-
139 34511 and to the Forfeiture Expenditure Acct. 01-5-49-61000 for various police department
140 expenditures be read for a second time, seconded by Eagan. Motion carried and Bill No. 9258 was read
141 for a second time. Councilwoman Pagano moved that Bill No. 9258 be read for a third time, seconded
142 by Caputa. Motion carried and Bill No. 9258 was read for a third and final time and placed upon its
143 passage.

144 Before the final vote all interested persons were given an opportunity to be heard. On roll call
145 the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam
146 yes, Lee yes and Jones yes. Whereupon the Chair declared Bill No. 9258 to have passed and said Bill
147 became Ordinance No. 8298.

148 Councilman Siam moved that Bill No. 9259 An Ordinance authorizing a Transfer of Special
149 Use Permit 7716 from Tot Lots Learning Center to Florissant Kids Care Center, LLC for the operation
150 of a day care located at 2184 N. Waterford Drive be read for a second time, seconded by Henke.
151 Motion carried and Bill No. 9259 was read for a second time. Councilman Siam moved that Bill No.
152 9259 be read for a third time, seconded by Schmidt. Motion carried and Bill No. 9259 was read for a
153 third and final time and placed upon its passage.

154 Before the final vote all interested persons were given an opportunity to be heard. On roll call
155 the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam
156 yes, Lee yes and Jones yes. Whereupon the Chair declared Bill No. 9259 to have passed and said Bill
157 became Ordinance No. 8299.

158
159 Councilman Caputa moved to accept Substitute Bill No. 9260 An Ordinance amending Title II,
160 Chapter 205 by deleting Section 205.395 “Regulation of Pit Bull Dogs,” seconded by Jones. Motion
161 carried.

162 Councilman Lee stated that he felt this bill was being rushed. He would like more time to
163 study other pit bull regulations and possibly have a work session to discuss it. He recently looked at
164 other cities that have dog laws that are restrictive and are not outright bans. The substitute bill being
165 introduced this evening was a very comprehensive bill and he would like to “get it right.” He was
166 going to move to postpone this bill until April 10.

167 Councilwoman Pagano stated that the BSL issue has been discussed for approximately a year
168 and the Council is not rushing into this substitute. She has talked to residents on both sides of the
169 issue, studied the research and discussed it with Mr. Hessel. The Kansas City ordinance has worked
170 well and she feels that it is time to be voted upon.

171 Councilman Henke agreed with Councilman Lee and added that, although he doesn't
172 necessarily disagree with the substitute bill, it is a very comprehensive and detailed piece of legislation.
173 He would like to have a work session in order to discuss the details and possibly consider a referendum.
174 He would also like input from other departments.

175 Councilman Jones stated that he has read extensively on pit bull legislation. The current
176 ordinance has not been successful; there is no accountability on the dogs. Since this legislation has been
177 discussed for almost a year, he feels that it should be voted upon this evening.

178 Councilman Caputa stated that there has been plenty of time for the Council to review this topic.
179 The FBA has been coming to the council meetings since June of last year. The substitute bill on the
180 agenda is a good piece of legislation and is a combination of several cities' dog laws. He supports the
181 bill and would like for it to be voted upon this evening.

182 Councilman Schildroth stated that he authored and introduced the original pit bull ban
183 ordinance. It began when his neighbors asked him for help with a problem pit bull in the
184 neighborhood. He then did considerable research and drafted the current ordinance now on the books.
185 He has been very respectful to the members of the FBA and has listened to and read all the information
186 they have presented. Councilman Schildroth stated that the overwhelming number of people who
187 have spoken against the ban, do not live in the city. The residents in Ward 5 that he has talked to do not
188 want the pit bull ban repealed. He has talked to several residents, including staff and has made
189 suggested modifications to the existing pit bull ban. He will not be supporting the repeal.

190 Councilwoman Pagano stated that she respected all council members and has made sure they all
191 had the information that she receives. She takes offense that some members feel this Substitute Bill
192 was being "rammed down their throats." To take a family "dog" away from its owners because of an
193 imperceptible percent of pit, is not fair. The city needs to be stronger on all dangerous dogs, not a
194 specific breed. Councilman Lee apologized for the term "cramming it down their throats." He would
195 just like a work session to look closer at the ordinance.

196 Councilman Schmidt suggested postponing the bill to March 13 in order to have a work session
197 during the upcoming week.

198 Councilman Caputa suggested having the work session at tonight's meeting and discussing all
199 issues in order to take care of the bill once and for all.

200 Councilman Siam did not think a work session needed to be held tonight, but would like to see
201 one scheduled for next week. He will make sure that he would be there any day.

202 Councilman Eagan stated that he had done extensive research on this topic and was prepared to
203 vote tonight.

204 Councilman Lee moved to amend his motion to postpone Substitute Bill No. 9260 to March 13,
205 seconded by Henke. On roll call the Council voted: Eagan no, Caputa no, Schildroth yes, Henke yes,
206 Pagano no, Schmidt yes, Siam yes, Lee yes and Jones no. Whereupon the Chair declared Substitute
207 Bill No. 9260 to have been postponed to 3/13/2017.

208 Councilwoman Pagano asked for all Councilmember's schedules this evening in order to set up
209 a work session for the following next week. City Attorney, John Hessel recommended that the
210 following bill, Bill No. 9261 dealing with dangerous animals be postponed as well.

211 Councilman Lee moved to postpone Bill No. 9261 An Ordinance amending Title II Chapter 205
212 by amending Section 205.260 "Dangerous Animals," to 3/13/2017, seconded by Schildroth. On roll
213 call the Council voted: Eagan no, Caputa no, Schildroth yes, Henke yes, Pagano yes, Schmidt yes,
214 Siam yes, Lee yes and Jones no. Whereupon the Chair declared Bill No. 9261 to have been postponed
215 to 3/13/2017.

216 Councilwoman Pagano moved that Bill No. 9262 An Ordinance amending Revenue Acct. No.
217 3490 "Grants and Reimbursements" in the amount of \$9,780 and appropriating the sum of \$9,780 from
218 the General Revenue Fund to Budget Acct. No. 4921 "Uniforms" to purchase ballistic vests awarded
219 through a local law enforcement block grant be read for a second time, seconded by Schmidt. Motion
220 carried and Bill No. 9262 was read for a second time. Councilman Schmidt moved that Bill No. 9262
221 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9262 was read for a third
222 and final time and placed upon its passage.

223 Before the final vote all interested persons were given an opportunity to be heard. On roll call
224 the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam
225 yes, Lee yes and Jones yes. Whereupon the Chair declared Bill No. 9262 to have passed and said Bill
226 became Ordinance No. 8300.

227

228

229 Councilman Lee moved to appointment Andrew Harris, 2535 Lindsay, to the Citizens
230 Participation Committee as a member from Ward 1 for a term expiring on 2/28/2018, seconded by
231 Eagan. Motion carried.

232 Councilman Caputa moved to reappointment Patricia Young, 525 Mullanphy, to the Minimum
233 Standard Board of Appeals as a member from Ward 4 for a term expiring on 2/14/2020, seconded by
234 Schildroth. Motion carried.

235 Councilman Jones moved to accept the Mayor's appointment of Tim Wilson, 1781 Croftdale, to
236 the Environmental Quality Commission as a member from Ward 3 for a term expiring on 2/28/2020,
237 seconded by Pagano. Motion carried.

238 Councilman Siam moved to accept the Mayor's reappointment of John Jaworski, 13651 New
239 Halls Ferry Rd, to the Senior Commission as a member from Ward 9 for a term expiring on 2/24/2020,
240 seconded by Pagano. Motion carried.

241 Councilman Henke moved to approve the request for malt liquor & wine by the drink license
242 for Amore Pizza, LLC located at 450 rue St. Francois, seconded by Schildroth. Motion carried. On roll
243 call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes,
244 Siam yes, Lee yes and Jones yes. Whereupon the Chair declared the liquor license approved.

245 Councilman Schildroth moved to approve the request for malt liquor & wine by the drink
246 license for Alexandria's Wine Cellar located at 150 Washington, seconded by Henke. Motion carried.
247 On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt
248 yes, Siam yes, Lee yes and Jones yes. Whereupon the Chair declared the liquor license approved.

249 Councilman Siam introduced Bill No. 9263 An Ordinance to authorize an amendment to
250 Special Use Permit No. 8029 to Burger King to allow for renovations to the existing building in a B-3
251 Zoning District for the property located at 3121 N Highway 67 and said Bill was read for the first
252 time. Councilman Eagan moved that Bill No. 9263 be read for a second time, seconded by Caputa.
253 Motion carried and Bill No. 9263 was read for a second time. Councilmen Schmidt and Eagan stated
254 that this was a very exceptional situation and they will not be asking for three readings and public
255 hearing all in one night on a regular basis. That being said, Councilman Schildroth stated that he has
256 an upcoming development in his ward with a time deadline also and which will require a public
257 hearing and three readings in one night. Councilmen Lee would like to know if petitioners are
258 informed of the time frame and process of a request at the time they apply in Public Works. Mayor
259 Schneider asked the Council to be pragmatic and not obstructionists in regards to this request. He

260 asked the Council to vote for three readings and then let them decide on a course of action.
261 Councilman Eagan moved that Bill No. 9263 be read for a third time, seconded by Henke. On roll call
262 the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam
263 yes, Lee yes and Jones no. The motion for a third reading of Bill No. 9263 failed. Councilman
264 Schmidt asked Councilman Jones to reconsider his vote. Councilman Jones stated no.

265 Mayor Schneider asked the City Attorney what was the time frame before they could schedule
266 another council meeting. Mr. Hessel stated that, according to the charter, a week was required
267 between meetings.

268 Councilman Eagan introduced Bill No. 9264 An Ordinance granting a Special Use Permit to
269 STL Howdershell Rd., LLC d/b/a St. Louis Fish & Chicken to allow for the operation of a carry-out
270 restaurant for the property located at 340A Howdershell Road and said Bill was read for the first time
271 by title only.

272 Councilman Henke introduced Bill No. 9265 An Ordinance authorizing the re-painting of
273 masonry for Church's Chicken located at 410 N. Highway 67 and said Bill was read for the first time
274 by title only.

275 The next item on the Agenda was Council Announcements.

276 Councilman Henke stated that Sauce Magazine has an article this month on Cugino's, also
277 known as the Narrow Gauge Brewing.

278 Councilman Schildroth announced that Wards 5, 6, & 8 will be hosting a Neighbor Watch
279 Meeting on March 7th in Council Chambers.

280 Councilman Caputa encouraged residents to secure their firearms and not leave them in their
281 vehicles. He will be hosting a Neighborhood Watch meeting on March 15 at 7 pm in Council
282 Chambers. He stated that "Prop P" will be on the April ballot for ½ sales tax for the police, with each
283 municipality getting a share.

284 Councilman Eagan announced that the St. Ferdinand March Madness is in full swing on
285 Saturdays and Sundays- BBQ will be served. Officer Craig Tudor is the beneficiary of the fundraiser.

286 Councilman Jones encouraged all residents to volunteer/donate to TEAM.

287 Councilman Lee announced that the Mayor's Shamrock Ball will be held on Saturday night
288 with fundraising proceeds to go to Valley Industries. He thanked Karen Goodwin for being on the
289 steering committee for 10 years.

290 The next item on the Agenda was Mayor Announcements.

291 Mayor Schneider announced that according to Chief Lowery, crime has decreased in the city by
292 5%. He thanked the Chief and officers for their service. Jake Zimmerman, County Assessor,
293 announced that Florissant's property values were on their way up. This
294 Council has passed legislation that has tightened up code enforcement in the city. The state legislature
295 is attempting to prevent local governments from doing this and encouraged residents to contact their
296 state representatives. The Metropolitan Sewer District, MSD will be holding a meeting regarding
297 "Prop S" on March 7 at the Hazelwood Community Center. The comment period deadline for
298 Florissant's Community Development CAPER begins on Wednesday, March 15 at City Hall. March
299 3 is the first D.A.R.E. Event of the season for students in 5-8th grades. This Sunday is the Navy's
300 Seabee's 75th birthday. March 11 is "Fun with Eddie," teaching people to be "dog listeners" at JFK.
301 The Explorer Post Trivia Night will be held at JFK March 11. The Parks and Recreation Department
302 will host a spring break camp from 3/20 thru 3/25 for ages 6-12.

303
304 The next City Council Meeting is scheduled for Monday, March 13, 2017 at 7:30 pm.
305 Councilman Lee moved to adjourn the meeting, seconded by Siam. Motion carried. The meeting was
306 adjourned at 9:38 p.m.

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311

Karen Goodwin, City Clerk

312 The following Bills were signed by the Mayor:

313	Bill No. 9256	Ord. 8296
314	Bill No. 9257	Ord. 8297
315	Bill No. 9258	Ord. 8298
316	Bill No. 9259	Ord. 8299
317	Bill No. 9262	Ord. 8300

318

**CITY OF FLORISSANT
CITY COUNCIL**

OPEN EXECUTIVE SESSION

February 28, 2017



The City Council of the City of Florissant met in open Executive Session on Monday, February 13, 2017 at 7:00 pm. in the Council Conference Room at the Florissant City Hall, 955 rue St. Francois, with Council President Jackie Pagano presiding. On Roll Call the following Council members were present: Caputa, Schildroth, Henke, Pagano, Schmidt, Siam, Lee, Jones and Eagan. Also present was Mayor Schneider, City Clerk Karen Goodwin and City Attorney John Hessel.

Councilman Schmidt moved to call for a closed meeting to confer with the City Attorney regarding litigation pursuant to Section 610.021(2) of the Revised Statutes of Missouri, seconded by Schildroth. On Roll Call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Motion carried.

The Council conferred with the City Attorney regarding litigation.

Councilman Caputa moved to open the closed executive session, seconded by Jones. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes. Motion carried.

There being no further business to discuss, Councilwoman Pagano motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:15 pm.

Karen Goodwin
City Clerk

CITY OF FLORISSANT



SPECIAL COUNCIL MINUTES

March 13, 2017

The Florissant City Council met for Special Meeting at Florissant City Hall, 955 rue St. Francois on Tuesday, March 8th, 2017 at 6:00 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

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

Council President Pagano stated that the only item on the special meeting agenda is bill no. 9263.

Councilman Siam moved that Bill No. 9263 be read for a third time, seconded by Henke. Motion carried and Bill No. 9263 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. John Engelmeyer stated that he was in favor of the bill. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes and Jones absent. Whereupon the Chair declared Bill No. 9263 to have passed and said Bill became Ordinance No. 8301.

The next City Council Meeting is scheduled for Monday, March 13, 2017 at 7:30 pm. Councilman Siam moved to adjourn the meeting, seconded by Schildroth. Motion carried. The meeting was adjourned at 6:03 p.m.

Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

Bill No. 9263

Ord. 8301



**CITY OF FLORISSANT
CITY COUNCIL**



WORKSHOP

March 8, 2017

The City Council of the City of Florissant met in an open Work Session on Tuesday, March 8, 2017 at 6:13 pm. in the Council Chambers at the Florissant City Hall, 955 rue St. Francois, with Council President Jackie Pagano presiding. On Roll Call the following Council members were present: Caputa, Schildroth, Henke, Pagano, Schmidt, Siam, Lee, Joes, Eagan. Also present was City Clerk Karen Goodwin, City Attorney John Hessel and Public Works Director Lou Jearls.

Council President Pagano stated at the first item on the agenda is the discussion of bill no. 9260.

Councilman Lee asked Mr. Hessel to clarify if the city council could adopt an ordinance requiring spay or neuter of all dogs with no exceptions.

John Hessel stated that 32 states have adopted laws requiring mandatory sterilization of pets. He said that the argument that there is a problem may or may not be defensible in court. He stated that the city would need to prove a legitimate public purpose is being served.

Councilman Henke discussed the spaying and neutering issue. He feels there should be no exceptions to the spaying and neutering requirement for pit bulls.

Councilman Caputa agreed that there needs to be evidence or cause to require all dogs and cats sterilized.

Councilman Eagan stated that he does not see a feral dog or cat issue in his ward.

Councilwoman Pagano agreed that there is no problem.

Councilman Schmidt does not feel there is an issue at this time to promote sterilization of all dogs and cats.

Councilman Henke does not feel there should be any accept ions for breeding or show dogs for pit bulls. He feels the exceptions would make more work on the public works department.

Councilman Lee agreed with Councilman Henke that there should be no exceptions.

Councilman Siam supports no exceptions but proposed a trial period to see what kind of burden it produces.

Councilman Jones stated that he is concerned about accountability. The load will be on public works no matter what the council does. The city needs to have a list and track the dogs and have documentation on the trouble dogs.

Councilman Schmidt stated that he likes the Kansas City bill and does not have a problem with the exceptions. He would rather be more specific.

Councilwoman Pagano explained that the documentation has to be done anyway. The Public Works department already handles licensing of animals.

Council discussed exemptions and whether to require a veterinarian within a 50 mile radius or the county.

Councilman Henke made a motion amend Substitute Bill no. 9260 to allow for no exceptions to the spay and neutering of pit bulls, seconded by Lee. Councilman Henke amended his motion to delete only sections D and F in section 1 sub-section B-1. On roll call, Council voted as follows: Schmidt no, Henke yes, Eagan no, Siam yes, Jones no, Lee yes, Schildroth yes, Caputa no, Pagano no. Motion failed 5-4.

Councilman Lee said that he would be moving that the exception of the show dogs must continue to provide proof of showing them annually. Councilman Schmidt stated that he feels the ordinance already requires that writhing a 365 day period.

**Councilman Lee made a motion to amend section D1c3 to remove the allowance for registration and require participation within one year. Seconded by Siam. On roll call, Council voted as follows: Schmidt yes, Henke yes, Eagan no, Siam yes, Jones no, Lee yes, Schildroth yes, Caputa no, Pagano no. Motion passes 5-4.

Councilman Lee moved to include section A2E of the University City ordinance requiring insurance, seconded by Schildroth. (Placed new subsection H). Council discussed the requirement, Councilman Henke does not agree. Councilwoman Pagano asked if this included a mix, Lee said yes. Jones asked about a renter, is the homeowner or the renters insurance. On roll call the council voted: Schmidt no, Henke yes, Eagan no, Siam yes, Jones no, Lee yes, Schildroth yes, Caputa no, Pagano no. Motion fails 5-4.

Councilman Lee moved to make the bill effective 60 days after passage, seconded by Eagan. On roll call the council voted: Schmidt yes, Henke no, Eagan no, Siam yes, Jones no, Lee yes, Schildroth yes, Caputa no, Pagano no. On roll call the motion fails 5-4.

Council took a 10 minute break and resumed at 7:44 pm.

Councilwoman Pagano stated that the next item on the agenda was bill no. 9261, the Dangerous Animal ordinance

**Councilwoman Pagano moved to amend Section 205.270, paragraph 8 to change the 6ft non-retractable leash to 4 ft. Seconded by Caputa. On roll Call. Motion carried unanimously.

**Councilwoman Pagano moved to amend Section 205.270, paragraph 10 to change the word “Shall” to “Must” (within 10 days of such declaration register....) seconded by Caputa. On roll call, motion carried unanimously.

**Councilwoman Pagano moved to amend Section 205.270, paragraph 12 to delete the special circumstances exception. (Delete...an owner may request an exception) seconded by Lee. On roll call the Council voted: Schmidt no, Henke no, Eagan yes, Siam yes, Jones yes, Lee yes, Schildroth yes, Caputa yes, Pagano yes. Motion carried 7-2.

Council discussed the whether or not the discretion should be put on the Director of Public works.

**Councilman Lee moved to amend Section 205.270, paragraph 9 to change it to the paragraph 2E of the University City ordinance by adding:

9. The owner of a dangerous animal **must present to the Health Department proof that the owner or keeper has procured liability insurance **in a single incident amount** of at least one hundred thousand dollars (\$100,000.00) **for bodily injury to or death of any person or for damage to property owned by any persons which may result from the ownership, keeping or maintenance of such animal. Such insurance policy shall provide that no cancellation of the policy will be made unless ten (10) days written notice is first given to the Director of Public works.****

Seconded by Caputa, on roll call, motion carried unanimously.

Councilman Siam discussed paragraph 5 concrete/asphalt/paver.

Council discussed enforcement of the dangerous animal ordinance. They suggested an informational campaign. Councilman Jones asked if the residents are asked to sign for the information packet when they come to public works. Council also suggested asking what pet new residents have when they get their occupancy permits.

There being no further business to discuss, Councilwoman Pagano motioned to adjourn, seconded by Caputa. Motion carried and the meeting adjourned at 8:29 pm.

** Motions passed

Karen Goodwin
City Clerk

Received by Councilman Tim Lee

From: JAMES CONNER <jimjenc@sbcglobal.net>

Sent: Wednesday, February 15, 2017 4:47 PM

To: Ward 1 Tim Lee; Ward 2 Tim Jones; Ward 3 Joe Eagan; Ward 4 Jeff Caputa; Ward 5 Keith Schildroth; Ward 6 Gerard Henke; Ward 7 Jackie Pagano; Ward 8 Mark Schmidt; Ward 9 Tommy Siam

Cc: James Conner; Jennifer Kline Conner; Carolyn Conner; Gary Meyer; Joe Henke; Laura Stevens

Subject: Pit Bulls

Hi, I would just like to express my concern of the pit bull ban. I and may other people I have talked to are for the ban of the dog. Especially people that walk around the neighbor hood. Saw this article and would like to share it with everyone. If anything this law is for our children to protect them.

Thank you,

James Conner
1025 N. Lafayette St.
Florissant, Mo

From: Larry Amnot <larryway007@yahoo.com>

Sent: Friday, February 17, 2017 9:34 AM

To: Ward 1 Tim Lee

Subject: Pit Bull Ordinance

To Whom It May Concern,

It has been brought to my attention that you will be having another vote on your Pit Bull Ban. I find it hard to believe how so many people do not realize the potential dangers that come when owning these types of dogs. When I first opened my eyes to this problem I was heart broken to see all the children that were ripped apart like rag dolls and grown ups losing limbs because of how the Pit Bulls constant bite and shake. Some of these dogs may be loving creatures for a while then change in an instant and snapping on anything or anyone around them and do not want to stop. The names in this Archival Record are people who suffered an agonizing and painful attack before they took their last breath. <http://www.fatalpitbullattacks.com/> There is no Records of all the animals and livestock that are killed that I know of but there have been 100's of thousands of animals that have suffered by the jaws of Pit Bulls and their mixes. These animals have shown time and time again they should not be allowed in homes as pets. The CDC should step in one day and make sure they do not. I know I want to do all I can do to make sure there are no more children or other lives lost to these known killer type dogs. Please keep your ban, you will save so many from enduring the painful grips by these dogs. Thank you.

From: Jeff Borchardt <djbogart01@gmail.com>

Sent: Monday, February 20, 2017 1:55 PM

To: Ward 1 Tim Lee

Subject: My son was killed by pit bulls - Please KEEP your regulations on dangerous dogs

Dear Florissant City Council Members,

*Confirmed
2/20/17
JZ
Bogart*

Hello, my name is Jeff Borchardt from East Troy, Wisconsin. I am Board Chair of the non-profit organization, Daxton's Friends for Canine Education & Awareness. <http://www.daxtonsfriends.com/>

DaxtonFriends.com was formed in honor of my son, Daxton James Borchardt, who was brutally mauled to death by two pit bulls while under the care of my friend and babysitter, Susan Iwicki, on March 6th, 2013. The horrific attack started while Susan was carrying my son at the hip and letting her dogs back in from a potty break. Susan's well raised, loved and cared for pit bulls ripped my son from her arms. A metal gate was ripped from the gatepost during the struggle. This unprovoked, prolonged, and unstoppable attack lasted an entire fifteen minutes according to Susan and police reports. This was not the first time my son had been at her house. The dogs had never shown any signs of aggression before that fateful day. The first responding officer on the scene pulled out his gun, but the male pit bull did not pose a threat so he holstered his weapon. My point is, that our family and friends were blindsided by this attack. These dogs went from full on attack mode and back to normal in a matter of minutes. The savage mauling death of my son has given me a new purpose in life, although reluctantly.

From: Bob Levin <bob_levin@sbcglobal.net>
Sent: Wednesday, February 15, 2017 12:15 PM
To: ward@florissantmo.com; Ward 2 Tim Jones; Ward 3 Joe Eagan; Ward 4 Jeff Caputa; Ward 1 Tim Lee; Ward 5 Keith Schildroth; Ward 6 Gerard Henke; Ward 7 Jackie Pagano; Ward 8 Mark Schmidt; Ward 9 Tommy Siam
Subject: Please maintain the Pit Bull ban

Counsel members...

Re: Pitbull ban... This is to express my hope that you will NOT overturn the Pit Bull ban. I am a residential rental-property owner in Florissant, currently live just outside city boundaries (Shackelford Estates) and raised my 3 children in the wonderful City of Florissant. If you withdraw the ban, I will not invest in additional rental property in the city (I maintain my property at a high level). Don't be intimidated by the orange-shirted activists or by the ridiculous framing of the Post-Dispatch article as a special-needs-child-victim issue as though only a Pit Bull (and not a Beagle, Collie, Lab, etc.) could comfort this child. The comparison of Dachshund bites with the vice-grip of a Pit Bull is ludicrous. And if a dangerous dog ordinance is supposed to suffice, how can such an ordinance be enforced until after a dangerous incident or injury? Please maintain the Pit Bull ban.

Bob Levin
1847 Partridge Berry
Florissant, Mo. 63031

Karen Goodwin

From: Ward 5 Keith Schildroth
Sent: Sunday, February 26, 2017 9:34 PM
To: City Council
Subject: Fwd: Pit Bull Ban

John asked me to forward to council. He does live in Florissant, ward 5 on blackleigh. Thanks.

Sent from my iPad

Begin forwarded message:

From: John Luttrell <toots1523@att.net>
Date: February 26, 2017 at 1:26:54 AM CST
To: Ward 5 Keith Schildroth <ward5@florissantmo.com>
Subject: Pit Bull Ban
Reply-To: John Luttrell <toots1523@att.net>

Members of the City Council, my name is John Luttrell and for those of you that don't know me I

was the Health Dept. Superintendent at the time the ban was passed.

The reason this came about wasn't to persecute Pit Bull owners but was in response to numerous human and animal attacks by these dogs. As those of you on the Council at that time know the City spent much time and money on this at that time. Anyone who owned a Pit was allowed to register and keep their dog. We gave them plenty of time to come into compliance and the time limit was extended several times to allow all to register.

The people who are protesting are simply breaking the law. They chose to adopt or accept these dogs knowing they were illegal. There are many adoptable animals in the St. Louis area that they could have adopted. They made the decision to break the law!

If you allow them to keep these dogs you can count on an influx of these animals into the City. I believe you have a responsibility to the 50,000 other residents who don't want this danger to continue the ban.

As a gentleman brought up at the last meeting, these animals ATTACK with devastating outcomes.

Please consider both sides of this issue before changing this law. I realize this group is vocal and dedicated but I believe the safety of all residents is what needs to be considered.

Thank you for your time, John Luttrell

Karen Goodwin

From: Terry Hoppes <tberry73@icloud.com>
Sent: Saturday, February 25, 2017 9:53 AM
To: Karen Goodwin
Subject: Pitbull ordinance

Hello Karen.....I am not sure that my previous email went thru....I wanted to make clear that I am addressing the entire council....My husband & I are hoping that the pitbull ban ordinance stays as it is in our fair city limits of Florissant....I am not sure what the rules are in the unincorporated areas but if they are allowed then folks with the love of this breed can have them there....My intention is to attend the meeting but I have a responsibility of caretaker during the week for my 89 year old mother in IL....Please use my letter in the council meeting....As I stated to Tommy, I lived down the street some years ago in IL & witnessed a horrific attack of a small child....Was very sad....

Thank you for your service & allowing us to voice our opinion in this matter.... Sincerely, Terry Hoppes-Hulcer & Leo Hulcer

1635 Gallant Fox Drive.

Sent from my iPhone

Karen Goodwin

From: Anita Moore
Sent: Tuesday, February 28, 2017 1:59 PM
To: City Council; Mayor Schneider; John Hessel
Cc: Karen Goodwin
Subject: FW: to distribute to the city councilors regarding tonight's (2/28) discussion of repealing the city's breed discriminatory "pit bull" ordinance

From: Lee Greenwood [<mailto:leeg@bestfriends.org>]
Sent: Tuesday, February 28, 2017 1:57 PM
To: Anita Moore
Subject: to distribute to the city councilors regarding tonight's (2/28) discussion of repealing the city's breed discriminatory "pit bull" ordinance

Good afternoon:

Thanks again for offering to distribute this to the individual city councilors ahead of tonight's meeting.

Dear City Council members:

I have heard from many of our members in Florissant that they are eager to see the city's outdated and ineffective breed discriminatory "pit bull" ordinance repealed in its entirety. In its place they have said they want to see the city adopt a breed neutral dangerous dog ordinance that focuses on the behavior of every individual dog and dog owner in the city.

They know, as do we at Best Friends, that an ordinance that focuses on behavior is the scientifically proven best approach to public safety. Our laws should focus on all the dogs in our community.

In addition to the Best Friends members (and constituents) that live in Florissant, this type of discriminatory law making has been publicly rejected by the experts in the field, including the Centers for Disease Control and Prevention, the American Veterinary Medical Association, the National Animal Care and Control Association, the American Bar Association and countless others.

In addition, my colleague, Ledy VanKavage, is traveling to tonight's meeting to discuss this issue with you and your colleagues.

We are committed to helping the city become a safe and humane community for people and pets alike and we look forward to working with you to make your ordinance a model for other communities in the area.

Thank you for your time and consideration,

Lee Greenwood, Esq.

Legislative Attorney
Best Friends Animal Society

(617) 595-7042

bestfriends.org

facebook.com/bestfriendsanimalsociety | twitter.com/bestfriends



Together, we can Save Them All.

Karen Goodwin

From: Sandra L. <sandralink42@gmail.com>
Sent: Tuesday, February 28, 2017 10:03 PM
To: Karen Goodwin
Subject: To the city council as a whole.

I am writing to you once again, to state to you that as a current constituent and resident of Florissant, I want the breed specific legislation, particularly that specific to Pitbulls, repealed.

The aggressive dog legislation on the books is more than sufficient to keep our residents **safe from dogs whom are actually dangerous** when appropriately implemented.

I, as well as many other residents of both Florissant and St. Louis county, **do NOT support this ban.** I am in favor of the proposed change that would require spay and neuter for this breed.

Stop wasting our city's and county's resources on this unsuccessful and **illegal ban.**

Do include my email regarding the ban on the next city council agenda.

Sandra Link 685 Madison Ln. Florissant Mo. 63031

Karen Goodwin

From: Mayor Schneider
Sent: Wednesday, March 01, 2017 11:27 AM
To: Karen Goodwin
Subject: FW: Feb. 28th city council meeting: Public safety first

From: Julie Eyrich Wall [<mailto:julie.eyrich@gmail.com>]
Sent: Wednesday, March 01, 2017 9:08 AM
To: Mayor Schneider
Subject: Feb. 28th city council meeting: Public safety first

Dear Mayor Thomas P. Schneider,

I watched the Feb. 28th city council meeting. I was glad the council voted for a work session. It does sound like a lot more details have to be worked out. Ward 5 Keith Schidloth made excellent points that most of the people attending the meetings are not from Florissant. I'm not sure why the city council is letting them have so much power and influence on your public safety ordinance that is keeping your citizens safe. These outsiders will not be able to vote you out of office.

I agree with Ward 6 Gerald Henke. Since the council is so divided why not let the citizens' vote and have a referendum.

Ward 2 Timothy Jones said, the pit bull ban is not working without any proof. It's a good thing that illegal pit bull owners are under ground because their pit bulls are better contained. They don't want to be caught with an illegal breed. If you lift the ban you will encounter more loose pit bulls in your community and less accountability. For example: On 1/17/2017, Child Killed in Pit Bull Attack On Way To School. Two other children were injured: a little girl face was totally dismembered and the other child was evaluated and released. The pit bull owner faces misdemeanor (minor wrong doing) charges when it should be a felony that you dog killed an innocent child and permanently disfigured a little girl. Breed Choice Matters for keeping our children safe. <http://blog.dogsbite.org/2017/01/dog-bite-fatality-pit-bulls-kill-child-atlanta.html>

On 2/28/17, Sad to report but this innocent man who was walking his dog that was killed by his neighbor's pit bulls, has succumbed to his injuries from the pit bull attack and died. <http://blog.dogsbite.org/2017/02/2017-dog-bite-fatality-man-dies-after-pit-bull-attack.html>

If you lift the ban, you open the door to pit bull breeders. Atlanta Ga, Fulton shelter is 99% pit bulls. <http://www.fultonanimalservices.com/adoptable-animals/adopt-a-dog> Now the city has to spend more tax money containing these dogs at the shelter.

Thanks for listening to my concerns,

Julie Wall

'
Supporter of National Pit Bull Victim Awareness
Dogsbite.org
Daxtonsfriends.com

From: Mayor Schneider
Sent: Wednesday, March 01, 2017 11:28 AM
To: Karen Goodwin
Subject: FW: [BULK] Re: Please maintain your Ban on all Pit Bull Type Dogs in Florissant

From: larrytate@aol.com [mailto:larrytate@aol.com]
Sent: Wednesday, March 01, 2017 9:01 AM
To: larrytate@aol.com
Subject: [BULK] Re: Please maintain your Ban on all Pit Bull Type Dogs in Florissant

Good Day

Please maintain your Ban on all Pit Bull Type Dogs in Florissant in a council vote or better still take it to a voters referendum to determine the outcome of this issue.

I am writing to express my support to Ban all pit bull type dogs from being allowed to be brought into Florissant these are my thoughts on the issue.

These pit bull advocates also no kill advocates do not care about public safety, they only care about the dogs and avoiding having them put down even though they know that these animals are dangerous and a threat to public safety. This is not a rational position for them to take, please put public safety first.

Public safety is the issue here and individual communities should be allowed the right to protect themselves from a public safety threat by having animals like these that are a threat to public safety put down.

I wish also to express my viewpoints on the issue of local communities to enact Breed Specific Legislation to ensure public safety is protected:

A pit bull BSL works EVERYWHERE it is useful in almost eliminating all serious dog attacks that maim, disfigure, dismember, maul, cripple or kill, this is a simply proven fact in all cases. The number of pit bulls is dramatically reduced as are the numbers of them put to death.

Dog Attack Deaths and Maimings, U.S. & Canada, September 1982 to May, 25, 2013.
By compiling U.S. and Canadian press accounts between 1982 and 2013, Merritt Clifton, editor of Animal People, shows the breeds most responsible for serious injury and death.

Study highlights
Pit bull type dogs make up only 6% of all dogs in the USA.
The combination of Pit Bulls, rottweilers, their close mixes and wolf hybrids and other Pit Bull Type Dogs:

84% of attacks that induce bodily harm.

75% of attacks to children.

87% of attack to adults.

72% of attacks that result in fatalities.

80% that result in maiming

The need to have BSL is to have a preemptive capability to avoid a pit bull attack from happening due to it's extremely

It is enacted against all pit bulls as they all have the genetic DNA propensity to carry out these horrific attacks that are non-existent in 99% of all other breeds, ban the breed and you ban the deed, simple as that.

Simply put, border collies do not herd sheep because they are raised on sheep farms; rather, they are raised on sheep farms because they herd.

In addition pointers point, retrievers retrieve, and mastiffs guard, all because those traits are part of their breed expectations, meaning strong and continuous selection in the underlying breeding program "

Pit bulls do not attack because they are raised with dog fighters and drug dealers, dog fighters and drug dealers use pit bulls because they attack!

It is their nature, their genetic truth and reality!!

Dealing with an attack after the fact is simply not acceptable due to the horrific nature of said attacks.!

Normal dogs nip and cause a stitch or two, a Pit bull type dog will Kill, Maul, Maim, Disfigure, Dismember, cause Life Flights or trips to the Intensive Care Unit.

With any other breed other than Pit bull type dogs, Rottweilers, wolf hybrids and Akita's and a few others in very small numbers it is not a naturally genetic reality for them to carry out such horrifying attacks.

Hence they need to be dealt with in an aggressive reactive modality where all of the breed are are viewed from a generic perspective, not looked on as one based on the actions of the individual misbehaving dog.

This can be done in a very aggressive proactive manner so that as soon as a dog like a lab lets say starts behaving inappropriately severe consequences can be brought to bare on the owner and their dog in an escalating manner as needed to deal with a situation that has developed.

This duel track approach can deal with the pits issue as other normal dog breeds can be dealt with as well so vicious dogs of other mainstream breeds are also held accountable for their actions.

There should be mandatory Spay/Neuter programs for all breeds but clearly the one that needs it the most and where the most change would be effected with the Pit Bull type dog.

There is very little cost difference no matter if you have a pit bull type dog BSL Ban or not. There is a very impactuul cost free indirect outcome as invariably the pit bull type dog owner will be far more careful and in fact go underground to avoid the consequences of not adhering to a BSL Ban such as fines & or losing their dog or even having it put down, this tends to focus their minds and motivates them to be in compliance.

In effect out of sight reduces interaction with any pit bull type dogs in general for both the 2 & 4 legged legitimate members of the community which greatly increases their daily safety and dramatically reduces the possibility of pit bull attacks.

All this at not one cent of extra cost.

AC officers will be more available to carry out routine street and park patrols not having to deal with constant pit bull type dog mauling's.

This is their normal activity and will allow them to as they enforce the normal leash and dog at large laws to enforce the BSL Ban at the same time at no extra cost.

Simple they see a pit bull type dog they pick it up, a minor cost to bring about increased public safety, & as they go more and more underground this cost will drop sharply to the level of being moot from a budget perspective.

As well neighbors on the street will know if a pit bull type dog is illegally present and can call the city AC to report this allowing the animal to be removed, a simple, clean and efficient modality to find, fox and remove any pit bull type dog illegally in the community.

If the owners keep their pit bull type dogs in the basement or take them out only very early in the morning or very late at night this will dramatically enhance the community's safety cost free as the possibility of the public interacting with a pit bull type dog is reduced to fractionally what it normally would be the case in normal daytime hours.

There would be no extras kenneling cost after you pick up a pit bull type dog, you put down a stray right away, if there is ownership proof an immediate choice is given to the owner, give it up to be put down right away or if they appeal it in the courts they pay the kenneling cost.

If done this way the expense of kenneling is also moot.

Done this way any Pit Bull type dog BSL Ban is easily enforceable by any community, the only requirement to make this a reality is to have the courage to simply carry out said enforcement in the fact of screams, rants and raves by the pit bull advocacy machine.

An example of the failure that is breed neutral legislation:

In Calgary, by Bill Bruce's own admission and documentation, pit bulls lead the serious bite count with 13% of the city's serious bites attributable to pit bulls, yet pit bulls account for less than 1% of the city's dogs.

In fact, pit bulls are responsible for nearly as many serious bites (13%) as the ENTIRE sporting breeding category (15%), which includes all of the most popular breeds (Labs, Goldens, Poodles, Spaniels, etc) and houses 70% of Calgary's dogs.

Why aren't these breeds attacking in the face of irresponsible ownership?

An example of why leashing and licensing laws don't work to solve the breed-specific problem of pit bulls:

Pitbull supporters always point to Calgary Model as the perfect solution when dealing with dangerous dogs. The city introduced its responsible pet ownership bylaw in 2006.

Calgary's bylaw department emphasizes responsible pet ownership through intensive licensing, hefty fines and owner education.

In Calgary, the largest city in Alberta, "confirmed aggressive dog incidents" and related criminal charges tripled in 2013, and in mid-2014 were up 15% more.

Has their model worked? The statistics from the past four years would indicate a resounding "NO". For the past four years dog bites have risen steadily every year, and over 350% in the past 4 years, from 58 in 2009 to 203 in 2012.

And In 2010 Pit bulls led the 'bite' count. Meanwhile in Toronto, four years after implementing Breed Bans, dog bites were down 32%, from 486 to 329.

Bites in Toronto blamed on the four banned breeds fell sharply, from 71 in 2005 to only six in 2010.

Considering these breeds regularly inflict the most serious damage, this is an undeniable win for the citizens of Toronto.

There were 400 dog bites in Calgary in 2013 and 500 in 2014.

For more information on this important Public Safety issue please look at these sites:

<http://www.nationalpitbullvictimawareness.org/>

<http://www.dogsbite.org/>

<http://www.daxtonsfriends.com/>

<http://www.animals24-7.org/category/dogs-cats/dogs/>

<http://www.banpitbulls.org/>

<http://banallpitbulls.blogspot.ca/>

Thank you for your time and consideration & listening to me

Thomas McCartney

Karen Goodwin

From: Connie Nolan <cnolanloveslife@gmail.com>
Sent: Wednesday, March 01, 2017 5:59 AM
To: Karen Goodwin
Subject: BSL

To the entire Florissant City Council,

I am writing today to ask the city, once again, to repeal the breed ban in Florissant.

Moreover, if I may, Ms. Goodwin, will you please include this email in the "Communications" portion on the agenda.

Thank you for your time.

Sincerely,

Connie Nolan
170 Ruth Drive
Florissant, MO. 63031
Ward 2--Tim Jones

Karen Goodwin

From: Akeisha Lewis <akeisha.lewis27@gmail.com>
Sent: Monday, March 06, 2017 7:34 AM
To: Karen Goodwin

"To the city council as a whole",

My name is Akeisha Lewis I live in Florissant and I am a volunteer for several animal rescue groups where the ban prevents me from fostering or even having a bully breed mixed dog visiting my house as part of enrichment to help keep or promote their ability to be adopted. I want to do what I can to get the ban lifted. I have helped rehab some pit bulls and you realize pretty quickly you need to only be concern about the dog inside not what the dog looks like on the outside. I hope when you make a decision about lifting the pitbull ban and make amendments to the dangerous dog legislation you vote in favor to get rid of the breed specific legislation and simply crack down on people who fail to raise and manage their aggressive dogs which are the true danger regardless of breed.

A biting chihuahua is more dangerous than a pitbull who due to breeding and management/how they were raised, could be ion the presence of infants, kittens, and even chicks would never bite even if provoked.

Thank you for your time,

Akeisha Lewis

Karen Goodwin

From: Blu Mom <blusmom11@gmail.com>
Sent: Monday, March 06, 2017 7:45 AM
To: Karen Goodwin
Subject: Repeal BSL

To the city council as a whole,

I would like to request repeal of the ban on pit bull breeds by the city of Florissant. Please focus on the breed neutral aggressive dog ordinance. I know two families that have relocated out of Florissant because of this ban. They chose not to break up their loving home and both found a communities that have no regulations on pit bulls. Florissant is losing great citizens and tax dollars because of this ban!

Thank you!

For Council and for Inclusion in Communications Portion of the March 13th Agenda.

Jessa Stone
665 St. Marie
Florissant,MO 63031

Karen Goodwin

From: barryme@charter.net
Sent: Sunday, March 05, 2017 6:03 PM
To: Karen Goodwin
Subject: Pit Bull Ban

Ms. Goodwin,

I would like to be part of the record, that I am NOT in favor of repealing the Pit Bull ban in the City Of Florissant. We need to protect the residents in the City of Florissant, and keep this ban in place. Thank you.

Mike Barry
495 Versailles Dr.
Florissant, MO 63031

Karen Goodwin

From: Ken Pruett <kens20four@yahoo.com>
Sent: Sunday, March 05, 2017 12:28 PM
To: Karen Goodwin
Subject: dog ban

To the counsel as a whole, would like to request that you repeal the dog ban against pit bulls. I moved to Florissant from Hazelwood almost 5 years ago and think highly of Florissant. My address is 1750 Keeven Lane.

Please add this to your communication section. Thank you!!

Sent from Yahoo Mail on Android

Karen Goodwin

From: mk2labs@aol.com
Sent: Sunday, March 05, 2017 11:05 AM
To: Karen Goodwin; Ward 9 Tommy Siam
Subject: Pit Bull repeal

To the city council as a whole:

I am a long time resident of Ward 9 in Florissant. I would like to request a repeal on the ban on pit bull breeds by the City of Florissant. I believe that if you have a dangerous dog/pet ordinance you do not need to ban certain breeds. I would like this letter to be included in the communications portion of the March 13th agenda.

Martha Korte
1690 Saddlespur Lane
Florissant, MO 63033

CC: T. Siam

Karen Goodwin

From: Veronica Winterscheidt <veronicawinterscheidt@gmail.com>
Sent: Sunday, March 05, 2017 9:18 AM
To: Karen Goodwin
Subject: To the city council as a whole - Repeal Pit Bull Ban

Hi there,

I would like to request repeal of the ban on pit bull breeds by the city of Florissant. Please focus on the breed neutral aggressive dog ordinance.

My husband and I purchased a home here in Florissant 5 years ago and enjoy our quiet neighborhood very much. We are good citizens and, in my view, a general asset to our community. As animal lovers, we have been attending the city counsel meetings to advocate for repealing the breed ban. The lack of responsiveness of the counsel regarding this issue (despite endless education on the topic offered by concerned citizens) has turned our opinion of Florissant as a whole in a negative direction. As such, we have cultivated plans to sell our home and move to a more forward-thinking area of St. Louis. While we are sad to envision leaving our friends and family, it is difficult for us to continue to remain part of a city that so strongly turns a deaf ear to its own citizens. Choosing to repeal the ban would be an incredible first step in Florissant choosing to become a progressive and forward thinking municipality, one that is governed by representatives who act in accordance with the will of its constituents.

For Council and for Inclusion in Communications Portion of the March 13th Agenda. Please confirm receipt.

Veronica Winterscheidt
990 Harrison St.

Karen Goodwin

From: David Smith <davesmith1095@gmail.com>
Sent: Sunday, March 05, 2017 8:51 AM
To: Karen Goodwin
Subject: RE: Repeal of the Pit Bull Ban

Dear Council Members,

Thank you for taking the time to hear the voices of your Florissant residents via email, phone, and committee meetings that are open to the public. My name is David Smith and I have been a Florissant resident for all but one year of my life. Having just purchased a house in Florissant and experienced, first-hand, the feeling of being a home owner with my very own neighbors in my home town has been delightful. I take pride in being a resident of Florissant and, as a proud member of this city, I find it is my responsibility to speak up on matters I find are of great importance, including the repeal of the "pit bull ban."

It is in the interest of logic and rationality to overlook the exaggerated media representations of pit bulls and any breed mix thereof and repeal any Breed Specific Legislation. The CDC and AVMA both have made statements declaring BSL to be ineffective and not based in any actual science. Several breeds, from the deviously portrayed American Staffordshire Terrier to the infamous hero-dog-breed German Sheppard have been stereotyped in ways that misrepresent them. Studies show that proactive legislation against dangerous dogs is best acted out through the route of education, dog ownership laws, affordable spay and neuter programs, and responsible limitation of breeding. Please look beyond the terribly incorrect stigma of the pit bull and repeal the pit bull ban.

Again, Thank you very much for your time.

David Smith
6 Duchesne Drive
Florissant, MO 63031

Karen Goodwin

From: krikri5815 <krikri5815@yahoo.com>
Sent: Monday, March 06, 2017 8:23 PM
To: Karen Goodwin

Hello, my name is Kristin Korte and I live at 105 Clark St Florissant MO. I have lived in Florissant most of my life, born and raised here, my family roots go back to the 1800s in Florissant! My family members would be so disappointed in this ban! I understand Mr. Schildroth created this ban because of ONE dog, and ONE owner! How is that right?!?! I beg, BEG you to repeal this ban and bring common sense back to Florissant! I want to be proud of my hometown again! Please pass on to all city council members and add in communications section!

Thank you,
Kristin Korte

Sent from my Sprint Samsung Galaxy Note5.

Karen Goodwin

From: Mayor Schneider
Sent: Wednesday, March 08, 2017 10:40 AM
To: Karen Goodwin
Subject: FW: BSL Ordinances

Hi Karen,
Mayor asked me to forward email to you that was received last night.
Thanks,
Cheryl

From: Cindi O'Shea [<mailto:cindioshea@yahoo.com>]
Sent: Tuesday, March 07, 2017 5:06 PM
To: Mayor Schneider
Subject: BSL Ordinances

Dear Mayor Schneider,

I've spoke at the last 2 Council Meetings and I am just sick to learn that Florissant may repeal the Ordinance on Pit Bulls or revise to allow this breed.

I urge you to think of all the lives we may have saved by having this Ordinance in place. Unfortunately, the breed promotes crime in spite of the law-abiding citizens who own the breed and may be the minority of owners.

Having recovered from an attack, and having witnessed countless aggressive Pit Bulls in a variety of settings, I cannot imagine you would promote/allow this breed/mixed-breed dog to be allowed in our wonderful City.

And yes, I mentioned there are 89 municipalities in our state that have BSL laws and one of your Councilmen pointed out to me that there are 900 municipalities in our State. I will again state there are good, valid reasons these laws were enacted.

The Pit Bull owners have gone underground as you are well aware. As a former vet tech, I've seen every deception from owners of these dogs with no real comprehension (or no care whatsoever) of the impact of their actions and the breed.

I hope you are able to read this before your session tonight. I moved back to Florissant for a reason and don't want to leave.

Thank you so much for your time.

Sincerely,

Cindi O'Shea
125 W. St. Anthony Lane
Florissant, MO 63031
423.315.7538

Karen Goodwin

From: Nick Hoechst <hoechstn@gmail.com>
Sent: Wednesday, March 08, 2017 9:24 AM
To: Karen Goodwin
Subject: Regarding PitBull Ban

To the City Council,

I would like to request that the pitbull ban gets repealed and a better bill to take its place, a bill that actually protects owners and residents both, we should have a process to register pit bulls and hold the owners accountable for the action of the animal. I think regulating is good but I think a straight out ban isn't the way to fix the issues that many people are concerned about.

I have lived and raised pit bulls ever since I was a little kid. I was around the age of 5 when we got our first pit bull dog when these animals like all animals are raised in terrible situations and environments you can get bad dogs. this isn't the case with just pit bulls this is with all animals. Please let's get something going that protects these animals from bad owners and not punish good owners who welcome them into their home.

Please encourage good animal ownership and punish those who do a terrible job and neglect their animals.

Thanks,

Nick Hoechst
955 Charbonier

CITY OF FLORISSANT

Public Hearing

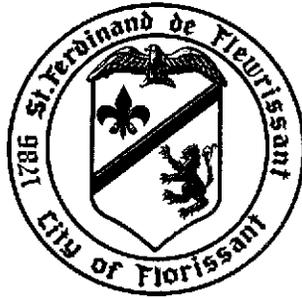


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, March 13, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to Aspire Healthcare Solutions, LLC d/b/a Aspire Healthcare Solutions to allow for a healthcare training center for the property located at 3391 N Highway 67 (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 3391 N. Highway 67 Florissant Mo. 63033

Property Owners Name: Maroon Husher Holdings LLC Phone #: _____

Property Owners Address: 221 Bolivar Street Jefferson City, Mo 65101

Business Owners Name: Tamara Taylor and Jeanette Skner Phone # (314) 736-1146

Business Owners Address: 3425 Bruswick Dr. Florissant 63033 / 3848 Salida Ct. Florissant 63034

DBA (Doing Business As) _____

Authorized Agents Name: _____ CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: _____ Phone #: _____

Request Special Use Permit in B-3 Zoning District
for Healthcare Training Center (Training nurse aides and phlebotomist)
State complete request (print or type only).

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

[Signature]
Applicant's Signature

_____ Date

Received by: DL Receipt # 598895 **OFFICE USE ONLY** Amount Paid: 125 Date: 2/14/17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 2/21/17

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 9 Zoning B-3

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

SIGN. Paul Ann DATE: 2/21/2017

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

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR Training of nursing + phlebotomy students
ordinance # _____ Statement of what the amendment is for.

LOCATION 3391 N. Highway 67 Florissant Mo. 63033
Address of property.

1) Comes Now Aspire Healthcare Solutions LLC
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) Maroon Lusher Holdings, LLC
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 Healthcare Training Center 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) can comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

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 X Corporation _____

(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 Tamara Taylor and Jeannette Stoner

(2) Telephone numbers 314-736-1146

(3) Business address 3391 N. Highway 67 Florissant Mo. 63033

(4) Name under which business is operated Aspire Healthcare Solutions

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

(c) If a corporation:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

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

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

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

(8) Name in which business is operated _____

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

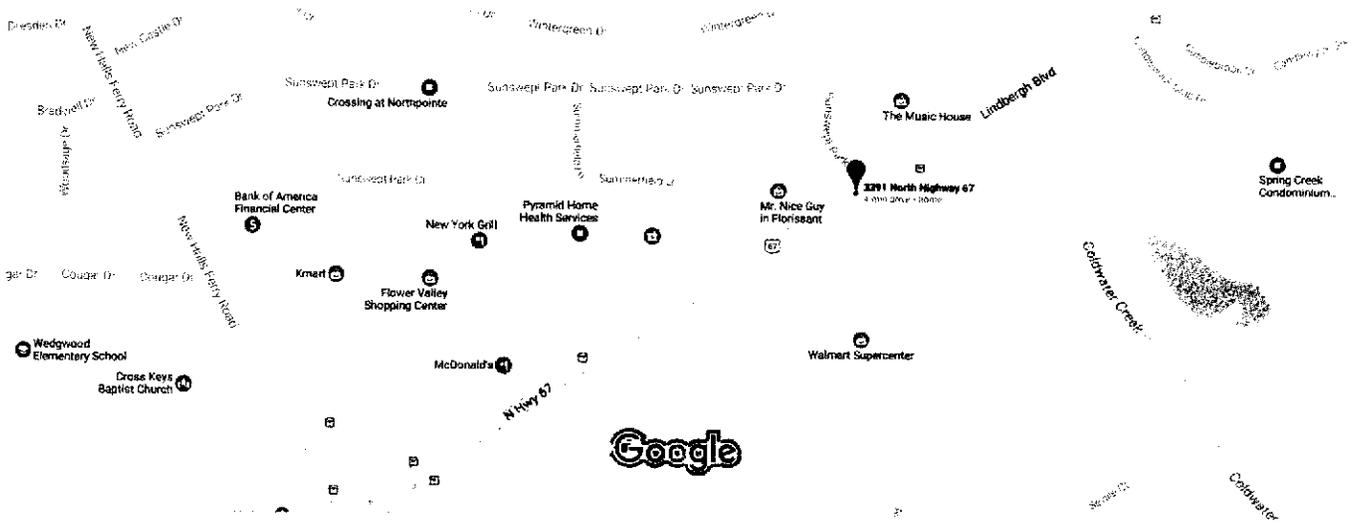
Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Lindbergh Center
Address 3319 - 3391 N. Highway 67 Florissant, Mo 63033
Property Owner Maroon Husker Holdings, LLC c/o Sabal Financial Group
Location of property Across the street from Walmart on Lindbergh
Dimensions of property _____
Property is presently zoned B-3 Commercial Requests Rezoning To B-3 special use
Proposed Use of Property Healthcare Training Center (Training nurse aides and phlebotomist)
Type of Sign Marquee Height _____
Type of Construction Brick and mortar Number Of Stories. 2
Square Footage of Building ~~18,369~~ 1,430 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:

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 showing proposed parking layout, landscaping, parking lighting and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

Google Maps 3391 N Hwy 67



Map data ©2017 Google 200 ft



3391 N Hwy 67
Florissant, MO 63033



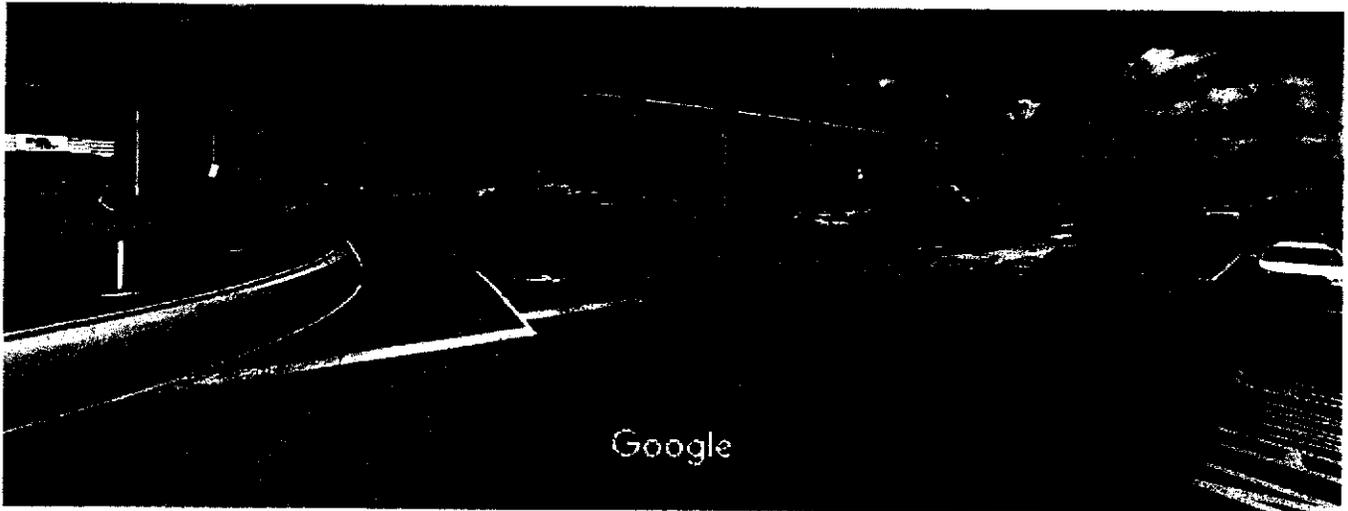


Image capture: Jul 2016 © 2017 Google

Florissant, Missouri
Street View - Jul 2016

Sunswept Park Dr

mart Supercenter

Coldwater Crr

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 state 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 bearings and distances.

3391 N. Highway 67 part of Lindbergh Center

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

"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: February 15, 2017

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
Director of Public Works
Applicant
File

Subject: Request recommended approval for a Special Use, **3391 N Highway 67** to allow for a Healthcare Training Center (technical school) in a 'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-022117-2

I. PROJECT DESCRIPTION:

This is a request for Recommended Approval 3391 N Highway 67 to allow for to allow for a Healthcare Training Center (technical school) in a 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

The existing property at **3391 N Highway 67** is a Shopping Center owned by Maroon Lusher Holdings, LLC which has multiple tenants. The site is predominantly paved with existing parking and landscaping.

The subject building on the property contains 10,000 square feet on a site of 1.63 acres. There is no proposed sign change to the existing post sign.

There are approximately 85 existing parking spaces.

40 **III. SURROUNDING PROPERTIES:**

41 The properties surrounding are all in the 'B-3' Zoning District. The cable company, 3300
42 Sunswep to the North and existing to the West is a self serve car wash at 3315 N
43 Highway 67.

44

45

46 **IV. STAFF ANALYSIS:**

47 The application is accompanied by a picture of the facility.

48

49 The existing shopping center sign exists adjacent to the highway.

50

51 The proposed uses for the establishment are Nurse Training and Phlebotomy Training.

52 This type of instruction is highly technical in nature and therefore is deemed to be a
53 Technical School which requires a Special Use Permit.

54

55 **VI. STAFF RECOMMENDATIONS:**

56

57 **Suggested Motion for 3391 N Highway 67:**

58

59 I move to recommend approval for a Special Use to allow for a Healthcare Training
60 Center (technical school) in a 'B-3' Extensive Business District, as proposed on the
61 application documents, subject to the regulations in the 'B-3' "Extensive Business
62 District", and the following additional requirements:

63

64 **1. GENERAL DEVELOPMENT CONDITIONS.**

65

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

69

70 **2. PROJECT COMPLETION.**

71 Construction shall start within 90 days of the issuance of building permits for
72 the project and shall be developed in accordance of the approved final
73 development plan within 180 days of start of construction.

74

75 (End of report and suggested motion 2/15/17)

76

77

78

79

80

(end report)



St. Louis County Parcel Viewer

3319 N

Go!

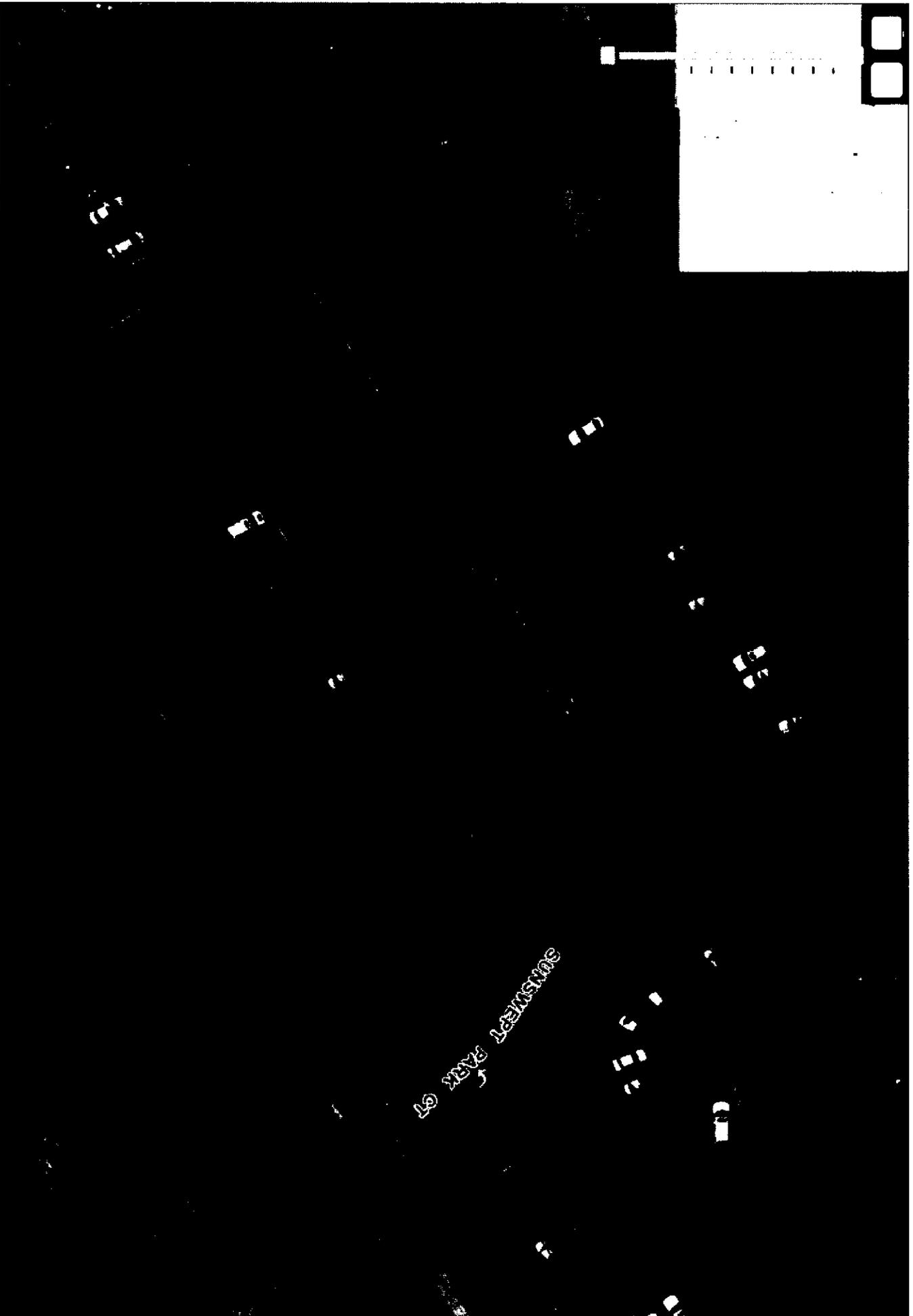




Image capture: Jul 2016 © 2017 Google

Florissant, Missouri

Street View - Jul 2016



N. Highway 67
 across the street
 from Walmart

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, March 13, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to Natalynn Event Centers, LLC d/b/a The Jewel Event Center to allow for a banquet center for the property located at 407 Dunn Road (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 407 DUNN RD. FLORISSANT, MO. 63031

Property Owners Name: Galloway PROPERTIES, INC. Phone/email: 314-575-3065 egallowayco@aol.com

Property Owners Address: 8323 WALTER AVE. ST. LOUIS, MO. 63147

Business Owners Name: NATALYNN EVENT CENTERS, LLC Phone/email: 314-395-3500 Lynn.galloway58@yahoo.com

Business Owners Address: 407 DUNN Rd. FLORISSANT, MO. 63031

DBA (Doing Business As) THE JEWEL EVENT CENTER

Authorized Agents Name: ERIC GALLOWAY I Co. Name: NATALYNN EVENT CENTERS, LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 407 DUNN Rd. FLORISSANT, MO. 63031 Phone/email: 314-575-3065 egallowayco@aol.com

Request TO OPERATE RESTAURANT/LOUNGE AND BANQUET CENTER
by Special Use

State complete request (print or type only).

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

Eric Galloway I
Applicant's Signature

Date

Received by: JG Receipt # 598913 OFFICE USE ONLY Amount Paid: 125.00 Date: 2-15-17

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 2/15/17

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

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

[Signature] DATE: 2/21/2017

**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 _____ Zoning _____

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

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

SIGN.

[Handwritten Signature]

DATE: 2/21/2017

SPECIAL PERMIT FOR OPERATION OF A RESTAURANT, AND BANQUET CENTER

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).
LOUNGE
OPERATION OF A RESTAURANT, LOUNGE
AND BANQUET CENTER
Statement of what the amendment is for.

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # _____

LOCATION 407 DUNN Rd, FLORISSANT, MO, 63031
Address of property.

1) Comes Now NATALYNN EVENT CENTERS, LLC D.B.A. THE JEWEL EVENT CENTER
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

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

ERIC Galloway I Eric Galloway I egallowayco@aol.com
 PRINT NAME SIGNATURE email and phone 314-575-3065

FOR NATALYNN EVENT CENTERS, LLC
 (company, corporation, partnership)

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

- 8) I (we) hereby certify that, as applicant (circle one of the following):
 - 1. I (we) have a legal interest in the herein above described property.
 - 2) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

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

PRESENTOR SIGNATURE Eric Galloway I
 ADDRESS 407 DUNN RD. FLORISSANT MO. 63031
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 314-575-3065 / egallowayco@aol.com
 BUSINESS

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

Eric Galloway I
 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 ERIC and NATALYNN GALLOWAY 407 DUNN RD. FLORISSANT, MO 63027
- (2) Telephone numbers 314-575-3065 314-971-6485
- (3) Business address 407 DUNN RD. FLORISSANT, MO. 63031
- (4) State of Incorporation & a photocopy of incorporation papers MISSOURI
- (5) Date of Incorporation JANUARY 23, 2017
- (6) Missouri Corporate Number LC001522531
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. JEWEL EVENT CENTER JAN. 23, 2017
- (8) Name in which business is operated THE JEWEL EVENT CENTER
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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 NATALYNN EVENT CENTERS, LLC % ERIC GALLOWAY J

Address 407 DUNN RD FLORISSANT, MO. 63031

Property Owner GALLOWAY PROPERTIES, INC.

Location of property 407 DUNN RD. FLORISSANT, MO. 63031 (CORNER OF DUNN RD AND S. LAFAYETTE STREET)

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property RESTAURANT/LOUNGE & BANQUET CENTER

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories ONE

Square Footage of Building 15,200 Number of Curb Cuts _____

Number of Parking Spaces 71 + 75 = 146 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.

(the "Real Property") located in St. Louis County County, State of Missouri:

Lot 2 of the Resubdivision of Parcel "A" of San Fernando Hills No. 2, according to the resubdivision plat thereof recorded in Plat Book 186 page 39 of the St. Louis County Records

The Real Property or its address is commonly known as 407 Dunn Road, Florissant, MO 63031. The Real Property tax identification number is 09J130677.

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

1
MEMORANDUM



2
3
4
5
6
CITY OF FLORISSANT- BUILDING DEPARTMENT

"The mission of the Building Department is to enforce building codes, zoning codes and property maintenance codes in order to protect life safety and enhance the quality of life for the residents of the City of Florissant."

7 To: Planning and Zoning Commissioners Date: February 15, 2017

8
9 From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
10 PWLF Director Public Works
11 Deputy City Clerk
12 Applicant
13 File
14

15 Subject: Request Recommended Approval for a Special Use at **407 Dunn Road** to
16 allow for a Banquet/Event Center in an existing 'B-3' Zoning District.
17
18

19
20
21
STAFF REPORT
CASE NUMBER PZ-022117-3

22 **I. PROJECT DESCRIPTION:**
23

24 This is a Request for Recommended Approval for a Special Use at **407 Dunn Road (The**
25 **Jewel Banquet Center)**, to allow for a Banquet/Event Center in an existing 'B-3' Zoning
26 District.
27

28 **II. SITE CONDITIONS:**
29

30 The existing property at **407 Dunn Road** is an existing facility built in 1975 according to
31 County records.
32

33 The existing property has undergone construction renovation. The proposed use is that of
34 a restaurant/banquet center and event center, which is a Special Use as a
35 Restaurant/Assembly Hall.
36
37

38 The subject property has a building which is approximately 14,387 square feet per
39 County Record and constructed of concrete block. The existing roof sign is to be
40 removed with a face change to the existing post sign approved for installation.

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The number of existing parking is listed on the A-1 first plan as 71 plus 75 cross parking easement for a total of 146 with the cross parking easement only in use during off hours from the adjacent site. The max. occupant load for the building as calculated by the architect is 589 people. Per the parking ordinance for this use a banquet center or requires 1 spaces/4 seats. Required parking therefore could be as many as 147 depending on table layout.

III. SURROUNDING PROPERTIES:

The properties to the North and East are in an 'B-3' Extensive Business District and include 419 and 507 Dunn Road. The adjacent site to the West 345 Dunn, is in a 'M-2' Industrial Zoning District.

IV. STAFF ANALYSIS:

Special Uses for this zoning district include: Assembly Halls not associated with a church or School, Private Clubs and Lodges, Restaurants, Taverns, Nightclubs and Lounges. Therefore, staff determined that a Special Use Permit is in order, technically as a for profit "assembly hall".

The application is accompanied by a floor plans showing interior remodeling and the Architect's calculation of existing 15,200 s.f.

The applicant indicates a hall for hire business, kitchen includes cooking equipment and existing bar.

No exterior changes to the site are anticipated. No outside equipment is anticipated.

New signage is under permit.

Occupant Load: The architectural plan shows multiple rooms without showing tables and chairs. The building code would require a maximum of occupants pertaining to each area of the space, however, which could be a different number based on tables/chairs or without tables or chairs. The calculated maximum occupant load could be reduced to match the total number of parking spaces:

- 71 On-site spaces: Maximum occupants per parking code 284
- 75 easement parking: Maximum occupants per parking code 584

VI. STAFF RECOMMENDATIONS:

If the Commission recommends approval, staff recommends the attached suggested motion.

87 **Suggested Motion for 407 Dunn Road:**

restaurant,

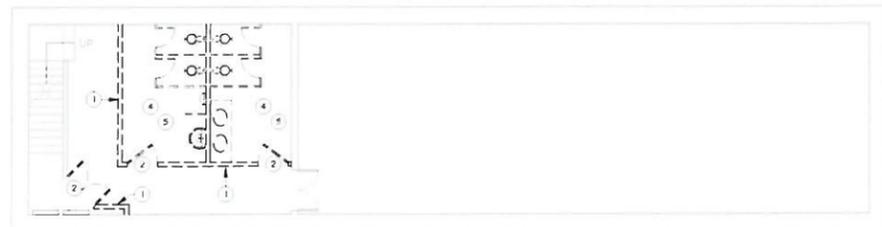
88
89 I move to recommend approval of a Special Use to allow for a Banquet/Event
90 Center in an existing 'B-3' Zoning District at **407 Dunn Road**, with the following
91 stipulations:
92

- 93 1. Any trash container over 90 cubic feet shall be screened and screen shall be
94 constructed compatible with the construction of the building as approved by the
95 Building Commissioner. Any enclosure shall have gates that are solid metal,
96 reinforced solid vinyl or metal picket type fence with pickets spaced for
97 screening.
98
- 99 2. Facility shall have a maximum number of occupants of: *(including employees.)*
100 a. 284 When easement spaces are unavailable.
101 b. 584 With ~~an~~ *adjacent* easement spaces available. *from property to the north.*
102
- 103 3. *a. Sign Change b. Clean Town Hall where wall sign was*
104 *Face removed.*
105
106
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114 **PROJECT COMPLETION.**

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

118 (end of Suggested Motion and Memo)
119
120



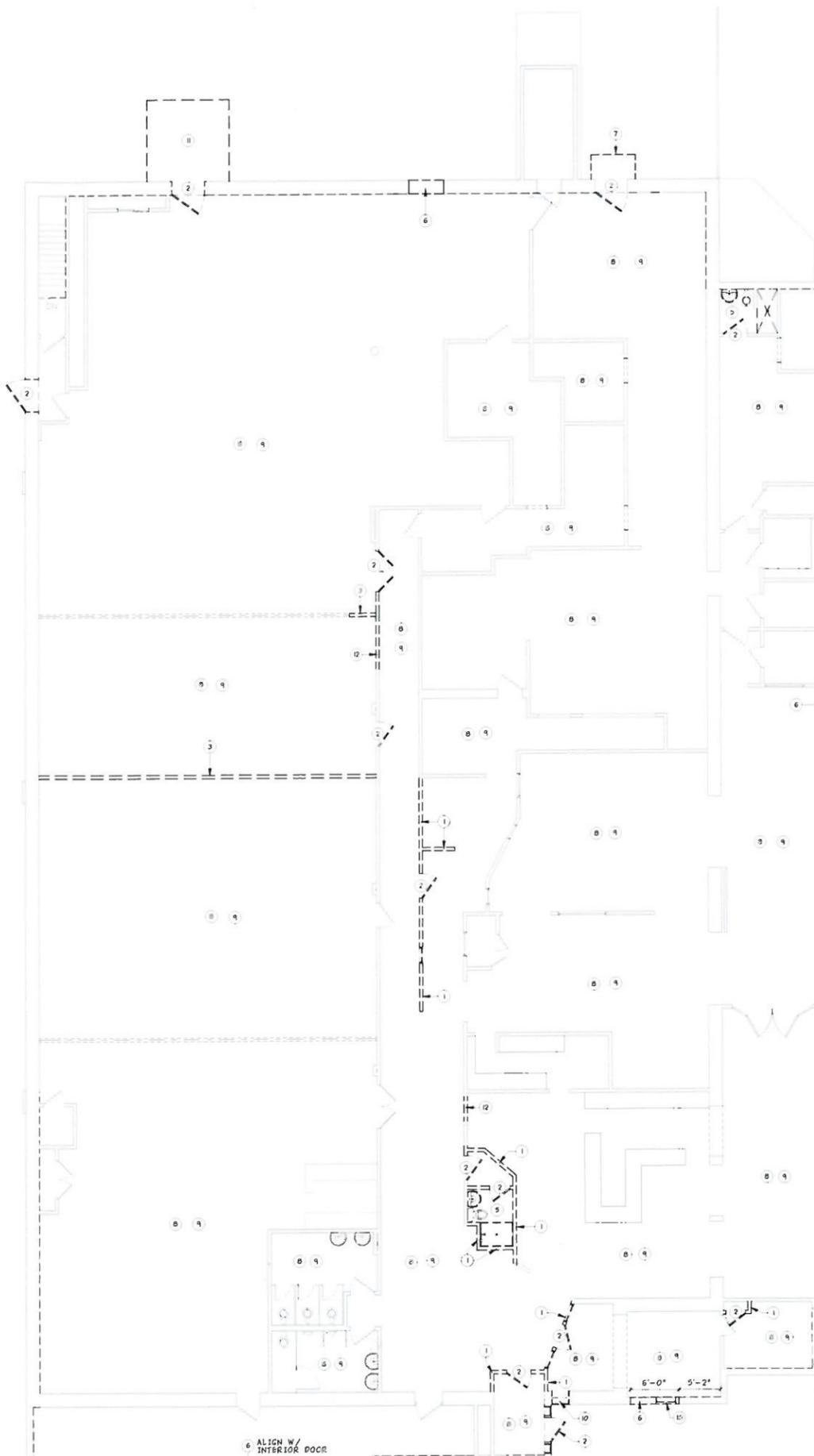
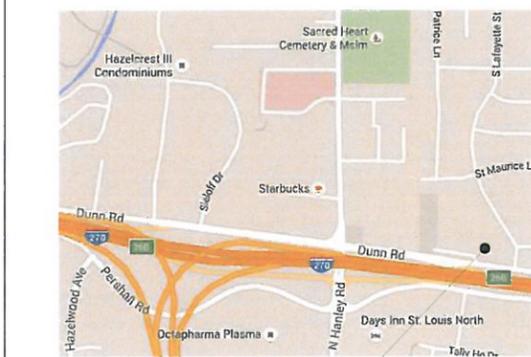
DEMO BASEMENT PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION KEYED NOTES:

- 1 REMOVE EXISTING PARTITION SHOWN DASHED.
- 2 REMOVE EXISTING DOOR SHOWN DASHED.
- 3 REMOVE EXISTING OPERABLE WALL SHOWN DASHED, SALVAGE FOR RE-INSTALLATION.
- 4 REMOVE EXISTING TOILET FIXTURES, COUNTERS, TOILET PARTITIONS SHOWN DASHED.
- 5 REMOVE EXISTING PLUMBING FIXTURES SHOWN DASHED, SEE PLUMBING.
- 6 REMOVE PORTION OF EXISTING EXTERIOR WALL SHOWN DASHED.
- 7 REMOVE EXISTING CANOPY SHOWN DASHED.
- 8 REMOVE EXISTING SUSPENDED ACOUSTICAL CEILING TILES THROUGHOUT, GRID TO REMAIN.
- 9 REMOVE EXISTING FLOOR FINISH THROUGHOUT.
- 10 REMOVE EXISTING WINDOW IN ITS ENTIRETY.
- 11 REMOVE OR REPLACE EXISTING DOCK LIFT.
- 12 REMOVE PORTION OF EXISTING WALL AS REQUIRED FOR NEW DOOR INSTALLATION.

BUILDING CODE DATA	
JURISDICTION:	CITY OF FLORISSANT FLORISSANT VALLEY FIRE PROTECTION DISTRICT
ZONING:	B3 EXTENSIVE BUSINESS DISTRICT
APPLICABLE CODES:	2009 IBC 2009 IRC MECHANICAL - BY DESIGN/BUILD MECHANICAL CONTRACTOR 2009 ENERGY CONSERVATION CODE - BY D/D GENERAL CONTRACTOR 2009 INTERNATIONAL PLUMBING CODE - BY D/D PLUMBING
CONTRACTOR:	2008 NATIONAL ELECTRIC CODE - BY D/D ELECTRIC CONTRACTOR
USE GROUP:	A-2 ASSEMBLY
CONSTRUCTION TYPE:	V8
ALLOWABLE AREA:	5500 SF + 200% = 16,500 SF. (PER ART. 506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE)
EXISTING AREA:	15,200 SF.
FIRE SPRINKLER:	FULLY SPRINKLED AUTOMATIC WET PIPE SYSTEM
OCCUPANT LOAD:	BANQUET ROOMS: BANQUET 1: 1412 S.F. / 15 S.F. = 94 BANQUET 2: 2,145 S.F. / 15 S.F. = 143 BANQUET 3: 2,476 S.F. / 15 S.F. = 165 DINING ROOM: 2,627 S.F. / 100 S.F. = 27 EMPLOYEES: 2,353 S.F. / 200 S.F. = 12 TOTAL: 589 PERSONS
NUMBER OF EXITS REQUIRED:	2 FOR EACH ASSEMBLY AREA
EGRESS WIDTH REQUIRED:	120" PRIMARY EXIT (600 X 2" = 120") 50% REQUIRED WIDTH AT EACH ASSEMBLY ROOM FOR 2ND EXIT
PARKING REQUIRED:	BANQUET ROOMS: 402 PERSONS / 4 = 101 DINING ROOM & BAR: 2,627 S.F. / 1,000 S.F. X 12 = 32 EMPLOYEES: 12 / 3 X 2 = 8 TOTAL: 141 SPACES
EXISTING PARKING:	SPACES ON SITE: 71 YAC'S PLAZA CROSS EASEMENT: 75 TOTAL: 146 SPACES NOTE: USE OF CROSS EASEMENT PARKING SPACES SHALL BE DURING "OFF HOURS" FOR YAC'S PLAZA.

LOCATION MAP



DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS

FOR

407 DUNN ROAD

Florissant, MO 63031

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project no. 215116B

drawn by JDS

date 7/15/16

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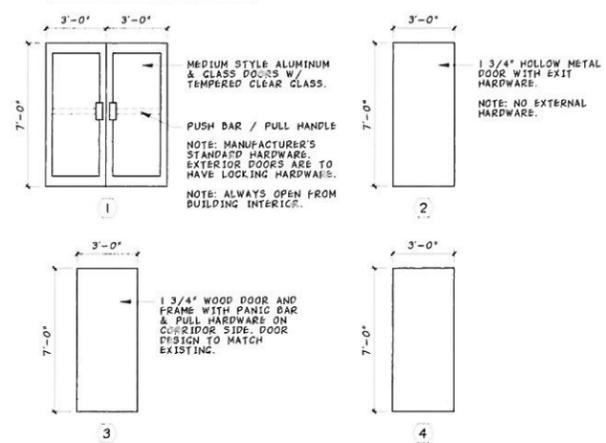
DEMOLITION FLOOR PLANS

A-1

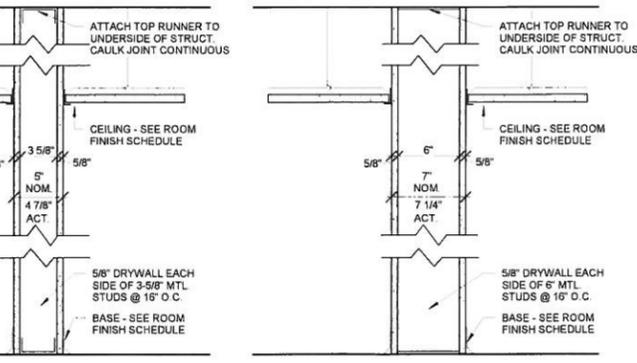
sheet 1 of 3

BASEMENT PLAN
SCALE: 1/8" = 1'-0"

DOOR ELEVATIONS



2 TYP. RESTROOM FRONT SCALE: 1/4" = 1'-0"
3 TYP. RESTROOM SIDE SCALE: 1/4" = 1'-0"



A 5" PARTITION B 7" PARTITION

PLAN KEYED NOTES:

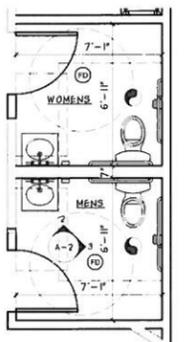
- 1 NEW DRYWALL PARTITION 3 5/8" METAL STUDS @ 16" O.C. W/ 5/8" DRYWALL EACH SIDE. THICKNESS TO MATCH EXISTING FIELD VERIFY.
- 2 NEW HOLLOW METAL DOOR & FRAME WITH FINISH EXIT HARDWARE EXTERIOR DOORS. SEE DOOR ELEV. #2
- 3 NEW ALUMINUM & GLASS STOREFRONT SYSTEM - SEE DOOR ELEV. #1.
- 4 NEW TOILET ACCESSORIES.
- 5 NEW PLUMBING FIXTURES, SEE PLUMBING.
- 6 NEW OPEN STEEL GRATE LANDING & STAIRS. SEE DETAIL.
- 7 INFILL WINDOW OPENING AS REQUIRED TO MATCH EXISTING FINISHES.
- 8 NEW FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER PER LOCAL FIRE MARSHAL.
- 9 EXISTING DOCK LIFT: OWNER OPTION REPAIR/REPLACE TO MAKE OPERABLE OR REMOVE WITH PAVEMENT PATCH.
- 10 REMOVE EXISTING DETRORATED METAL FORM DECK IN THIS AREA. SAND BLAST & INVESTIGATE CONDITION OF EXISTING CONCRETE FLOOR DECK. REPAIR AS REQUIRED FROM BELOW WITH EPOXY REPAIR MORTAR & EPOXY INJECT ANY CRACKS FROM BELOW & ABOVE.
- 11 NEW WOOD DOOR AND FRAME TO MATCH EXISTING. SEE DOOR ELEV. #3.
- 12 NEW WOOD DOOR AND FRAME FOR RESTROOMS TO MATCH EXISTING. SEE DOOR ELEV. #4.

RESTROOM ELEVATION KEYNOTES:

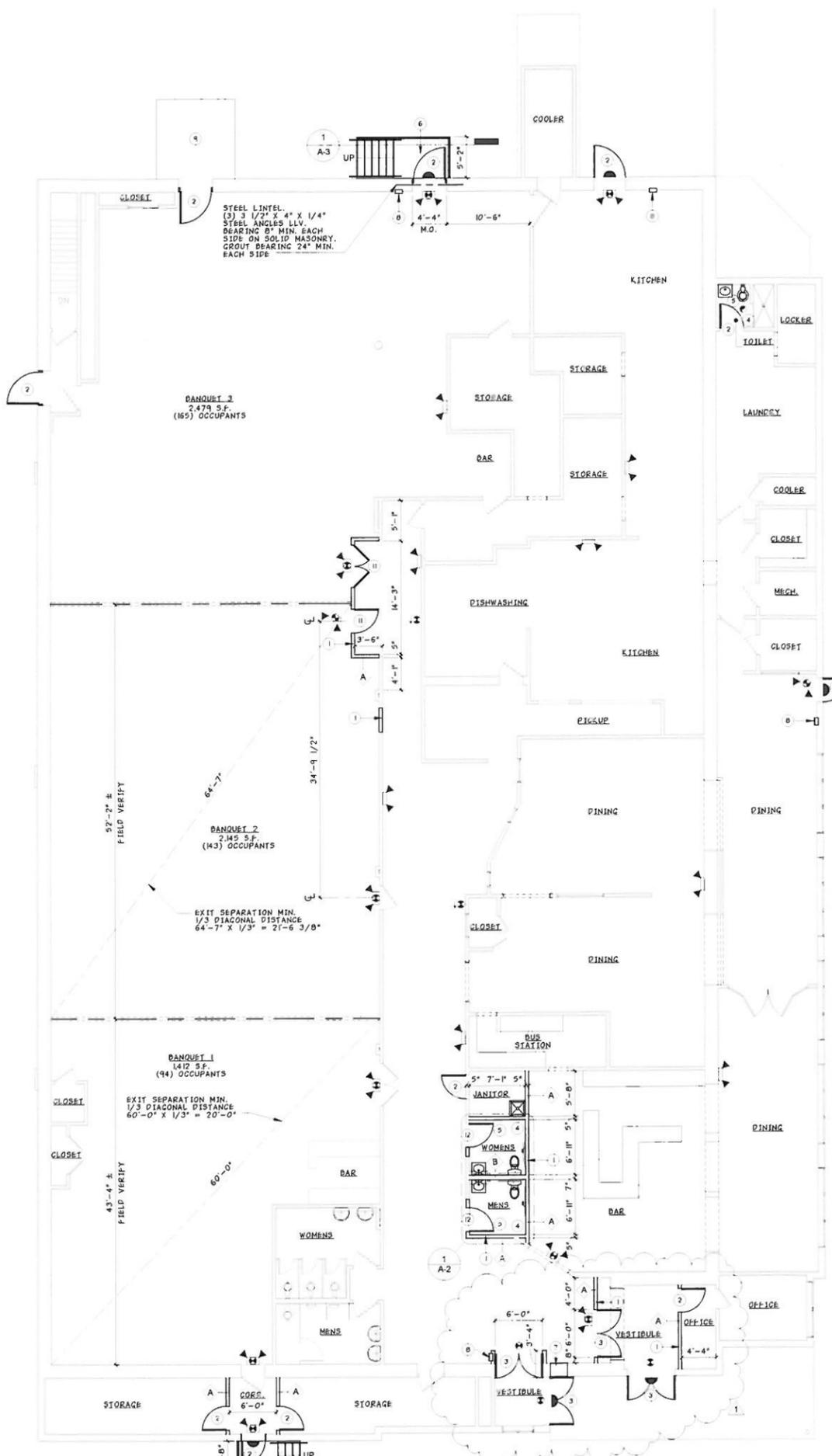
- 1 GRAB BARS - PROVIDE BLOCKING IN WALL AS REQUIRED FOR SUPPORT
- 2 SOAP DISPENSER
- 3 WALL MOUNT LAVATORY
- 4 INSULATE PIPES AGAINST CONTACT
- 5 18"X36" WALL MOUNTED MIRROR - PROVIDE BLOCKING IN WALL AS REQUIRED FOR SUPPORT
- 6 ROLL PAPER HOLDER - PROVIDE BLOCKING IN WALL AS REQUIRED FOR SUPPORT

SYMBOL LEGEND:

- EXTERIOR EMERGENCY LIGHT W/ 90 MIN. BATTERY BACKUP
- EXIT LIGHT
- EMERGENCY LIGHT W/ 90 MIN. BATTERY BACKUP
- EMERGENCY/EXIT LIGHT COMBO W/ 90 MIN. BATTERY BACKUP
- EXHAUST FAN THRU ROOF
- FLOOR DRAIN



1 ENLARGED RESTROOM PLAN SCALE: 1/4" = 1'-0"



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

CONSTRUCTION DOCUMENTS
FOR
407 DUNN ROAD
Florissant, MO 63031

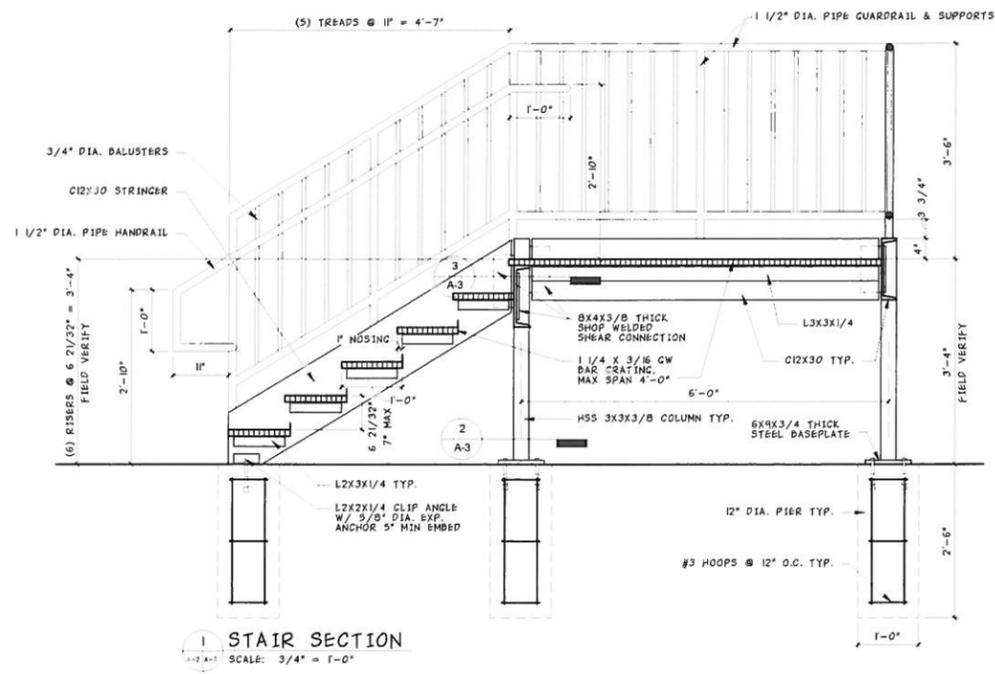
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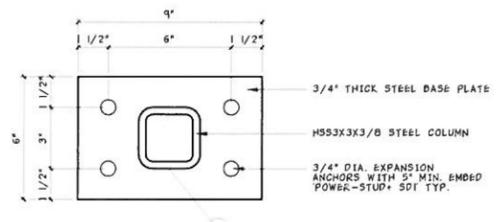
project no. 215116B
drawn by JDS
date 7/15/16
revision #1 8/19/16

FLOOR PLANS

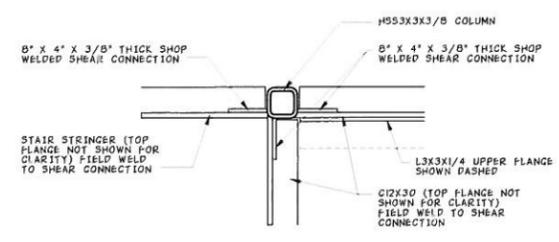
A-2
sheet 2 of 3



1 STAIR SECTION
SCALE: 3/4" = 1'-0"



2 BASEPLATE DETAIL
SCALE: 3" = 1'-0"



3 COLUMN CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"

- ROOF PLAN KEYED NOTES:
- 1 REMOVE EXISTING FLAT ROOF SYSTEM & INSTALL NEW INSULATION AND ROOFING SYSTEM.
 - 2 NEW 10'X5' FABRIC CANOPY ON ALUMINUM FRAME.
 - 3 REMOVE EXISTING STEEL FRAMING & SIGNAGE PATCH & REPAIR EXISTING PARAPET WALL & SHEET METAL COPING.
 - 4 EXISTING SHINGLE ROOFING TO REMAIN.
 - 5 REMOVE EXISTING SHEET METAL CUTTERS & DOWNSPOUTS & INSTALL NEW SHEET METAL CUTTERS & DOWNSPOUTS.



ROOF PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS
FOR
407 DUNN ROAD
Florissant, MO 63031

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revision

ROOF PLAN

A-3
sheet 3 of 3

1 INTRODUCED BY COUNCILMAN PAGANO, CAPUTA
2 FEBRUARY 28, 2017

3
4 SUBSTITUTE BILL NO. 9260 AS AMENDED ORIDNANCE NO.

5
6 **AN ORDINANCE AMENDING TITLE II CHAPTER 205 BY AMENDING**
7 **SECTION 205.395 “REGULATION OF PIT BULL DOGS” TO ALLOW**
8 **PIT BULL DOGS IN THE CITY WITH MANDATORY SPAYING AND**
9 **NEUTERING.**

10
11 **WHEREAS**, the City Council recognizes that dangerous dogs can be of any breed; and

12
13 **WHEREAS**, the City Council encourages the strict enforcement of the dangerous dog
14 ordinance and supports efforts to encourage responsible dog ownership, and

15
16 **WHEREAS**, the City Council believes a ban on pit bull dogs is unfair but recognizes the
17 concerns expressed about the propensity of pit bull dogs to cause serious injuries; and

18
19 **WHEREAS**, researchers have found that mandatory sterilization is one of the
20 requirements that directly addresses the public health problem because sterilization has been
21 shown to reduce-dominance related aggression.

22
23 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
24 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

25
26 Section 1: Chapter 205 section 205.395 “Regulation of Pit Bull Dogs” is hereby deleted
27 in its entirety and replaced with the following:

28
29 Section 205.395 “Regulation of Pit Bull Dogs”

30 A. Definitions.

31 (1) Pit bull means any pit bull that is an American Pit bull Terrier, American
32 Staffordshire Terrier, Staffordshire Bull Terrier, or any pit bull displaying the physical
33 traits of any one or more of the above breeds, or any pit bull exhibiting those
34 distinguishing characteristics that conform to the standards established by the American
35 Kennel Club ("AKC") or United Kennel Club ("UKC") for any of the above breeds.

36 (2) If an owner, keeper or harbinger is unsure as to whether an unspayed and unneutered
37 dog is a pit bull, then the owner, keeper or harbinger of the dog may make an appointment
38 with the Director of Public Works and Health for the purpose of the Director making a
39 determination as to whether or not such dog is a pit bull. If the pit bull owner, keeper or
40 harbinger wishes to appeal the determination that the dog is a pit bull, then within five
41 business days of the Director’s determination such owner, keeper or harbinger may request
42 a hearing before the Director. The hearing shall be held no more than 30 days after the
43 Director receives the request. The hearing may be informal and the rules of evidence not
44 strictly observed. The decision of the Director is final.

45 B. Mandatory spaying and neutering of pit bulls; exceptions.

1 (1) No person may own, keep, or harbor any pit bull that the person in possession knew,
2 or should have known, was a pit bull that has not been spayed or neutered unless:

3 a. The pit bull is under eight weeks of age;

4 b. The pit bull cannot be spayed or neutered without a high likelihood of suffering
5 serious bodily harm or death due to a physical abnormality. A veterinarian must
6 certify such a condition and determine the time frame after which the pit bull can
7 be spayed or neutered. Within 30 days of the operative date of this ordinance, or
8 within 30 days of taking possession or ownership of an unspayed or unneutered
9 pit bull, the owner, keeper or harbinger must submit such documentation to be
10 verified by the Director of Public Works and Health;

11 c. The pit bull has been present in the city for less than 30 days;

12 d. The owner, keeper or harbinger has obtained, or has submitted an application for
13 a permit for the breeding and transfer of pit bull offspring;

14 e. The determination of the breed is under appeal pursuant to subsection (a)
15 above; or

16 f. The pit bull is a show dog. Within thirty days of the effective date of this
17 ordinance, or within thirty days of taking possession or ownership of an unspayed
18 or unneutered pit bull, the owner, keeper, or harbinger shall submit a copy of the
19 AKC or UKC organization papers to the Director of Public Works and Health
20 demonstrating the pedigree information and the show dog registration of the pit
21 bull and demonstrating that the pit bull conforms to the same breeding permit
22 guidelines set forth in subsection (e) below.

23 C. Penalties for failure to spay or neuter. Any person who violates the provisions of this
24 section requiring that a pit bull be spayed or neutered shall be subject to the following:

25 (1) A first violation shall be punishable by a fine not to exceed \$500.00 and the
26 impoundment of the pit bull by the Director of Public Works and Health. In order for the
27 owner, keeper or harbinger to reclaim the pit bull from the Director, in addition to paying
28 the other charges and fees set out in this chapter, one of the following must occur:

29 a. The Director of Public Works and Health shall have a veterinarian spay or
30 neuter the pit bull. The pit bull owner, keeper or harbinger shall pay a deposit of
31 \$100.00 prior to the procedure and will be charged the fee for such services
32 consisting of the actual expense incurred as established by the Director.

33 b. In the alternative, the owner, keeper or harbinger shall arrange for another
34 veterinarian within the city to spay or neuter and shall pay the Director of Public
35 Works and Health a fee of \$60.00, which shall cover the Director's costs of
36 delivering the pit bull to a veterinarian of the owners, keeper's or harborers
37 choosing. The Director shall deliver the pit bull to the veterinarian, and the
38 veterinarian shall release the pit bull to the owner, keeper or harbinger only after
39 the spaying or neutering is complete.

1 c. At the discretion of the Director of Public Works and Health, the Director may
2 release the pit bull to the owner, keeper or harbinger provided that the owner,
3 keeper or harbinger signs an affidavit swearing or affirming that such owner,
4 keeper or harbinger will have the pit bull spayed or neutered within two weeks and
5 will provide documentation verifying that the spaying or neutering occurred upon
6 completion. If the owner, keeper or harbinger fails to have his or her pit bull
7 spayed or neutered as agreed in the affidavit, the Director shall have the authority
8 to impound the dog, and the owner, keeper or harbinger may be charged with a
9 second violation of this section.

10 d. In the event that the Director of Public Works and Health determines that
11 payment of any fees by the owner, keeper or harbinger of a pit bull which is
12 impounded or otherwise taken into custody would cause extreme financial
13 difficulty to the owner, keeper or harbinger, then the Director may, at his or her
14 discretion, waive all or part of the fees necessary for compliance with this section.

15 (2) A second violation of this section by the owner, keeper or harbinger, shall be
16 punishable by imprisonment for a period not to exceed six months or by a fine not to
17 exceed \$1,000.00, or by both such fine and imprisonment. In addition, a second violation
18 shall result in the Director of Public Works and Health impounding the pit bull and
19 disposing of the pit bull in accordance with the provisions of this chapter.

20 D. Permit for the breeding and transfer of pit bull offspring.

21 (1) No person shall cause or allow any pit bull to breed or give birth without first
22 obtaining a permit as described in this section.

23 (2) Keeping an unaltered male adult pit bull together with a female pit bull in heat in the
24 same pit bull run, pen, room, or any other space where the two dogs are allowed contact
25 with one another that would allow the pit bulls to breed is considered prima facie
26 evidence of an owner, keeper or harbinger's intent to allow the pit bulls to breed.

27 (3) If a female pit bull is impounded pursuant to this section and the pit bull is pregnant
28 or has offspring under eight weeks of age and such pit bull is owned, kept or harbored by
29 a person who has caused or allowed the pit bull to breed or give birth without first
30 obtaining a permit as described in this section, then a disposition of the unborn issue or
31 offspring shall be made by the Director of Public Works and Health.

32 E. Granting or denying a permit.

33 (1) Requirements of permit. An owner or keeper of a pit bull may annually obtain a
34 nontransferable permit. If more than one owner, keeper or harbinger is involved in the
35 breeding process, each party must apply for and be granted a breeding permit. The permit
36 may be obtained from the Director of Public Works and Health if all of the following
37 conditions are met:

38 a. The applicant has submitted the appropriate forms and fees required by the
39 Director of Public Works and Health in order to seek consideration for a breeding
40 permit.

1 b. The applicant has a space in which to breed pit bulls and raise the offspring that
2 the Director of Public Works and Health is satisfied will contain the animals as
3 well as provide them with safe, sanitary, and humane conditions, appropriate for
4 breeding pit bulls, which satisfies all applicable provisions of this chapter.

5 c. The Director of Public Works and Health has evaluated and reached a positive
6 conclusion regarding the suitability of the particular pit bulls to be bred, including
7 consideration of their lineage, age and health condition. The Director of Public
8 Works and Health shall utilize the following guidelines in making a
9 determination:

10 1. The owner, keeper or guardian shall provide verification that any pit
11 bull to be bred is registered as an American Pit bull Terrier, an American
12 Staffordshire Terrier, or a Staffordshire Bull Terrier, with the appropriate
13 registry for its breed (American Kennel Club, United Kennel Club,
14 American Dog Breeders Association ("ADBA")) or any other valid
15 registry as determined by the Director of Public Works and Health.

16 2. Any pit bull to be bred must meet the pit bull breed standard, as defined
17 by the appropriate registration agency (AK, UKC, or ADBA), for physical
18 conformation as well as temperament.

19 3. The registered pit bull has participated in at least one approved pit bull
20 show during the previous 365 day period. A pit bull show is defined as an
21 event that is sanctioned in writing by one or more of the pit bull registries
22 listed above.

23 4. Any pit bull to be bred shall have the appropriate health screenings for
24 its breed. For pit bulls this is, at a minimum, the following health tests:
25 Orthopedic Foundation for Animals ("OFA") or University of
26 Pennsylvania Hip Improvement Program ("PennHIP") certification on
27 hips, OFA on heart by a certified cardiologist and must have passed the
28 American Temperament Testing Society temperament test.

29 d. Breeders shall not allow female pit bulls to have more than one litter per year.

30 e. Upon approval of an application, the applicant must pay the \$100.00 permit fee.

31 (2) Permit denial. The Director of Public Works and Health shall automatically deny the
32 permit if one or more of the following occurs and the Director's decision shall be final:

33 a. The applicant fails to pay the permit fee within two weeks of notification that
34 the application has been approved. The applicant may reapply for a permit after
35 ten months.

36 b. The applicant has a history of allowing dogs to run loose or escape, has
37 otherwise been found to be neglectful, has a pit bull identified as a nuisance, or
38 has previously been determined to have violated provisions of this chapter.

39 c. The applicant has applied for a permit within the last ten months.

1 (3) Inspections of the premises.

2 a. The Director of Public Works and Health may on one or more occasions for up
3 to one year after issuing the permit, perform an inspection of the pit bulls living
4 quarters to ensure that the standards required to receive a permit are met. The
5 Director will give the owner, keeper or harborer a 24-hour notice and will conduct
6 such inspection at a reasonable time when the owner, keeper or harborer is
7 present. The owner, keeper or harborer shall allow the Director access to conduct
8 the inspection.

9 b. If the property does not meet the required standards, or the owner, keeper or
10 harborer cannot be contacted for an inspection within two weeks of the Director's
11 initial attempt or the owner, keeper or harborer fails or refuses to allow an
12 inspection, then the Director of Public Works and Health shall not issue a permit.

13 F. Revoking a permit.

14 (1) The Director of Public Works and Health may, after conducting a hearing, revoke a
15 breeding permit for a violation of the provisions of this section. Within five days of the
16 Director's knowledge of any such violation, a hearing officer designated by the Director
17 shall give notice to the owner, keeper or harborer of the pit bull in writing that such
18 owner, keeper or harborer is in violation of this section and is subject to the revocation of
19 his or her breeding permit. Unless the hearing is waived by the owner, keeper or harborer
20 of the pit bull, or the hearing is scheduled on an agreed-upon date, the hearing officer
21 shall fix a time not less than ten or more than 30 days from the date of the violation
22 notice. The hearing officer shall fix a place for said hearing and cause all parties to be
23 notified, not less than five days before the date of such hearing. The hearing may be
24 informal and the rules of evidence not strictly observed. Within 15 days following the
25 hearing, the hearing officer shall issue his or her decision to all parties. The decision of
26 the hearing officer is final. Upon a finding of a violation, the hearing officer may revoke
27 the permit. Any violation of this section may also be considered in future permitting
28 decisions.

29 (2) After the Director of Public Works and Health has issued a permit, such permit may
30 be revoked pursuant to procedures set forth in this section if a subsequent inspection of
31 the premises reveals the area to be below the standards required for the permit, or if the
32 owner, keeper or harborer cannot be contacted for an inspection within two weeks of the
33 department's initial attempt, or if the owner, keeper or harborer refuses the Director of
34 Public Works and Health or his appointee access for an inspection. If the pit bull is
35 already pregnant or the pit bulls offspring is born, the Director may, pending a hearing,
36 impound the pit bull or its offspring in accordance with the provisions of this chapter.
37 After a hearing, the Director may permanently confiscate the pit bulls offspring and
38 dispose of them in accordance with this chapter.

39 G. Transferring or selling the offspring of a pit bull.

40 (1) Any owner, keeper or harborer who offers any pit bull offspring under six months old
41 for sale, trade, or adoption, shall prominently post such owners, keepers or harborers
42 valid breeding permit number with any offer of sale, trade, or adoption. The permit
43 number shall also be supplied in writing to the person, corporation or entity that acquires

1 such pit bulls offspring. The provisions of this subdivision shall not apply to a not-for-
2 profit animal welfare and rescue organization that seeks adoptive homes for pit bulls.

3 (2) The breeder shall not remove a pit bulls offspring from the litter until such offspring
4 are at least eight weeks of age, are fully weaned, have their first set of vaccinations, have
5 been be de-wormed and are in good general health.

6 (3) Within three weeks of the time that the litter is whelped, the breeder shall give notice
7 in writing to the Director of Public Works and Health of the number of offspring that
8 were born alive. Within three weeks after the breeder transfers physical possession of
9 each of the pit bulls offspring, the breeder shall notify the Director of Public Works and
10 Health of the name, address, and telephone number of the new owner, keeper or harborer
11 of each such offspring.

12 H. Penalties for failure to permit, post or report.

13 (1) Any person owning, keeping or harboring a pit bull without a required permit in
14 violation of this section and who has not previously been found to have committed such
15 violation shall be punishable by a fine not to exceed \$500.00.

16 (2) Any person owning, keeping or harboring a pit bull without a required permit in
17 violation of this section and who has previously been found to have committed an
18 infraction for the same such offense shall be punishable by imprisonment not to exceed
19 six months or by a fine not to exceed \$1,000.00 or by both imprisonment and fine. No
20 person shall be charged with a misdemeanor pursuant to this subsection until at least 30
21 days have passed since any previous similar infraction or misdemeanor charge was
22 levied.

23 (3) Any person owning, keeping or harboring a pit bull who fails to include a prominently
24 posted permit number when transferring pit bull offspring pursuant to this section shall be
25 punishable by a fine of \$100.00 for the first violation, \$200.00 for a second violation
26 within a year of the first offense, and a \$500.00 fine upon the third and any subsequent
27 violations within a year of the second offense.

28 (4) Any person owning, keeping or harboring a pit bull who fails to provide the Director
29 of Public Works and Health with notice of the number of offspring born and information
30 about a new owner, keeper or harborer of each offspring pursuant to this section shall be
31 punishable by a \$100.00 fine for the first violation, a \$200.00 fine upon a second
32 violation within one year of the first offense, and a fine of \$500.00 for the third and
33 subsequent violations within one year of the second offense.

34
35

1 Section 2: This ordinance shall become in full force and effect immediately upon its
2 passage and approval as provided by law.

3
4 ADOPTED THIS ____ DAY OF _____, 2017.

5
6 _____
7 Jackie Pagano
8 President

9
10 APPROVED THE ____ DAY OF _____, 2017.

11
12 _____
13 Thomas P. Schneider
14 Mayor

15
16 ATTEST:

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18 _____
19 Karen Goodwin, MMC/MRCC
20 City Clerk

1 INTRODUCED BY COUNCILMAN PAGANO, CAPUTA
2 FEBRUARY 13, 2017

3
4 BILL NO. 9261 AS AMENDED ORIDNANCE NO.

5
6 **AN ORDINANCE AMENDING TITLE II CHAPTER 205 BY AMENDING**
7 **SECTION 205.260 "DANGEROUS ANIMALS".**

8
9 **WHEREAS** the City Council recognizes the need to improve regulations of offenses
10 involving dangerous animals; and

11 **WHEREAS** the City Council encourages the strict enforcement of the dangerous
12 animal ordinance and supports efforts to encourage responsible animal ownership.

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

16
17 Section 1: Chapter 205 section 205.260 "Dangerous Animals" is hereby deleted in its
18 entirety and replaced with the following:

19 **Section 205.260 Dangerous Animals.**

20 [Code 1980 §4-17; CC 1990 §4-93; Ord. No. 5166, 8-27-1990; Ord. No. 6053, 12-15-
21 1997]

22
23 A. Any animal with all or any of the following characteristics may be classified as
24 dangerous by the Director of Public Works.

25 1. Any animal which has inflicted a severe or fatal injury on a human being on
26 public or private property. "*Severe injury*" means any physical injury resulting
27 directly from an animal's bite, which results in broken bones or lacerations requiring
28 extensive physician care. The victim receiving severe injuries, as defined above, must
29 provide the Director of Public Works with a signed physician's statement
30 documenting the injury and the treatment qualifying such a severe injury or sign an
31 authorization for the release of such statement. However, no animal may be declared
32 dangerous if the threat, injury or damage was sustained by a person who, at the time,
33 was committing a willful trespass or other tort upon the premises occupied by the
34 owner or keeper of the animal or was teasing, tormenting, abusing or assaulting the
35 animal or has in the past been observed or reported to have teased, tormented, abused
36 or assaulted the animal or was committing or attempting to commit a crime.

37 2. Any animal which has bitten a human being, without provocation, on public
38 or private property other than the property of the owner.

39 3. Any animal which, while on the owner's property, has bitten, without
40 provocation, a human being other than the owner or a member of the owner's family
41 who normally resides at the place where the animal is kept.

1 4. Any animal which, while off the owner's property, has inflicted a severe or
2 fatal injury on a domestic animal, livestock or poultry without provocation.

3 5. Any animal owned or harbored primarily or in part for the purpose of
4 fighting or any animal trained for fighting.

5 6. Any animal which, when unprovoked, chases or approaches a person upon
6 the streets, sidewalks or any public grounds or private property other than the
7 property of the owner in a menacing fashion, or in an apparent attitude of attack, or
8 causes a reasonable person immediate fear of personal harm or injury, regardless of
9 whether or not a person is injured by said animal.

10 7. Any animal with a known propensity, tendency or disposition to attack
11 unprovoked, to cause injury or to otherwise threaten the safety of human beings or
12 domestic animals.

13 8. The Health Department and Police Department must both prepare reports
14 documenting the details surrounding any incident when an animal inflicts a severe or
15 fatal injury.

16
17 B. No animal owned by governmental or Law Enforcement Agencies when being
18 used in the services of those agencies, as determined by the Director of Public Works
19 may be declared to be a dangerous animal.

20
21 C. If the Director of Public Works finds and declares that an animal is
22 dangerous, the owner shall be provided with written notice of this declaration. If the
23 owner cannot be located, the animal may be immediately impounded and notice shall
24 be posted on the owner's last known address. Further, if the circumstances
25 surrounding the classification as a "dangerous animal" under any of the definitions
26 listing in Subsection (A) are in dispute, then the owner has the option of submitting,
27 within five (5) working days of receipt of notice of declaration, a written request to
28 the Director of Public Works for a hearing as follows:

29 1. A hearing board, consisting of the Director of Public Works and Health
30 Supervisor or their designees, shall be convened within five (5) working days after
31 receipt of a written request.

32 2. The hearing shall be informal and strict rules of evidence shall not apply.

33 3. Pending the outcome of such a hearing, the animal must be confined in such
34 a manner so as not to be a threat to any person. The confinement may, at the sole
35 discretion of the Director of Public Works, be on the owner's premises, at the
36 Florissant animal shelter or with a licensed veterinarian at the owner's expense.

37 4. The hearing board shall determine whether to declare the animal to be a
38 "dangerous animal" based upon evidence and testimony presented at the time of the
39 hearing by the owner, in addition to witnesses, animal control personnel, Police or
40 any other person possessing information pertinent to such determination. The

1 decision of the hearing board must be unanimous in order to declare the animal to be
2 a "dangerous animal".

3 5. The hearing board shall issue and provide its findings to the owner within
4 five (5) days after the hearing. In addition, the owner shall be notified of the
5 requirements as imposed pursuant to Section 205.270 and shall advise the owner that
6 the owner has the right to appeal under the Administrative Procedure Act. The
7 dangerous animal may be subject to impoundment as provided for in this Code or,
8 alternatively, the owner or possessor of the animal found to be a dangerous animal
9 shall be required to maintain the animal as herein provided in this Code.

10
11 **Section 205.270. Dangerous Animal, Owner's Responsibility.**

12 [Code 1980 §4-19; CC 1990 §4-94; Ord. No. 6053, 12-15-1997; Ord. No. 7255 §1, 1-
13 10-2006]

14 A. The owner of an animal that has been declared a "dangerous animal" shall be
15 subject to such requirements as may be imposed by the Director of Public Works or
16 the hearing board through written notification to the owner including, but not limited
17 to, the following:

18 1. A dangerous animal which bites or scratches a human being or any animal
19 which is determined to be dangerous because of such biting or scratching of a human
20 being shall be impounded for a ten (10) day rabies quarantine in accordance with the
21 provisions of Section 205.210 of this Code.

22 2. A dangerous animal may be required to wear at all times a brightly colored
23 orange collar with large brightly colored metal tag attached to the collar so that the
24 animal can readily be identified as a dangerous animal.

25 3. The owner shall notify both the Health Department and Police Department
26 immediately if a dangerous animal is loose, unconfined or missing, has attacked
27 another animal or has attacked a human being.

28 4. The owner shall notify the Health Department within twenty-four (24)
29 hours if a dangerous animal has died or has been sold or given away. If the animal has
30 been sold or given away, the owner or keeper shall provide the Health Department
31 with the name, address and telephone number of the new owner and, if the dog is kept
32 within the City limits of Florissant, the new owner must comply with the
33 requirements of the Code.

34 5. While on the owner's property, a dangerous animal must be securely
35 confined indoors or in a securely enclosed and locked exterior pen or structure
36 suitable to prevent the entry of young children and designed to prevent the animal
37 from escaping. Such pen or structure preferably made of chain link fencing must have
38 minimum dimensions of five (5) feet wide by ten (10) feet long and five (5) feet tall
39 and must have secure sides and a secured enclosed top. If it has no
40 concrete/asphalt/paver bottom-then the sides must be embedded in the ground no less
41 than twelve (12) inches. The enclosure must also provide water and protection from
42 the elements for the animal. The enclosure, when occupied by a dangerous animal,
43 shall not be occupied by any other animal. If the dangerous animal is a female with

1 offspring under three (3) months of age, the offspring may occupy the same enclosure
2 as the mother.

3 The exterior pen or structure must not be located closer than ten (10) feet from any
4 property or fence line nor closer than twenty (20) feet from a neighboring residential
5 house.

6 A dangerous animal may be out of its pen only in the presence of a responsible adult
7 18 years of age or older and within a completely enclosed area with a fence
8 constructed in such manner as to prevent the animal from jumping over or through or
9 crawling under such fence.

10 6. No dangerous animal may be kept on a porch, patio or in any part of a
11 house or structure that would allow the animal to exit such building on its own
12 volition. In addition, no such animal may be kept in a house or structure when the
13 windows are open or when screen windows or screen doors are the only obstacle
14 preventing the animal from exiting the structure.

15 7. The owner shall display a sign on his/her premises that there is a dangerous
16 animal on the property. This sign shall be visible and capable of being read from the
17 public highway or thoroughfare from which the property is entered. In addition, a
18 similar sign is required to be posted on the kennel or pen or fenced yard of such
19 animal.

20 8. A dangerous animal may be off the owner's premises if it is muzzled and
21 restrained by a substantial chain or non-retractable leash not exceeding **four (4)** feet
22 in length and under the control of a responsible adult 18 years of age or older. The
23 muzzle must be made in a manner that will not cause injury to the animal or interfere
24 with its vision or respiration but must prevent it from biting any person or animal.

25 9. The owner of a dangerous animal **must** present to the Health Department
26 proof that the owner or keeper has procured liability insurance **in a single incident**
27 **amount** of at least one hundred thousand dollars (\$100,000.00) **for bodily injury to**
28 **or death of any person or for damage to property owned by any persons which**
29 **may result from the ownership, keeping or maintenance of such animal. Such**
30 **insurance policy shall provide that no cancellation of the policy will be made**
31 **unless ten (10) days written notice is first given to the Director of Public works.**

32 10. All owners of dangerous animals **must**, within ten (10) days of such
33 declaration, register the animal with the Health Department and pay the annual
34 registration fee of \$100.00. Further the owner must provide the Health Department
35 with two (2) color photographs (one (1) showing the left profile and the other
36 showing the right profile) of the animal, clearly showing the color and approximate
37 size of the animal and any distinguishing marks or physical characteristics.

38 11. All owners of dangerous animals must have their animal microchipped
39 for permanent identification and provide the Health Department with the microchip
40 number.

41 12. All owners of dangerous animals must have their animal spayed or
42 neutered within fourteen (14) days of declarations.

43 13. The City of Florissant Health Department and Police Department shall
44 have the authority to do random checks and six (6) month checks of all dangerous
45 animals, their location, their pen or structure, their owners, their neighbors, and
46 current insurance policies.

1 B. The owner of a dangerous animal shall comply with the requirements imposed by
2 the Director of Public Works within fourteen (14) calendar days following the
3 notification to the owner.
4

5 C. It shall be unlawful for the owner of a dangerous animal within the City of
6 Florissant to fail to comply with requirements and conditions set forth in this Chapter
7 and shall be subject to the penalties prescribed under Section 100.080 of the Code of
8 Ordinances. Any animal found to be in violation of this Code may be, in addition to
9 other penalties provided by the Municipal Code, subject to immediate seizure and
10 impoundment for a minimum of ten (10) days or the time necessary for the owner or
11 keeper to show compliance with this Code, whichever is shorter, and shall be
12 responsible for all kennel fees for the impoundment.
13

14 Section 3: This ordinance shall become in full force and effect immediately upon its
15 passage and approval as provided by law.
16

17 ADOPTED THIS ____ DAY OF _____, 2017.
18

19 _____
20 Jackie Pagano
21 President
22

23 APPROVED THE ____ DAY OF _____, 2017.
24

25 _____
26 Thomas P. Schneider
27 Mayor
28

29 ATTEST:
30

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

1 INTRODUCED BY COUNCILMAN EAGAN
2 FEBRUARY 28, 2017

3
4
5 BILL NO. 9264

ORDINANCE NO.

6
7
8 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO STL**
9 **HOWDERSHELL, LLC D/B/A ST. LOUIS FISH AND CHICKEN TO ALLOW**
10 **FOR THE OPERATION OF A CARRY-OUT RESTAURANT FOR THE**
11 **PROPERTY LOCATED AT 340-A HOWDERSHELL ROAD.**

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

15 WHEREAS, an application has been filed by STL Howdershell d/b/a St. Louis Fish and
16 Chicken for the property located at 340-A Howdershell for the location and operation of a carry-out
17 restaurant; and

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

20 WHEREAS, due notice of a public hearing no. 17-02-006 said application to be held on the 28th
21 day of February, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
22 concluded; and

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

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

28
29 Section I: A Special Use Permit is hereby granted to STL Howdershell, LLC d/b/a St. Louis Fish
30 and Chicken for the property located at 340-A Howdershell to allow for a carry-out restaurant in a B-5
31 Zoning District as depicted on the application documents: CS and A1.0 dated 1/25/17 as prepared by
32 Deru & Associates, LLC subject to the regulations in a B-5 Planned Commercial District and the
33 following additional requirements:

34
35 **1. GENERAL DEVELOPMENT CONDITIONS.**

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

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2. PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 180 days of start of construction.

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

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

Adopted this _____ day of _____, 2017.

Jackie Pagano
President of the Council
City of Florissant

Approved this _____ day of _____, 2017.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Tuesday, February 28, 2017 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to STL Howdershell, LLC d/b/a St. Louis Fish & Chicken to allow for a carry-out restaurant for the property located at 340-A Howdershell Road (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

Posted
2-15-17
①

General Requirements:

These specifications and the accompanying drawings constitutes the furnishing of all labor, materials and equipment required to complete the installation of the systems as shown including all accessories, fittings, auxiliaries, and components required for the proper performance of the systems.

Work installed shall be in strict compliance with applicable 2009 IBC other state and local codes.

Contractors shall visit the site prior to bidding. Bids shall serve as evidence of knowledge of existing conditions. Field verify all existing equipment and working conditions.

Furnish all labor, materials, equipment, and tools to perform carpentry work shown, noted or scheduled for a complete and finished installation.

All materials and equipment shall be commercial grade and shall carry a U.L. label.

Materials, products and equipment, including components thereof shall be new and such as appears on the Underwriter's Laboratory list of approved items and shall meet the requirements of recognized standards.

Interior walls shall be framed and secured to the exterior brick walls. Wood studing shall be 16" O.C. for permit and partition walls.

All exterior framed walls shall have insulated with R-19 6" thick installed between each stud.

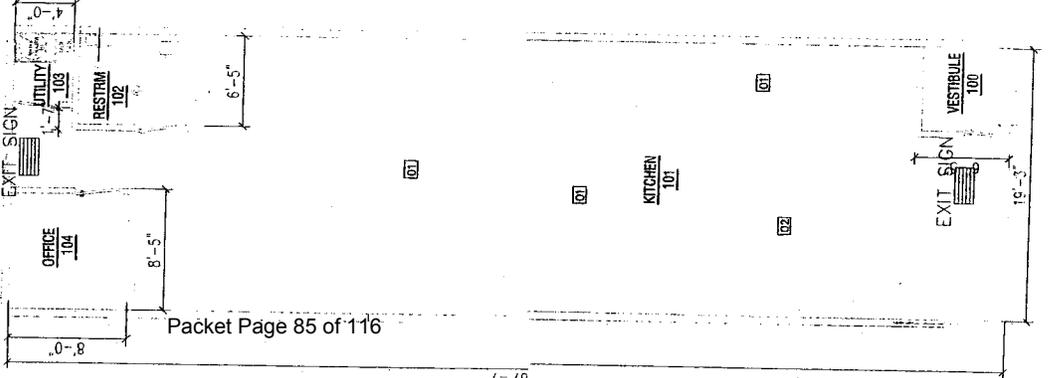
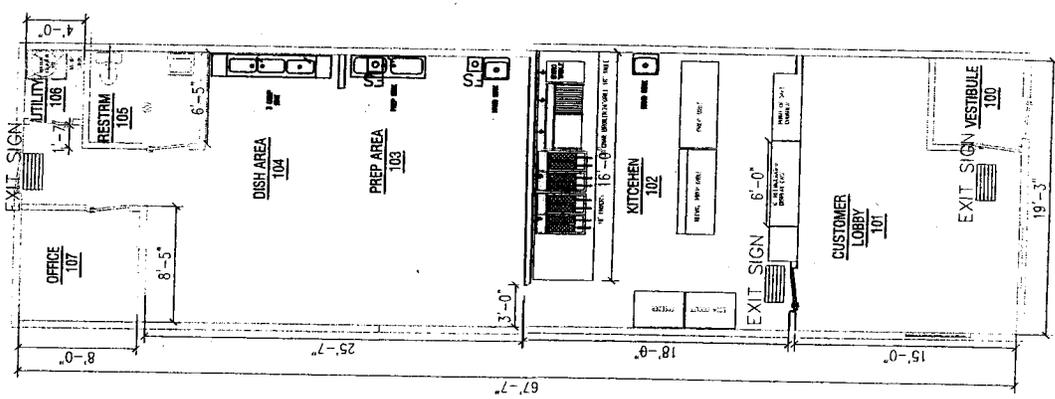
All exterior framed walls shall stop at the bottom of the roof joist. There will no ceiling installed for the sales floor, office hall or storage room.

The restroom shall have a lay-in ceiling grid system install complete.

The word "provide" as used herein means to furnish and install complete.

Glazing must meet the IBC 2009 section 2406.3 item 1 code tempered glass required

Secure and pay for all required permits and inspection certificates.



Packet Page 85 of 116

- KEYED NOTES:**
- GENERAL REQUIREMENT NOTES**
- 01.01 13.00 SPECIAL CONSTRUCTION NOTES
 - 02.01 14.00 CONVEYING NOTES
 - 03.01 21.00 FIRE SUPPRESSION NOTES
 - 04.01 22.00 PLUMBING NOTES
 - 05.01 22.02 ACCESSIBLE WATERCLOSET
 - 06.01 22.06 FLOOR SINK
 - 07.01 22.07 WATER HEATER
 - 08.01 23.01 FURNACE
 - 09.01 23.02 CONDENSING UNIT
 - 10.01 23.03 TOILET EXHAUST FAN
 - 11.01 23.04 INTERIATED NOTES
 - 12.01 24.00 ELECTRICAL NOTES
 - 13.01 27.00 COMMUNICATION NOTES
 - 14.01 28.00 ELECTRICAL SAFETY AND SECURITY NOTES
 - 15.01 31.00 EARTHWORK
 - 16.01 32.00 EXTERIOR IMPROVEMENT NOTES
- GENERAL REQUIREMENT NOTES**
- 01.01 02.00 EXISTING CONDITION NOTES
 - 02.01 03.00 EXISTING WINDOW / STOREFRONT SYSTEM TO REMAIN.
 - 03.01 04.00 CONCRETE WORK NOTES
 - 04.01 05.00 MASONRY WORK NOTES
 - 05.01 06.00 METAL WORK NOTES
 - 06.01 07.00 STEEL FOUNDATION
 - 07.01 08.00 WOOD FRAMING AND COMPOSITE NOTES
 - 08.01 09.00 METAL STUD FRAMING 16 O.C.
 - 09.01 10.00 INSULATION AND MOISTURE PROTECTION NOTES
 - 10.01 11.00 CONTINUOUS SEALANT
 - 11.01 12.00 SCREWMOUNTED DOORS AND WINDOW NOTES
 - 12.01 13.00 METAL WINDOW FRAME PAINTED
 - 13.01 14.00 ALUMINUM THRESHOLD SET IN BED OF SEALANT
 - 14.01 15.00 FINISHES NOTES
 - 15.01 16.00 GYPSUM PARTITION
 - 16.01 17.00 GYPSUM BOTH SIDES TYPICAL
 - 17.01 18.03 VINYL BASE SEE FINISH SCHEDULE
 - 18.01 19.00 MIRROR
 - 19.01 20.00 TOILET PARTITION
 - 20.01 21.00 VENTILATION DISPENSER
 - 21.01 22.00 GRAB BAR
 - 22.01 23.00 GRAB BAR
 - 23.01 24.00 EQUIPMENT NOTES
 - 24.01 25.00 FURNISHING NOTES

FLOOR PLAN
3/16" = 1'

DEMO PLAN
3/16" = 1'

- FLOOR PLAN GENERAL NOTES**
1. CEILING GRID TO REMAIN
 2. INSTALL NEW VCT TILE OVER EXISTING FLOOR.
 3. PAINT EXISTING CEILING GRID BEFORE PUTTING IN NEW TILES
 4. INSTALL NEW NON-ABSORBENT, WASHABLE CEILING TILES
 5. ALL WALLS SHALL BE PAINTED UNLESS OTHERWISE NOTED
 6. VERIFY THE WALL CONSTRUCTION TYPE IN THE AREA WHERE THE NEW KITCHEN EXHAUST HOOD IS TO BE INSTALLED. IF IT IS NOT A METAL STUD WALL BUILD A SECOND PARTITION WALL IN FRONT OF THE EXISTING WALL CONSTRUCTED OF Z2GA, 3-5/8 STUDS AND DRYWALL THAT EXTEND 18" PAST THE EXHAUST HOOD BOTH ENDS. THIS SHALL BE FIRE TAPED PRIOR TO STAINLESS STEEL BEING INSTALLED.
- FLOOR PLAN KEYED NOTES**
- 01 CLEAN FLOOR PRIOR TO INSTALLING NEW FLOOR TILE
 - 02 FRAME UP WALLS FOR NEW WALLS WITH Z2GA, 3-5/8" METAL STUDS.
 - 03 INSTALL 1/2" DRYWALL ON NEWLY FRAMED WALLS AND EXISTING OPEN WALLS AT THE WALL SEAMS AFTER INSPECTION.
 - 04 PAINT ALL WALLS AFTER THE TAPING INSPECTION.
 - 05 INSTALL NEW FLOORING AND COVE BASE AFTER THE PAINTING HAS BEEN COMPLETED.
 - 06 PAINT EXISTING CEILING GRID.
 - 07 INSTALL NEW 2X4 NON-ABSORBENT CEILING TILE IN KITCHEN AND DISH AREA.
 - 08 INSTALL NEW STANDARD 2X4 CEILING TILE IN KITCHEN AND DISH AREA.
 - 09 INSTALL NEW 35" PRE-HUNG, ENTRY DOOR WITH A STANDARD KEYED LOCK.

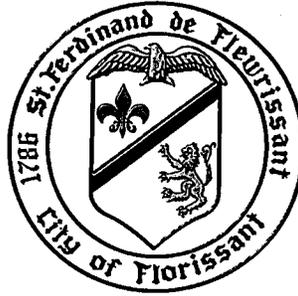
- DEMOLITION GENERAL NOTES**
1. EXISTING CEILING GRID TO REMAIN
 2. EXISTING UNDERGROUND PLUMBING TO REMAIN
 3. NO CHANGES TO EXISTING RESTROOM AND MOP CLOSET.
 4. ALL WALLS SHALL BE P1 UNLESS OTHERWISE NOTED
- DEMOLITION KEYED NOTES**
1. REMOVE ALL CARPET
 2. REMOVE EXISTING CEILING TILE IN NEW KITCHEN AREA

RECOMMENDED APPROVAL
PLANNING & ZONING
CHARTRAC

SIGN: [Signature]
DATE: 2/14/17

PERMIT SET
FOR CONSTRUCTION

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 340A Howdershell Rd

Property Owners Name: Family Video Movie Club Phone #: _____

Property Owners Address: 450 Howdershell Rd Florissant MO 63031

Business Owners Name: STC Howdershell LLC Phone #: 314-898-3002

Business Owners Address: 340A Howdershell Rd Florissant mo 63031

DBA (Doing Business As) St Louis Fish & Chicken.

Authorized Agents Name: Mecath Salameh CO. Name: _____
(Authorized Agent to Appear Before The Commission) meh.

Agents Address: 7111 N. Hanly Rd - Hazelwood Phone #: 63042 314-484-7113

Request Fast Food take out Restaurant.

State complete request (print or type only).

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

Applicant's Signature _____

Date

1/23/17

Received by: CA Receipt # 83803 OFFICE USE ONLY Amount Paid: 12500 Date: 1/23/17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE: 2/6/17

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 3 Zoning _____

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

SIGN. [Signature] DATE: 2/6/17

SPECIAL PERMIT FOR To operate a take-out Restaurant
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.)

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

LOCATION 340A Howdershell Rd Florissant MO 63031
Address of property.

1) Comes Now STL Howdershell LLC dba St Louis Fish & Chicken
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

4) The petitioner(s) further state(s) that (he) (she) (they) can 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, List 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 sign, 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~~)

Eyad Afaneh
 PRINT NAME SIGNATURE

FOR STL Howdershell PDC
 (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 (indicate one of the following):
 - (X) 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 petition to the Commission and Council. The agent must sign the petition in below, and provide address and telephone number

SIGNATURE _____
 ADDRESS _____
 STREET CITY STATE ZIP CODE
 TELEPHONE NUMBER _____
 BUSINESS

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

[Signature]
 Petitioner or authorized agent's signature

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

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 Eyad Alanch 2182 Encino dr 63031
- (2) Telephone numbers 314-898-3002
- (3) Business address 340A Howdershell Rd Florissant mo 63031
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation 1/18/2017
- (6) Missouri Corporate Number LC001521956
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. St Louis Fish & Chicken - 1/23/17
- (8) Name in which business is operated St. Louis Fish & Chicken.
- (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 strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name St. Louis Fish & Chicken
Address 340A Howdershell Rd Florissant MO 63031
Property Owner Family Video Movie Club, Inc
Location of property 350 Howdershell Rd. Florissant mo 63031
Dimensions of property _____
Property is presently zoned Reta:1 Requests Rezoning To Restaurant
Proposed Use of Property Restaurant
Type of Sign _____ Height _____
Type of Construction _____ Number Of Stories 1
Square Footage of Building _____ Number of Curb Cuts _____
Number of Parking Spaces 18 Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

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 showing proposed parking layout, landscaping, parking lighting and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

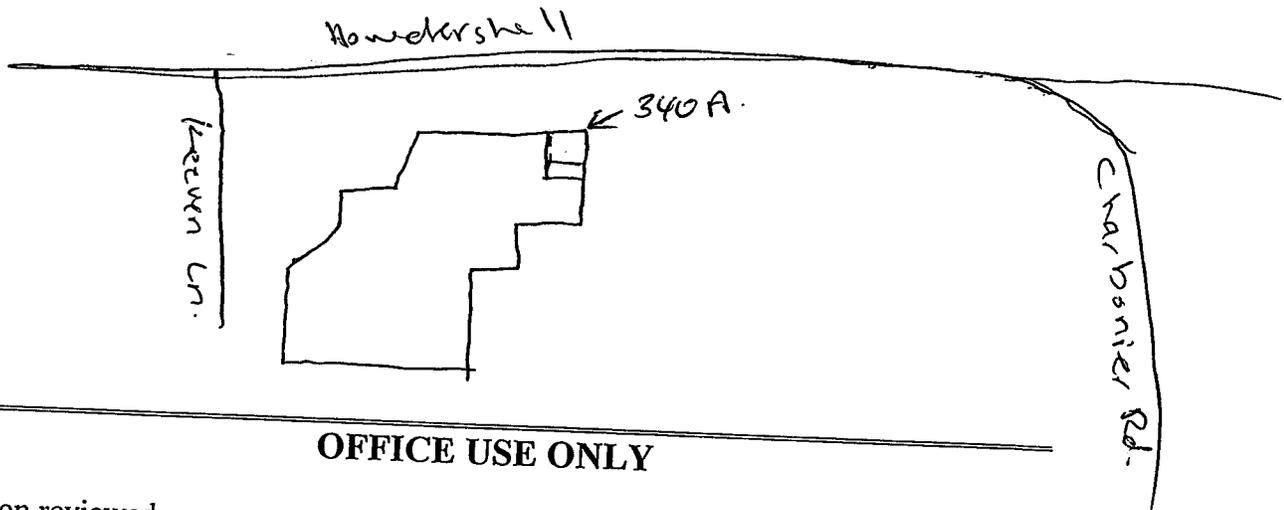
(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state 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 bearings and distances.

340A Howdershell Rd Part of Family Video Shopping Center Located at 350 Howdershell Rd.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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



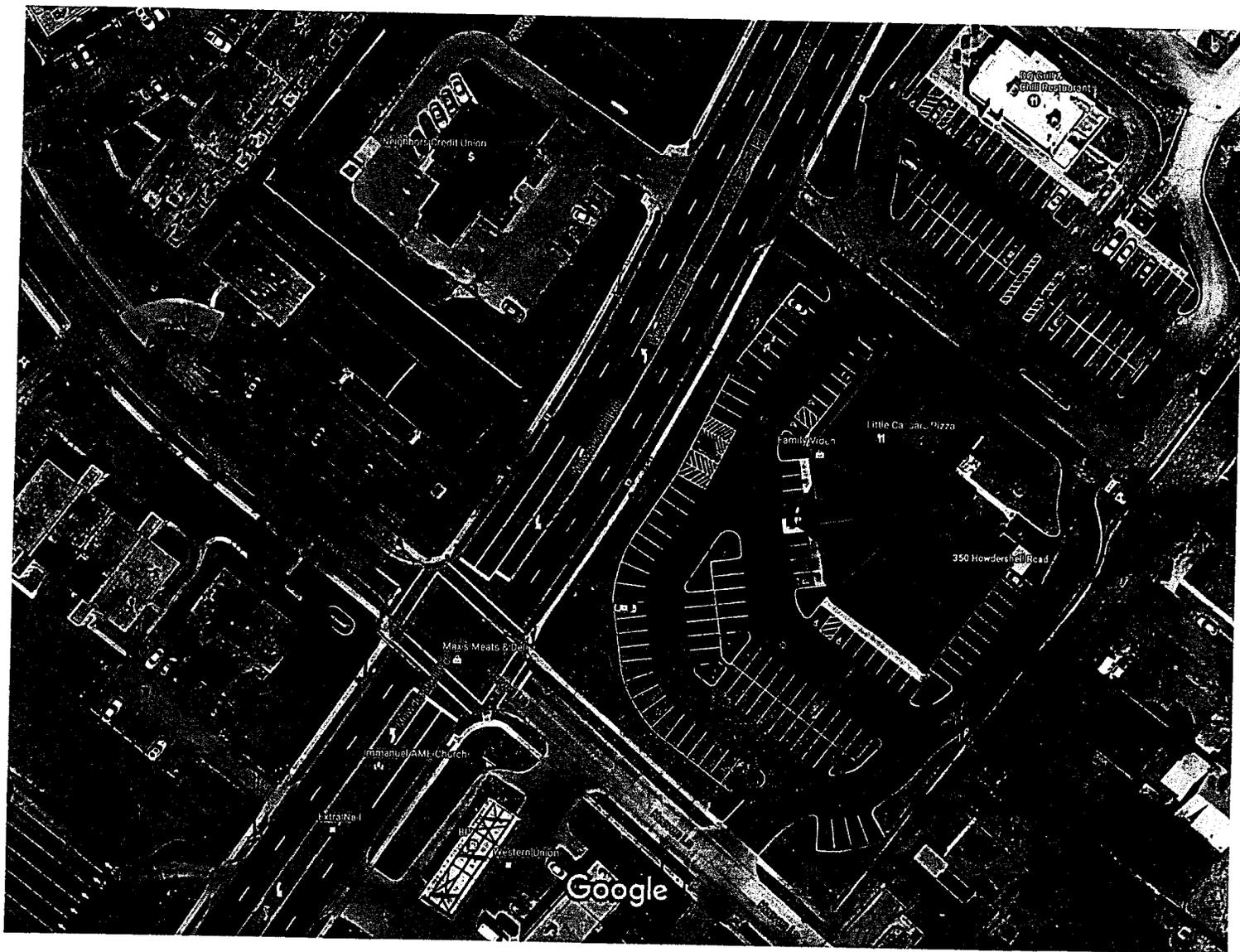
OFFICE USE ONLY

Date Application reviewed _____

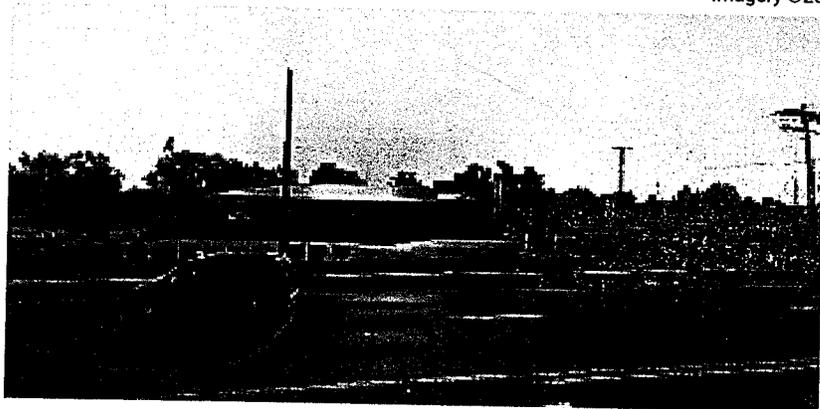
STAFF REMARKS: _____

Building Commissioner or Staff Signature

Google Maps 350 Howdershell Rd



Imagery ©2017 Google, Map data ©2017 Google 50 ft



350 Howdershell Rd
 Florissant, MO 63031

1

MEMORANDUM



2

CITY OF FLORISSANT

3

"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."

4

5

6

To: Planning and Zoning Commissioners Date: January 31, 2017

7

8

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
Director of Public Works
Applicant
File

9

10

11

12

13

Subject: Request recommended approval for a Special Use to allow for a carry-out restaurant at 340-A Howdershell, in an existing 'B-5' Zoning District.

14

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17

STAFF REPORT
CASE NUMBER PZ-020617-2

18

19

20

I. PROJECT DESCRIPTION:

21

22

This is a request for recommended approval for a Special Use to allow for a carry-out restaurant at **340-A Howdershell, (St. Louis Fish and Chicken Grill)** in an existing 'B-5' Zoning District.

23

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II. EXISTING SITE CONDITIONS:

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The property at 350 Howdershell has approximately 13,000 square feet of retail masonry structure with metal roof, which is currently occupied by Family Video and Little Caesar's and 340-A was formerly a carry-out Steak restaurant. The facility at 340-A has 1300 square feet currently vacant. Family Video is the primary tenant, occupying over 7000 square feet.

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The site has a landscaped and paved parking lot with 104 parking spaces.

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The 'B-5' District allows carry-out restaurants by Special Use if granted by the City Council.

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III. SURROUNDING PROPERTIES:

The property to the west across Howdershell is the JFK Recreation Center, the property to the North is a Dairy Queen in a 'B-5' District; the property to the East has 3 residences 2025 and 2030 Bobbinray and 2315 Keeven, all in an 'R-4' District; and the property to the south across Keeven Lane is a filling station and convenience store 420 Howdershell and a retail center at 428 Howdershell in a 'B-3' District.

IV. STAFF ANALYSIS:

1. The application is accompanied by a professional plans, dated 1/25/17, prepared by Deru & Associates, LLC which includes drawing CS and A1.0.
2. The applicant has not stated hours of operation.
3. There are no signs presented, therefore signs must comply with Chapter 520 of the City Code.
4. The required parking when the building is fully used and fully occupied is calculated per 405.225 per the following:
 - a. Restaurants less than 1500 s.f. $4.5/1000 \text{ s.f.} = 5$ per carryout restaurant.
 - b. Retail Space at $4/1000 \text{ s.f.} = 4 \times 13.2 = 52$
 - c. Therefore, there is an excess of parking spaces existing.

VI. STAFF SUGGESTED MOTION:

Suggested Motion for 140-A Howdershell (St. Louis Fish and Chicken Grill):

I move to recommend approval for a Special Use for ~~3~~**140-A Howdershell** to allow for a carry-out restaurant in a 'B-5' Extensive Business District, as depicted on the application documents: CS and A1.0 dated 1/25/17 as prepared by by Deru & Associates, LLC, subject to the regulations in the 'B-5' "Planned Commercial Development District", and the following additional requirements:

1. GENERAL DEVELOPMENT CONDITIONS.

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

2. PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 180 days of start of construction.

(End of report and suggested motion 1/31/17)

1 INTRODUCED BY COUNCILMAN HENKE
2 FEBRUARY 28, 2017

3
4 BILL NO. 9265

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING THE RE-PAINTING OF MASONRY**
7 **FOR CHURCH’S CHICKEN LOCATED AT 410 N. HIGHWAY 67.**
8

9 Whereas, section 500.040 states that “Re-painting for reasons other than for maintenance
10 of current painted surfaces upon the approval of the Director of Public Works and requests to
11 change the color or texture of the existing brick or masonry surface, may not be done without the
12 review and recommendation from Planning and Zoning Commission and approval of City
13 Council.”; and

14 Whereas, Camelot Facility Management Solutions represented ty Arminda L. Mills for
15 Church’s Chicken is proposing to re-paint the brick on the building located at 410 N. Hwy 67 the
16 brick for reasons other than for maintenance; and

17 Whereas, The City Council believes finds that it is appropriate under these circumstances
18 to allow Church’s Chicken to repaint the brick.

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

22
23 Section 1: Church’s Chicken is hereby authorized to re-paint the brick in accordance
24 with the elevations submitted 2/13/17 and labeled #616 Florissant, MO attached hereto.

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

27 Adopted this _____ day of _____, 2017.

28
29 _____
30 Jackie Pagano
31 President of the Council
32 City of Florissant

33 Approved this _____ day of _____, 2017.

34
35 _____
36 Thomas P. Schneider
37 Mayor, City of Florissant

38 ATTEST:

39
40 _____
41 Karen Goodwin, MMC/MRCC
42 City Clerk
43

From: Philip Lum [mailto:plum@florissantmo.com]
Sent: Monday, February 13, 2017 9:43 AM
To: Arminda Mills <Amills@camelotservices.com>
Cc: Aaron Tossey <atossey@florissantmo.com>
Subject: RE: Unit 616 - New Paint Scheme

Please submit 9 copies to the city clerk for approval of painting masonry.

Philip E. Lum, AIA
Building Commissioner
955 Rue St. Francois
Florissant, MO 63031
314-839-7642
plum@florissantmo.com

From: Arminda Mills [mailto:Amills@camelotservices.com]
Sent: Monday, February 13, 2017 8:54 AM
To: Aaron Tossey; Philip Lum
Subject: FW: Unit 616 - New Paint Scheme

Good Morning Mr. Lum and Mr. Tossey

Attached is the proposed color scheme for the Church's in Florissant. Please take a look and let me know if there is anything else that I or Church's may need to provide so that we may gain approval to move forward with the color change. As soon as I know that the colors and scheme have been approved we will move forward painting.

Thank you,

Arminda L. Mills
Property Administrator

Camelot Facility Management Solutions
5600 Tennyson Parkway, Ste. 370
Plano, TX 75024
Phone: (214) 233-7563
Fax: (214) 473-8999
After Hours Emergency Service Line: 1(866) 203-2176
Email: amills@camelotservices.com
Website: www.camelotservices.com

Stephen M. Maurillo
Director, Real Estate Attorney
Cajun Operating Company
d/b/a Church's Chicken and
Texas Chicken
980 Hammond Drive, NE
Suite 1100
Atlanta, Georgia 30328
Phone: (770) 512-3993
Fax: (770) 512-3925

Email: smaurillo@churchs.com
Website: www.churchs.com
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- Tower panels to be painted: Anonymous SW7046
- Roof trim to be painted: Urbane Bronze SW7048
- Upper walls to be painted: Urban Putty SW7532
- Trim to be painted: Goldenrod SW6677
- Lower walls to be painted: Urbane Bronze SW7048

Drive thru canopy to be painted: Sherwin Williams Church's Exterior Bronze



FRONT/RIGHT



Exterior Colors	Sherwin Williams
Tower	SW 7046 Anonymous
Upper Wall	SW 7532 Urban Putty
Band	SW 6677 Goldenrod
Crown Roof & Lower Wall	SW 7048 Urbane Bronze



- All bollards to be painted: Goldenrod SW6677
- Drive thru speaker and menuboard frames to be painted: Sherwin Williams Church's Exterior Bronze

Continue wall paint around back of building, include striping over boxes and door

#616 Florissant, MO
WARM GREYS

INTRODUCED BY COUNCIL AS A WHOLE

MARCH 13, 2017

RESOLUTION NO. 994

**RESOLUTION BY THE MAYOR AND CITY COUNCIL OF
FLORISSANT, MISSOURI URGING VOTERS TO VOTE YES ON
PROPOSITION P, A ST. LOUIS COUNTY BALLOT ISSUE RELATED
TO FUNDING TO IMPROVE PUBLIC SAFETY.**

Whereas, the voters of St. Louis County have the opportunity to improve public safety on Tuesday, April 4th by voting on Proposition P; and

Whereas, Proposition P could provide law enforcement with additional manpower and resources necessary to protect residents across the county and to do their jobs as safely as possible; and

Whereas, the proceeds from the one half of one percent sales would be earmarked for county and municipal law enforcement needs; and

Whereas, those cities that contract for service could use the money to pay for a higher level of service; and

Whereas, revenues generated by this tax would be shared with each municipality in St. Louis County. The proposed tax would generate approximately \$80 million annually.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF
FLORISSANT,**

MISSOURI that the Mayor and City Council urges voters in the City and throughout St. Louis County to become knowledgeable about all facts and issues relating to Proposition P and to support the funding of these needs through a 1/2 of one percent sales tax.

This resolution passed and approved this 13th day of March 2017.

Jackie Pagano, Council President

Thomas P. Schneider, Mayor

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8123

FROM Tropicale Grill
TO Mango's Grill Fish & Chicken
FOR Restaurant - sit down & Carry out
ADDRESS 8141 N. Lindbergh

Ward 3 Zoning _____ Date Filed 3/8/17 Accepted By Amos

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Mohammed Musa and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 8141 N. Lindbergh in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Mohammed Musa
Individual's Name

FOR: MANGOES GRILL FISH n CHICKEN, INC
Company, Corporation, Partnership

3/8/17
City Council
Amos

4. I (we) hereby certify that (indicate **one only**):

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

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

SIGNATURE

Mohammed MUSTA

ADDRESS

2472 Rhapsody Ln Florissant MO 63031

Telephone No.

(314) 701-9062

Email address

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

PETITIONER SIGNATURE

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

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

owner
of Building

[Signature]

SIGNATURE OF OWNER



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance
Number 8123 which authorized a Special Permit:

TO: Tropicale Grill

FOR: operation of a restaurant

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

MOHAMMED MUSA

PRINT - NAME OF APPLICANT

Mohammed Musa

SIGNATURE OF APPLICANT

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant, MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Drive
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

HEALTH DEPARTMENT
#1 St. Ferdinand Drive
Florissant, MO 63031
314 / 839-7654
Fax: 314 / 839-7656

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

1 INTRODUCED BY COUNCILMAN EAGAN
2 FEBRUARY 23, 2015

3
4 BILL NO. 9077

ORDINANCE NO. 8123

5
6
7 **AN ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
8 **PERMIT NO. 7942 FROM KASLIK RESTAURANT INC. D/B/A KASLIK**
9 **TO JB&W LLC D/B/A TROPICALE GRILL FOR THE LOCATION AND**
10 **OPERATION OF A RESTAURANT LOCATED AT 8141 N. LINDBERGH**

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

15 WHEREAS, pursuant to Ordinance No. 7784, Farajat LLC, d/b/a Fish and Chips was
16 granted a Special Use Permit for the location and operation of a restaurant on the property
17 known as 8141 N. Lindbergh; and

18 WHEREAS, pursuant to Ordinance No. 7942, Special Use Ordinance No. 7784 was
19 transferred to Kaslik Restaurant Inc. d/b/a Kaslik; and

20 WHEREAS, an application has been filed by JB&W LLC d/b/a Tropicale Grill to transfer
21 the Special Use Permit authorized by Ordinance No. 7942 to its name; and

22 WHEREAS, the City Council of the City of Florissant determined at its meeting on
23 February 23, 2015 that the business operated under Ordinance No. 7942 would be operated in a
24 substantially identical fashion as set out herein; and

25 WHEREAS, JB&W LLC has accepted the terms and conditions set out in Ordinance No.
26 7942.

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

29
30
31 Section 1: The Special Use Permit authorized by Ordinance No. 7942 is hereby
32 transferred from Kaslik Restaurant Inc. d/b/a Kaslik to JB&W LLC d/b/a Tropicale Grill for the
33 location and operation of a restaurant located at 8141 N. Lindbergh.

34 Section 2: The Special Use Permit herein authorized shall terminate if the restaurant
35 ceases operation for a period of more than ninety (90) days or when the named permittee ceases
36 to be the owner and operator of the said restaurant operation.

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

39

40

41 Adopted this 9th day of March, 2015.

42

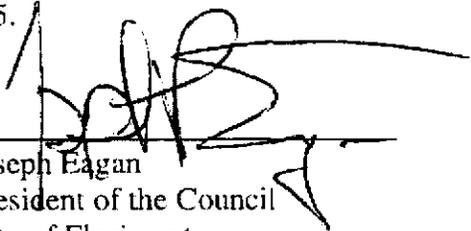
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Joseph Eagan
President of the Council
City of Florissant

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49

Approved this 10th day of March, 2015.

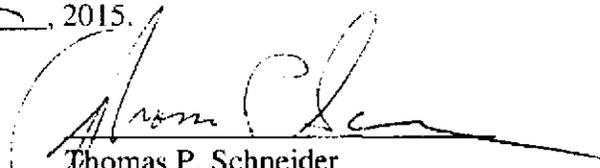
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Thomas P. Schneider
Mayor, City of Florissant

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56 ATTEST:

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Karen Goodwin, City Clerk

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF INCORPORATION

WHEREAS, Articles of Incorporation of

Mangoes Grill Fish n Chicken Inc
001370969

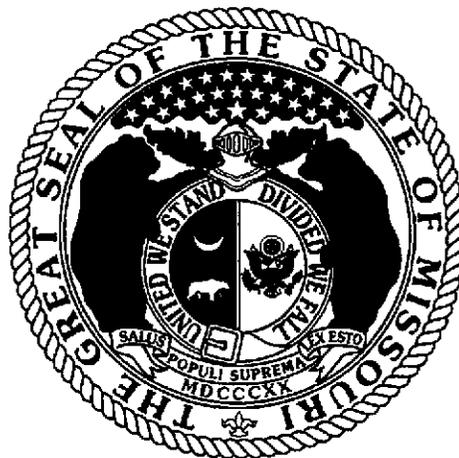
have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of General and Business Corporation Law.

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

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 6th day of March, 2017.

Effective Date: March 07, 2017


Secretary of State





State of Missouri
 John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

001370969
Date Filed: 3/6/2017
Effective: 3/7/2017
John R. Ashcroft
Missouri Secretary of State

Articles of Incorporation

Article One

The name of the corporation is: Mangoes Grill Fish n Chicken Inc

Article Two

The registered agent's name is: ADDEEN COMPANY

The address, including street and number for the registered agent's office in the state of Missouri is:
 (PO Box may only be used in addition to a physical street address)

<u>605 Loyola Dr.</u>	<u>Florissant</u>	<u>MO 63031</u>
<i>Street Address</i>	<i>City</i>	<i>State/Zip</i>

Article Three
 (Must complete 1 or 2)

1. If the aggregate number of shares in which the corporation shall have authority to issue DOES NOT exceed 30,000 shares or the par valued DOES NOT exceed \$30,000 please check this box:

or

2. If the aggregate number of shares in which the corporation shall have authority to issue exceeds 30,000 shares or the par value exceeds \$30,000 dollars please indicate the number of shares of each class and the par value of each share. Also, indicate a statement of the preferences, qualifications, limitations, restrictions and the special or relative rights including convertible right, is any, in respect of the share of each class:

Article Four

The name and physical business or residence address of each incorporator:

Name	Address	City/State/Zip
<u>MUSA, MOHAMMED</u>	<u>2472 RHAPSODY LN</u>	<u>FLORISSANT MO 63031</u>

(Please see next page)

Name and address to return filed document: Name: <u>Addeen Company</u> Address: <u>Email: info@addeenco.com</u> City, State, and Zip Code: _____

Article Five

The date the corporation is to continue or perpetual: (Please select one)

Perpetual (check box) or State number of years _____

Article Six

The corporation is formed for the following lawful purpose(s):

The transaction of any or all lawful businesses for which corporations may be incorporated under the State of Missouri General and Business Corporation Law. To engage in the business of and not limited to restaurant.

Article Seven

The number of directors to constitute the board of directors: 1 (optional)

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

3/7/2017

(Date may not be more than 90 days after the filing date in this office)

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

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

MOHAMMED MUSA

Signature of Incorporator(s)

MOHAMMED MUSA

Printed or Typed Name of Incorporator

03/06/2017

Date of Signature

1 INTRODUCED BY COUNCILMAN SIAM
2 MARCH 13, 2017

3
4 BILL NO. 9266 ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ASPIRE**
7 **HEALTHCARE SOLUTIONS, LLC D/B/A ASPIRE HEALTHCARE**
8 **SOLUTIONS TO ALLOW FOR A HEALTHCARE TRAINING CENTER**
9 **FOR THE PROPERTY LOCATED AT 3391 N. HIGHWAY 67.**

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

14 WHEREAS, an application has been filed by Aspire Healthcare Solutions LLC for the
15 operation of a medical educational facility for the property located at 3391 N. Hwy 67; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
17 of February 21, 2017, has recommended that the said Special Use Permit be granted; and

18 WHEREAS, due notice of public hearing no. 17-03-007 on said application to be held on the
19 13th of March, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held
20 and concluded; and

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

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

26
27 Section 1: A Special Use Permit is hereby granted to Aspire Healthcare Solutions LLC for
28 the operation of a healthcare training center (technical school) for the property located at 3391 N.
29 Highway 67 with the following additional requirements.

30
31 1. **GENERAL DEVELOPMENT CONDITIONS.**
32 a. Unless, and except to the extent otherwise specifically provided herein, development
33 shall be effected only in accordance with all ordinances of the City of Florissant.

34
35 2. **PROJECT COMPLETION.**
36 Construction shall start within 90 days of the issuance of building permits for the project
37 and shall be developed in accordance of the approved final development plan within 180
38 days of start of construction.

39

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

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

44

45 Adopted this _____ day of _____, 2017.

46

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49

Jackie Pagano
President of the Council

50

51

Approved this _____ day of _____, 2017.

52

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Thomas P. Schneider
Mayor

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ATTEST:

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Karen Goodwin, MMC/MRCC
City Clerk

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1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 MARCH 13, 2017

5 BILL NO. 9267

ORDINANCE NO.

7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO NATALYNN**
8 **EVENT CENTERS, LLC D/B/A THE JEWEL EVENT CENTER TO ALLOW**
9 **FOR A BANQUET CENTER FOR THE PROPERTY LOCATED AT 407 DUNN**
10 **ROAD.**

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 banquet
14 center; and

15 WHEREAS, an application has been filed by Natalynn Event Centers, LLC d/b/a The Jewel
16 Event Center for the property located at 407 Dunn Road for the location and operation of a banquet
17 center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
19 February 21, 2017 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of a public hearing no. 17-03-008 said application to be held on the 13th
21 day of March, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
22 concluded; and

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

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

28
29 Section 1: A Special Use Permit is hereby granted to Natalynn Event Centers, LLC d/b/a
30 The Jewel Event Center to allow for a restaurant/banquet/event center in an existing B-3 Zoning
31 District at 407 Dunn Road with the following stipulations:

- 32
33 1. Any trash container over 90 cubic feet shall be screened and screen shall be constructed
34 compatible with the construction of the building as approved by the Building Commissioner.
35 Any enclosure shall have gates that are solid metal, reinforced solid vinyl or metal picket
36 type fence with pickets spaced for screening
37

38 2. Facility shall have a maximum number of occupants, including employees, of:
 39 284 when easement spaces are unavailable
 40 584 with easement spaces available from adjacent property to the north
 41

42 3. A sign permit is required for a face change of the ground sign and for replacing the roof
 43 sign.
 44

45 4. Tower wall shall be cleaned where wall sign was removed.
 46

47 **PROJECT COMPLETION.**

48 Construction shall start within 60 days of the issuance of building permits for the project and
 49 the structure shall be completed in accordance with the plans within 180 days of start of
 50 construction.
 51

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

54 Section 3: This ordinance shall become in force and effect immediately upon its passage and
 55 approval.
 56
 57

58 Adopted this _____ day of _____, 2017.
 59
 60

61 _____
 62 Jackie Pagano
 63 President of the Council
 64 City of Florissant
 65

66 Approved this _____ day of _____, 2017.
 67
 68

69 _____
 70 Thomas P. Schneider
 71 Mayor, City of Florissant
 72
 73

74 ATTEST:

75 _____
 76 _____
 77 Karen Goodwin, MMC/MRCC
 78 City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 MARCH 13, 2017

3
4 BILL NO. 9268 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8123 FROM TROPICALE GRILL TO MANGOES GRILL**
8 **FISH & CHICKEN FOR THE OPERATION OF A RESTAURANT**
9 **LOCATED AT 8141 N. LINDBERGH.**

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

14 WHEREAS, pursuant to Ordinance No. 7784 Farajat, LLC was granted a Special Use
15 Permit for the location and operation of a restaurant on the property known as 8141 N.
16 Lindbergh; and

17 WHEREAS, Ordinance No. 7942 authorized the transfer of Special Use Permit No. 7784
18 to Kaslik Restaurants Inc and was subsequently transferred by ordinance no. 8123 to Tropicale
19 Grill; and

20 WHEREAS, an application has been filed by Mangoes Fish n Chicken Inc. to transfer the
21 Special Use Permit authorized by Ordinance No. 7784 as transferred by 8123 to its name; and

22 WHEREAS, the City Council of the City of Florissant determined at its meeting on
23 March 13, 2017 that the business operated under Ordinance No. 8123 would be operated in a
24 substantially identical fashion as set out herein; and

25 WHEREAS, Mangoes Grill Fish n Chicken Inc. has accepted the terms and conditions
26 set out in Ordinance No. 7784 as transferred.

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

30
31
32 Section 1: The Special Use Permit authorized by Ordinance No. 7784 and transferred by
33 ordinance no. 8123 is hereby transferred Tropicale Grill to Mangoes Grill Fish n Chicken Inc.
34 for the location and operation of a restaurant located at 8141 N. Lindbergh.

35 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
36 7784 as transferred by 8123 shall remain in full force and effect.

37 Section 3: The Special Use Permit herein authorized shall terminate if the restaurant
38 ceases operation for a period of more than one hundred eighty (180) days or when the named
39 permittee ceases to be the owner and operator of the restaurant.

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

42
43

44 Adopted this ____ day of _____, 2017.

45
46
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51

Jackie Pagano
President of the Council
City of Florissant

52 Approved this ____ day of _____, 2017.

53
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58

Thomas P. Schneider
Mayor, City of Florissant

59 ATTEST:

60
61
62
63

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 MARCH 13, 2017

3
4 BILL NO. 9269 ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF**
7 **OWNERSHIP ASSIGNMENT OF REAL ESTATE PROPERTIES HELD**
8 **BY ST. LOUIS COUNTY COLLECTOR OF REVENUE THROUGH A**
9 **COLLECTOR’S DEED.**

10
11 WHEREAS, the City of Florissant is committed to neighborhood preservation and stabilization;
12 and

13 WHEREAS, St. Louis County Collector of Revenue offers properties for sale when there is a
14 delinquency in payment of real estate taxes; and

15 WHEREAS, the Florissant City Council is aware of properties in the City of Florissant which
16 have become delinquent in real estate property taxes and such properties have been offered for sale by the
17 St. Louis County Collector of Revenue at least three times and the properties have not been sold; and

18 WHEREAS, the City of Florissant wants to accept ownership assignment of properties set for
19 below as part of the city’s neighborhood preservation and stabilization efforts; and

20 WHEREAS, the city agrees to comply with the requirements set forth in section 140.405, R.S.
21 Mo.

22
23 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
24 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

25
26 Section 1. The City of Florissant is hereby authorized to accept ownership assignment of the
27 property set forth below through a Collector’s Deed in accordance with the requirements set forth in
28 Section 140.405 RSMo following payment of necessary administrative fees:

29
30 **09J210010 170 Du Bourg Lane**

31
32 Section 2. This Ordinance shall become in full force and effect upon its passage and approval as
33 provided by law.

34 ADOPTED THIS ____ DAY OF _____, 2017.

35
36 _____
37 Jackie Pagano
38 President of the Council

39 Approved this ____ day of _____, 2016.

40
41 _____
42 Thomas P. Schneider
43 Mayor

44 Attest:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 3/9/2016

for Mayor's Approval: *Joe Fears*

Agenda Date Requested:

Description of request:

Authorization for the City of Florissant to accept ownership of real estate property

located at 170 Du bourg locator # 09J210010

held by St. Louis County Collector of Revenue through a collectors deed or warrenty deed.

Department: Public Works *Joe F.*

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

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



Date: March 6, 2017

Memo To: City Council

Thru: Mayor Thomas Schneider

From: Lou Jearls, Director of Public Works

A handwritten signature in black ink, appearing to read "Lou J.", written over the printed name "Lou Jearls, Director of Public Works".

Subject: 170 Du Bourg Lane locator # 09J210010

The Public Works department is respectfully requesting an ordinance for the purchase of the above referenced property. This property is being purchased from St. Louis County Collector of Revenue. The purchase for this property is being funded by the Florissant Property Acquisition Program.