



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, September 8th, 2014
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes of August 25, 2014
- Work Session Minutes of August 18, 2014

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

14-09-021 (Ward 7) Application Staff Rpt Plans	Request to amend Special Use Permit 2027 as amended to allow for remodeling for the property located at 4595 Washington. (Planning and Zoning recommended approval on 8-18-14)	Kelly Kuhlmann
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14-09-023 (Ward 6) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Joseph Doyle d/b/a Specialty Trim to allow for the operation of a vehicle window tinting business for the property located at 1195 Lafayette. (Planning and Zoning recommended approval on 8-18-14)	Joseph Doyle
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VII. OLD BUSINESS

A. SECOND READINGS

9023 Memo	Ordinance authorizing a transfer of \$1,500 from Account no. 5-06-2300 "Postage and Printing" to account no. 5-06-3200 "Office Supplies" for additional printer supplies for the Golf Course.	2 nd Reading Eagan
9026 Memo	Ordinance Amending Section 505.060 "International Plumbing Code" of the Municipal Code of Florissant by deleting Subsection (B) (6) "Section 605 Materials, Joints And Connections" to allow for the use of plastic water supply piping.	2 nd Reading Eagan

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 5 Application	Request for an Animal Permit to keep four (4) hens for Matthew and Maria Byers located at 1535 Beta Drive. (Health Department recommended approval)	Matthew and Maria Byers
Ward 9 Application	Request for a Full Package Liquor license for Jimmie L. Brown d/b/a Cut Rate Enterprises LLC located at 2162-64 N. Waterford.	Jimmie Brown

C. BILLS FOR FIRST READING

9027 Application Staff Rpt Plans	Ordinance authorizing an amendment to Special Use Permit No. 2027 as amended to allow for remodeling for the property located at 4595 Washington.	Pagano
9028 Application Staff Rpt Plans	Ordinance authorizing a Special Use Permit to Joseph Doyle d/b/a Specialty Trim to allow for the operation of a vehicle window tinting business for the property located at 1195 Lafayette.	Henke

9029 Memo	Ordinance authorizing an appropriation of \$325,000 from the Eagan Park Improvement Fund to Account No. 0961 "Capital Additions" for the replacement of the ball field lights and light poles on Field #1 and #2 in St. Ferdinand Park.
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IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

Please Note: The meetings will be held at 7:30 pm beginning September 8th, 2014

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON SEPTEMBER 5TH, 2014 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, SEPTEMBER 8TH, 2014.

CITY OF FLORISSANT



COUNCIL MINUTES

August 25, 2014

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, August 25, 2014 at 7:00 p.m. with Council President Joseph Eagan presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

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

Councilman Lee moved to approve the Meeting Minutes of 8/11/2014, seconded by Caputa. Motion carried.

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

1. Beatrice Davis expressed her concern about the homeless in the community.
2. Paul Manginelli, 505 Paul, thanked the City for its support in making the food truck events very successful.
3. John Engelmeyer, 1281 Graham Rd., stated that he had not received any response to his emails from the Council. Under the Freedom of Information Act, he requested the specific, citizen's definition of "professional services." Also, he asked that citizen input regarding the budget not be limited to 15 minutes. Residents should be allowed to speak at work sessions. He mentioned several programs that he would like implemented within the City.

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

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

35 Councilman Eagan requested a motion for a second reading of Bill No. 9019 An
36 Ordinance authorizing an appropriation of \$10,000 from the General Revenue Fund to
37 Budget Acct. No. 4050 “Professional Services” for the purpose of funding an outside
38 independent salary survey of all positions within the City of Florissant. Hearing none,
39 Bill No. 9019 died for lack of a second reading.

40 Councilman Eagan requested a motion for a second reading of Bill No. 9020 An
41 Ordinance amending Chapter 600, Article X “Utility License Tax” of the Florissant City
42 Code Sections 605.327 “Gas Companies, Electric Companies, and Water Company” and
43 605.330 “Telephone and Telecommunication Companies” by re-establishing the
44 residential utility tax rate to 5% in the City of Florissant. Hearing none, Bill No 9020
45 died for lack of a second reading.

46 Councilman Schildroth moved that Bill No. 9022 An Ordinance authorizing a
47 Special Use Permit to Phat Boys BBQ, LLC d/b/a Phat Boys to allow for the operation
48 of a carry-out restaurant for the property located at 300 St. Ferdinand be read for a
49 second time, seconded by Henke. Motion carried and Bill No. 9022 was read for a
50 second time. Councilman Schildroth moved that Bill No. 9022 be read for a third time,
51 seconded by Henke. Motion carried and Bill No. 9022 was read for a third and final
52 time and placed upon its passage. Before the final vote all interested persons were given
53 an opportunity to be heard. John Engelmeyer, 1281 Graham Rd. requested that cleaning
54 and maintaining the property be made part of the ordinance. On roll call the Council
55 voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes,
56 Schmidt yes, Hernandez yes and Lee yes. Whereupon the Chair declared Bill No. 9022
57 to have passed and said Bill became Ordinance No. 8068.

58 The next item on the agenda was *Board Appointments*.

59 Councilman Schmidt moved to appoint Elizabeth Bowling, 2915 Derhake, as a
60 member from Ward 8 to the Planning & Zoning Commission for a term expiring
61 9/1/2018, seconded by Pagano. Motion carried.

62 Councilwoman Pagano moved to appoint John Martine, #2 Duchesne, as a
63 member from Ward 7, to the Planning & Zoning Commission for a term expiring
64 8/25/2018, seconded by Jones. Motion carried.

65 Councilman Caputa moved to appoint Jim Hessel, 2610 N. Waterford, as a
66 member from Ward 9 to the Board of Adjustment for a term expiring 9/1/2019,
67 seconded by Henke. Motion carried.

68 Councilman Schmidt moved to appoint Debbie Bryant, 1775 Arundel, as a
69 member from Ward 8, to the Citizens Participation Committee for a term expiring
70 8/25/2015, seconded by Pagano. Motion carried.

71 Councilman Eagan introduced Bill No. 9023 An Ordinance authorizing a
72 Transfer of \$1,500 from Acct. No. 5-06-2300 "Postage and Printing" to Acct. No. 5-06-
73 3200 "Office Supplies" for additional printer supplies for the golf course and said Bill
74 was read for the first time by title only.

75 Councilman Eagan introduced Bill No. 9024 An Ordinance approving the
76 Community Development Block Grant (CDBG) Budget for the 2014 Fiscal Year for
77 the City of Florissant and said Bill was read for the first time. Councilman Schildroth
78 moved that Bill No. 9024 be read for a second time, seconded by Eagan. Motion
79 carried and Bill No. 9024 was read for a second time. Councilman Schmidt moved
80 that Bill No. 9024 be read for a third time, seconded by Jones. Councilman Lee
81 thanked the Community Development staff for the work they do to implement the grant
82 program. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth
83 yes, Henke yes, Pagano yes, Schmidt yes, Hernandez yes and Lee yes. Having received
84 the unanimous vote of all members present Bill No. 9024 was read for the third and
85 final time and placed upon its passage.

86 Before the final vote all interested persons were given an opportunity to be
87 heard. John Engelmeyer, 1281 Graham Rd., complimented and thanked Carol O'Mara
88 for her excellent presentation. On roll call the Council voted: Jones yes, Eagan yes,
89 Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Hernandez yes and Lee
90 yes. Whereupon the Chair declared Bill No. 9024 to have passed and said Bill became
91 Ordinance No. 8069.

92 Councilman Eagan introduced Bill No. 9025 An Ordinance amending Chapter
93 100.090 "Schedule of Court Costs," Subsection "A" by adding a new Subsection 11 to
94 allow for the collection of a \$10.00 fee to be used for land assemblage and purchase,
95 construction, maintenance and upkeep of a municipal courthouse and said Bill was read

96 for the first time. Councilman Eagan moved that Bill No. 9025 be read for a second
97 time, seconded by Henke. Motion carried and Bill No. 9025 was read for a second
98 time. Councilman Eagan moved that Bill No. 9025 be read for a third time, seconded
99 by Pagano. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes,
100 Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Hernandez yes and Lee yes. Having
101 received the unanimous vote of all members present Bill No. 9025 was read for the
102 third and final time and placed upon its passage.

103 Before the final vote all interested persons were given an opportunity to be
104 heard. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes,
105 Henke yes, Pagano yes, Schmidt yes, Hernandez yes and Lee yes. Whereupon the Chair
106 declared Bill No. 9025 to have passed and said Bill became Ordinance No. 8070.

107 Councilman Eagan introduced Bill No. 9026 An Ordinance amending Section
108 505.060 “International Plumbing Code” of the municipal code of Florissant by deleting
109 subsection (B) (6) Section 605 “Material, Joints and Connections” to allow for the use
110 of plastic water supply piping and said bill was read for the first time by title only.

111 The next item on the Agenda was Council Announcements.

112 Councilman Caputa warned residents to keep hydrated during this dangerously hot time.
113 On Sept 29, 2014 the Florissant Police Welfare Association will host their annual golf
114 tournament at the Florissant Golf Club. On September 6th Responder Rescue will host
115 their annual charity sand volleyball tournament to be held in Wentzville. On Oct. 25th
116 there will be a 5 K “Race to the Shrine” in Old Town.

117 The next item on the Agenda was Mayor Announcements.

118 Mayor Schneider stated that Culver’s Restaurant will be breaking ground on
119 September 4th. Sweetie Pie’s will also be opening in Florissant in the near future. The
120 City has received 3 grants for transportation improvement projects for the future: St.
121 Anthony Lane Bridge (2015), North Lafayette reconstruction (2018), and the
122 replacement of the signalization at Robinwood Elementary (2016). Tim Barrett, City
123 Engineer, has been recognized as one of the “30 Leaders in their Thirties” by North
124 County Incorporated.

125 Dave Reynolds, former Councilman and State Representative was honored with
126 a plaque on the “Walk through History” on rue St. Francois. Mr. Don Bond, Mr. Dick

127 Weber and Mrs. Charlotte Ballard will likewise be honored. Rosemary Davison,
128 historian and preservationist, recently celebrated her 96th Birthday. Archbishop Jordan
129 from Rheims France will be at the Shrine tomorrow August 25.

130 The next City Council Meeting is scheduled for September 8. The meeting time
131 has changed to 7:30 beginning in September.

132 Councilman Hernandez moved to adjourn the meeting, seconded by Lee. Motion
133 carried. The meeting was adjourned at 7:25 p.m.

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The following Bills were signed by the Mayor:

Bill No. 9022	Ord. No. 8068
Bill No. 9024	Ord. No. 8069
Bill No. 9025	Ord. No. 8070

Karen Goodwin, City Clerk

CITY OF FLORISSANT
WORK SESSION MEETING MINUTES

August 18, 2014



The City Council met on Monday, August 18, 2014 in the large meeting room at the JFK Community Center at 315 Howdershell, Florissant, Missouri. Council members in attendance included: Caputa, Schildroth, Stinnett, Pagano, Schmidt, Grib and Eagan. Lee and Hernandez were excused. Also in attendance was Mayor Thomas Schneider and City Clerk, Karen Goodwin. Council President Eagan stated that a quorum was present and the meeting was brought to order at 7:00 pm.

Council President Eagan stated that the first item on the agenda was the discussion of the additional Court Cost Fee.

\$10 Court Fee

Judge Dan Boyle and Court Clerk Anna Davis were present to discuss a recent Bill that was passed allowing the City of Florissant to impose an additional Court Fee of \$10 with the funds being designated for a new courthouse. Judge Boyle stated that they have been using JFK as a location for court right now but this additional fee could be a permanent solution to the growing court. If the Council so desires, an ordinance would need to be passed to allow the court to collect this additional fee.

Councilman Eagan asked about the current court costs. Judge Boyle stated that the current costs are comparable or lower than other cities.

Councilman Henke asked if the situation at JFK is temporary. Mayor Schneider stated that there are continuous talks about other solutions.

Councilman Eagan asked about the collection of the funds, Judge Boyle described the collection process.

Councilman Lee stated that he felt it would be a good idea to put an ordinance authorizing the \$10 fee on the next Council Agenda.

Council discussed the funds that would be generated by this fee. Mayor Schneider stated that he is concerned that the funds would not cover land as well as a new structure completely.

Judge Boyle explained that this fee was approved because it is directly connected with the court.

Council as a whole agreed to put a bill on the next agenda (August 25th) for the additional court fee for the courthouse.

Mayor Schneider stated that Grandview Shopping Center has been the desired location for a while. He is checking into the possibility of these funds being able to be used for the lease and upkeep of a property as opposed to a new building.

Councilwoman Pagano would like to see the courts go into the Grandview space.

Councilman Lee asked the Mayor if he thought that the owner of the Grandview space would be willing to subdivide and sell that piece of the building.

Mayor Schneider thanked Chief Lowery for his and the department's work over the past few weeks and requested that he be allowed to speak to the Council briefly.

Councilman Lee moved to suspend the rules to allow Chief Lowery to speak, Pagano seconded, motion carried unanimously.

Chief updated the council on the happenings in Ferguson. They are keeping two-man patrols out and doing their best to be visible on the streets. He said that he has had some of the police officers assigned to Ferguson to help and that they would continue to do so until they were not needed.

Council President Eagan stated that the next item on the agenda is the discussion of food truck regulations.

Food Truck Regulations

Councilman Schildroth stated that he has had some questions about food truck regulations. He stated that he has checked into it and there are no current regulations with regard to Food Trucks. He wanted to have the discussion with the Council to see if there was any interest in allowing them in the City with certain restrictions. Councilman Schildroth stated that

he spoke to Mr. Hessel and he suggested creating a section in the Zoning code that addresses food trucks as opposed to making them a Special Use. Councilman Schildroth stated that he shared the City of St. Louis' regulations; they have a food truck zone and a checklist with their regulations.

Councilman Eagan stated that he has spoken to some of the local restaurants. He suggested possibly limiting the number of food trucks that would be allowed.

Council discussed whether or not the food trucks are good for the city and how would they impact the local restaurants.

Councilman Caputa discussed the food trucks being able to visit the dealerships and larger businesses.

Councilman Schildroth stated that he wants to do some more research.

Phil Lum, Building Commissioner, stated that they have just begun doing research on the food truck issue. He referred to his memo with regard to the changes that would need to be made. He discussed a roving permit which are more expensive. He discussed the different ways they are being handled in other cities.

Councilwoman Pagano is concerned about the trash from the customers of the trucks.

Council President Eagan asked Councilman Schildroth to continue to work with staff.

Council President Eagan stated that the next item on the agenda was a discussion of Council procedures.

Council Procedures

Councilman Eagan suggested moving the meeting's to 7:30 pm instead of 7:00. He proposed that beginning in September the meetings start at 7:30 pm. Council voted and agreed to move the meeting time to 7:30 pm.

Public Works Resources

Council President Eagan stated that the next item on the agenda was the discussion of Public Works Resources.

Aaron Tossey stated that the building division has been strained to accomplish even the most necessary tasks.

He described some of the tasks that the public works department does. Mr. Tossey stated that the work load has doubled over the past several years and staff has been reduced by 2 people. Residents are looking to them for solutions but they do not have all of the answers. He stated that rental properties have tripled. The part-time inspector that was hired to do property checks has only been able to cover 1/3 of the city. They are asking for a significant increase in staffing to be able to stay afloat.... 2 full time inspectors and 3 full time clerks. He added that many of the employees live and work in the city, so they are equally as concerned about keeping the property values up.

Councilman Eagan asked what the financial impact would be to the city. Mr. Tossey stated that he would need to let the finance department address that issue.

Tim Barrett, City Engineer explained additional situations that have lead up to the situation that exists today.

Councilman Caputa stated that he has noticed dumpsters sitting in driveways. He stated that, this is a good sign.

Phil Lum stated that they have to make decisions on priority projects, doing more with less is not working anymore.

Councilman Henke stated that the number one thing the council hears is property management issues. He discussed the possibility of increasing the revenues to offset the cost of additional staff through fees and licenses.

Councilman Caputa asked about the Health Department request and how it would affect the work load of the Health department. Greg Koester described numbers of the work orders that they do not have time to get to if they are on the cutting list.

He described the reasons for another full time person. The Health Department is asking for another clerk typist as well, in place of the part time person.

Mayor stated that police protection is first priority and after that the housing is an issue.

Tim Barrett, City Engineer, stated that engineering division is getting slammed, they are seeing a lot more projects but there are more steps to the process. He is asking for a full time civil engineer. He recommended making his part time person a full time person. He is

recommending removing the part time positions and replacing it with the full time position. He said there is an increasing influx of complex projects ...that is the good news.

The Mayor complimented Tim Barrett on his work. He stated that they would like to train the city engineer to be the public works director in training. He also stated that he supports the recommendations of the Public Works Department.

Phil Lum stated that the Filemaker Pro database that Dave Renner developed is unique to the city and they will be asking for additional funds to keep it up and running and improve on it.

Annexations

Mayor Schneider discussed the efforts of Ferguson to annex a particular portion of St. Louis County near Florissant. He said the city of Florissant objects to their proposal because it would create a pocket.

Tim Barrett explained the annexation map and what the city would like to annex.

Lou Jearls has started the process of annexation which is a long process. Ferguson's hearing is on September 24th.

Utility tax Bill - Lee

Councilman Lee explained why he proposed the reduction in Utility tax rate. He feels like the city has come back from financial problems and is in better shape. He wants to reduce the utility tax rate to the percentage it was before the city had some of the financial problems.

Councilman Henke feels that the city is not out of the woods yet. He feels it is premature to take some of the revenue back right now.

Councilman Eagan stated that the reduction would cost the city almost 2 million dollars.

Mayor stated that the administration does not have a good feeling about the discussion of reducing the Utility Tax at this time.

Councilman Eagan feels that this would be a minimal gain for the residents with a lot of loss for the City as a whole.

Councilwoman Pagano agrees that the timing is not good for a reduction in revenue.

Salary Survey

Councilman Lee gave an explanation of why he introduced an appropriation for an independent salary survey. He feels that it is important to look at all of the salaries across the board to see if we are paying a good wage.

He feels that it would be good to have the information to work with at budget time.

Councilman Eagan stated that he does not support this bill for two reasons..... people in-house can do the comparisons and it is important that the Council does not micro manage. Secondly, department heads stated that they do not feel that the salary survey should be done. Moral is good right now and they do not want to” mess” with that.

Councilman Henke understands the intent and agrees but his objection is, why spend the money when the information is out there for our staff to access?

Councilman Schmidt asked about the free neighborhood library box issue, the administration stated that they would look into it.

There being no further business to discuss Councilman Henke moved to adjourn the meeting, seconded by Pagano, motion carried. The meeting adjourned at 9:06 p.m.

Karen Goodwin, MMC/MRCC
City Clerk

CITY OF FLORISSANT
PUBLIC HEARING NOTICE

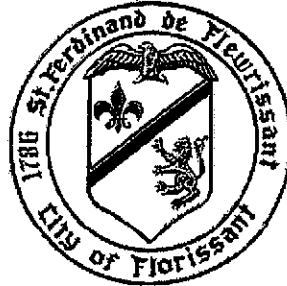


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, Mo. in Council Chambers, 955 rue St. Francois on Monday, September 8, 2014 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Jack-in-the-Box Restaurant to amend Special Use Permit #2027 (as amended by Ord. Nos. 2689, 3616, and 4045) to allow for remodeling in an B-3 Zoning District for the property located at 4595 Washington (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 MMC.

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



RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. James J. Havel II

DATE: 8/15/14

City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward 7 Zoning B-3

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

SPECIAL PERMIT FOR Renovations to Existing Building Currently Under an Existing Special Use Permit
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

AMEND SPECIAL PERMIT # 2027 TO ALLOW FOR Building Renovations
ordinance # Statement of what the amendment is for.

LOCATION 4595 Washington St
Address of property.

1) Comes Now Missouri Jack, 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) leasehold interest
State legal interest in the property. (i.e., owner of property, lease.
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

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

Kelly Kuhlmann

PRINT NAME

SIGNATURE



FOR Missouri Jack, 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 (indicate one of the following):

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

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

Petitioner may assign an agent to present 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 _____ as
Print name of agent.
my (our) duly authorized agent to represent me (us) in regard to this petition.

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 (limited liability company)

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Missouri Jack, LLC (Kelly Kuhlmann)
- (2) Telephone numbers (636) 697-7315
- (3) Business address 13768 Shoreline Drive, Earth City, MO 63045
- (4) State of Incorporation & a photocopy of incorporation papers Missouri (articles attached)
- (5) Date of Incorporation April 29, 2011
- (6) Missouri Corporate Number 201111982298
- (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 Jack in the Box
- (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 Missouri Jack, LLC
Address 4595 Washington St
Property Owner Henry Klein
Location of property Corner of Washington St. and Dunn Rd.
Dimensions of property Triangular Lot w/Sides 236 LF, 218 LF, 282 LF
Property is presently zoned B-3 Requests Rezoning To B-3
Proposed Use of Property Restaurant with Drive Thru
Type of Sign Pole Mounted Height 25'+/-
Type of Construction Building Renovations Number Of Stories 1
Square Footage of Building 2085 SqFt Number of Curb Cuts 2
Number of Parking Spaces 18 Sidewalk Length 750 LF
Landscaping: No. of Trees 8 Inside Fenced Area Diameter all 6"
No. of Shrubs 53 Size 1' - 4' Dia
Fence: Type wood, metal, metal Length 150 LF, 38LF, 50 LF Height 6 ft, 6 ft, 4ft

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.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

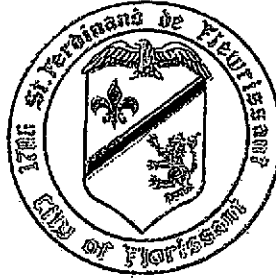
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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: 4595 Washington St

Property Owners Name: Henry Klein Phone #: 501-333-2200

Property Owners Address: 565 Bellevue Ave, Suite 701, Oakland Ca. 9610

Business Owners Name: Missouri Jack, LLC Phone #: 636-697-73145

Business Owners Address: 13768 Shoreline Drive, Earth City, Mo 63045

DBA (Doing Business As) _____

Authorized Agents Name: Kelly Kuhlmann CO. Name: Missouri Jack, LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 13768 Shoreline Drive, Earth City, Mo 63045 Phone #: 636-697-73145

Request Approval for building renovations

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

Kelly B Kuhlmann
Applicant's Signature _____ Date 7-21-14

Received by: CT Receipt # 58079 OFFICE USE ONLY Amount Paid: 125 Date: 7/21/14

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____ COMMISSION ACTION TAKEN:

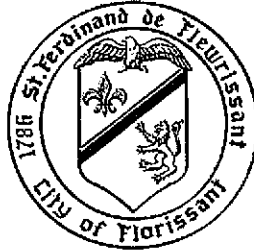
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. James J. Howard II DATE: 8/18/14

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: July 25, 2014

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

Subject: **4595 Washington (Jack-In-The-Box) - Request approval of a remodeling
in a 'B-5' Zoning District.**

STAFF REPORT
CASE NUMBER PZ-080414-1

I. PROJECT DESCRIPTION:

This is a request for recommended approval to amend a Special Use to allow a remodeling in a 'B-5' Zoning District.

II. EXISTING SITE CONDITIONS:

The existing property at 4595 Washington is owned by Henry Klein. The existing space is a 1987 s.f. It has been in operation since 1973 and currently has applied for permit for exterior alterations. A pole sign was approved by the Commission in 1981 with subsequent amendments to it as the name of the business changed over the years to 'Jack' and 'Monterey Jacks', and back again.

III. SURROUNDING PROPERTIES:

The adjacent property to the North is 4585 Washington in an 'B-5' District. The adjacent property to the East is 1475 Dunn Road also in a 'B-5' District which is Uncle Bob's Storage.

40 **IV. STAFF ANALYSIS:**

41
42 The application is accompanied by professional plans with proposed changes. Staff has
43 included one color picture of the property and has the following review comments:
44

45 C1.0

46 1. Existing sign is shown in the photo, no proposed change.

47 C2.0

48 2. Site plan shows an 8'-4" addition in the rear within the circular drive through
49 landscaped area.

50 A1.0

51 3. Floor plan indicates the addition is for additional storage and remains relatively
52 unchanged otherwise.

53 A2.0

54 4. Color elevations show the following replacements of the existing mansard roof:

55 a. New signage.

56 b. New aluminum coping (top trim)

57 c. New surface mounted lighting.

58 d. New aluminum fascia.

59 e. New EIFS with decorative metal trim.

60 f. Side Elevations show 'pop banners' which are actually wall signs.

61 A3.0

62 g. Rear elevation shows repeat of existing brick.

63 h. The flat canopy is shown to be covered with new mill finish aluminum.
64

65 **V. MASONRY ORD. ANALYSIS**

66 This proposal freshens the exterior with a new look and shiny aluminum trim.
67

68 The proposal proposes removal of the existing building's 'mansard roof' which serves as
69 a screen to rooftop equipment and proposes to replace this area with metal clad and EIFS
70 parapet walls. How is this affected by the masonry ordinance regulations?
71

72 A mansard is deemed to be a roof. The Commission has previously reviewed, at 2678 N.
73 Highway 67 (Dairy Queen), that a parapet wall is a part of the roof system. The current
74 masonry code has no specific definition for these building parts. The existing flat canopy
75 at Jack-In-The-Box is a clear dividing line between the existing brick wall and the
76 roofline in this case.
77

78 ~~The existing masonry is currently painted and there are no proposed changes to its color~~
79 ~~on the plans.~~
80

81 Given that materials other than masonry can be considered when part of a Special Permit
82 or 'B-5', it is possible to view this proposal as code compliant with regard to the masonry
83 ordinance since it proposes no change to the existing masonry.
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VI. STAFF RECOMMENDATIONS:

1. There is an existing Special Use that is affected by the proposed changes. The existing ordinances are attached for drive thru and sign, Ord's. No's. 2027, and amendments 2689, 3616 and 4045.

2. Staff recommends the number of landscape materials meet the current landscape ordinance.

(end report)

July 25, 2014 Suggested Motion to Amend a Special Use: 4595 Washington (Jack-In-The-Box):

1. I move to recommend approval to amend a Special Use, Ordinance Ord's. No. 2027, as amended by Ord's. 2689, 3616 and 4045 to allow for a remodeling, according to the proposal prepared by the petitioner as described related documents presented and according to the attached drawings TS1.0, C1.0, C2.0, A1.0, A2.0 and A2.1, all as prepared by Frontenac Engineering and dated June 6, 2014. Approval is subject to the regulations of these ordinances, and the following additional requirements:

1. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided in Ordinance 2027, 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 suggested motion 7/25/14)

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

SIGN. *James J. Hessel II* DATE: 8/15/14

AN ORDINANCE AUTHORIZING THE ISSUANCE OF
A SPECIAL PERMIT FOR THE LOCATION OF A
DRIVE-IN RESTAURANT ON PROPERTY HEREIN--
AFTER DESCRIBED

4595
Washington

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to permit the location and operation of a drive-in restaurant, by special permit after public hearing; and

WHEREAS, John T. Prindable, as agent for Foodmaker, Inc., Division of Ralston Purina Co. has filed an application for a special permit for a drive-in restaurant to be located at the northeast corner of Dunn Road and Washington Street; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said special permit be granted, subject to certain conditions; and

WHEREAS, due notice of public hearing on said application to be held on September 23, 1968, at 8:00 P. M. by the Council of the City of Florissant was duly published; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the issuance of said special permit as hereinafter provided would be in the public interest of the City of Florissant;

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

Section 1: A special permit is hereby granted to Foodmaker, Inc. Division of Ralston Purina Co., to construct and operate a drive-in restaurant known as "Jack In The Box" restaurant at the northeast corner of Dunn Road and Washington Street, said premises more particularly described as follows:

A parcel of land being a part of Lot 11 of Arkus Place according to plat thereof recorded in Plat Book 20, Page 142 of the St. Louis County records and part of Block 115

of St. Ferdinand Commons, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the North line of U. S. Highway By-pass 66, 100 ft wide, with the North-east line of Washington Street (formerly Old Florissant Road, 40 ft. wide); thence South $82^{\circ} 22' 40''$ East a distance of 78.18 ft. to the New Right-of-Way intersection, being the true point of beginning; thence North $54^{\circ} 08' 00''$ West a distance of 86.45 feet along the New Right-of-Way of Washington Street to an old iron pipe; thence North $36^{\circ} 38' 00''$ West a distance of 110 feet along the New Right-of-Way Washington Street to a point; thence North $53^{\circ} 22' 00''$ East a distance of 119 ft. to a point; thence South $86^{\circ} 38' 00''$ East a distance of 29 ft. to a point; thence parallel to Washington Street South $36^{\circ} 38' 00''$ East a distance of 72.03 ft. to a point; thence South $0^{\circ} 44' 40''$ West a distance of 154.42 ft. to a point in the North line of U. S. Highway By-pass 66; thence North $82^{\circ} 22' 40''$ West a distance of 29.98 ft. to the point of beginning, containing 22,333.43 sq. ft. or 0.513 acres more or less.

Section 2: Said special permit shall be conditioned on and shall become and remain in force and effect only under the following terms and provisions:

a. Applicant shall widen the pavement of Dunn Road and Washington Street adjacent to the above described property, and including that portion of Washington Street to the west of the above described property extending 514.20 feet west of the intersection with Dunn Road, so that there shall be a pavement of 30 feet between the center line of Washington Street and the said property and so that there shall be an additional 12 feet of pavement on Dunn Road. Detailed improvement plans for said widening shall be approved by the Director of Public Works.

b. There shall be not more than one driveway on the Dunn Road frontage of the above described property and there shall be not more than three driveways on the Washington Street side of the 2.138 acre parcel, of which the above described property is a portion and which is owned by permittee. The legal description of said 2.138 acre parcel is attached hereto. The location of said driveways and their

directional usage shall be in conformity with the recommendations of the St. Louis County Division of Traffic, or as same may be modified by the Florissant Planning and Zoning Commission. Detailed improvement plans, including directional signs, shall be approved by the Director of Public Works.

c. Left turn movement into the driveway on Dunn Road shall be prohibited and the said driveway on Dunn Road shall be so constructed as to prohibit such movement. Appropriate signs prohibiting said movement shall be installed and maintained at all times.

d. Applicant shall construct and maintain a sidewalk along the entire street frontage.

e. Applicant shall install and maintain landscaping on the said property and including the entire 2.138 parcel, in accordance with the requirements of the Planning and Zoning Commission.

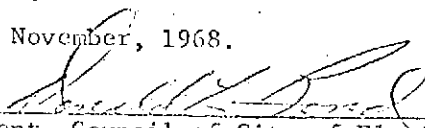
f. There shall be no more than 15 parking spaces and no carhop service shall be provided.

g. Permittee shall be obligated to prevent any loitering about the premises and, on order of the Chief of Police, shall provide security personnel for the maintenance of proper decorum on the premises.

h. Said premises shall be maintained in a clean and orderly condition at all times and free and clear of litter. All trash and storage containers shall be located at the rear of the property and shall be screened in accordance with the requirements of the Planning and Zoning Commission.

Section 3. This ordinance shall be in effect upon its passage and approval as provided by law.

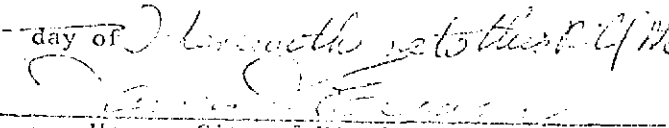
Adopted this 25th day of November, 1968.



President, Council of City of Florissant

Approved this _____ day of _____ 1968

ATTEST:



Mayor, City of Florissant

ENACTED 12-16-68 NOTWITHSTANDING VETO BY MAYOR

INTRODUCED BY COUNCILMAN BOND

BILL NO. 3095

ORDINANCE NO. 2689

4595 Washing

AN ORDINANCE AUTHORIZING AMENDMENT OF THE SPECIAL PERMIT ISSUED TO FOODMAKER, INC. UNDER ORDINANCE 2027 THE ORDINANCE OF THE CITY OF FLORISSANT DATED NOVEMBER 25, 1968, TO ALLOW FOR THE REMODELING OF THE EXISTING FACILITIES ON PROPERTY HEREINAFTER DESCRIBED LOCATED WITHIN THE CITY OF FLORISSANT.

WHEREAS, Foodmaker Inc., has been authorized by special permit granted under Ordinance 2027 and dated November 25, 1968, to locate and operate a restaurant and allied facilities on a site hereinafter described; and

WHEREAS, the said Foodmaker, Inc., has applied to the City of Florissant for an amendment to the said special permit to allow the construction and reconstruction of the present facilities on the property hereinafter more particularly described; and

WHEREAS, said application was referred to the Planning & Zoning Commission of the City of Florissant and said Commission has recommended approval of said application; and

WHEREAS, pursuant to notice duly published, a public hearing on said application was held before the Council of the City of Florissant on the 11th day of December, 1972; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration has concluded that the issuance of the amendment to the special permit would be in the public interests of the City of Florissant;

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

Section 1: The special permit heretofore issued to Foodmaker, Inc., under Ordinance 2027, dated 11/25/68 is hereby amended to allow the remodeling of the existing facilities located on the following described property and subject to the following described restrictions:

Commencing at the intersection of the North line of U.S. Highway By-pass 66, 100 ft. wide, with the Northeast line of Washington Street (formerly Old Florissant Road, 40 ft. wide); thence South 82° 22' 40" East a distance of 78.18 feet to the New Right-Of-Way intersection, being the true point of beginning; thence North 54° 08' 00" West a distance of 86.45 feet along the New Right-of-Way of Washington Street to an old iron pipe; thence North 36° 38' 00" West a distance of 110 feet along the New Right-of-Way Washington Street to a point; thence North 53° 22' 00" East a distance of 119 feet to a point; thence South 86° 38' 00" East a distance of 29 feet to a point; thence parallel to Washington Street South 36° 38' 00" East a distance of 72.03 feet to a point; thence South 0° 44' 40" West a distance of 154.42 feet to a point in the North line of U.S. Highway By-pass 66; thence North 82° 22' 40" West a distance of 29.98 feet to the point of beginning, containing 22,333.43 sq. ft. or 0.513 acres more or less.

BILL NO. 3095

ORDINANCE NO. 2689

Page 2

Subject to:

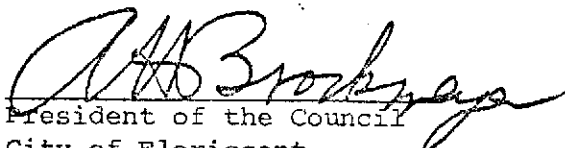
1. Adhering to all the plans and specifications as presented and approved by the Planning & Zoning Commission.
2. Providing the outside of the building has brick facing.

Section 2: The special permit heretofore granted under Ordinance 2027 as amended is hereby reaffirmed.

Section 3: This special permit and amendments thereto as herein approved are subject to all the terms and conditions of the previous ordinance 2027.

Section 4: This ordinance shall be in effect from and after its adoption and approval as provided by law.

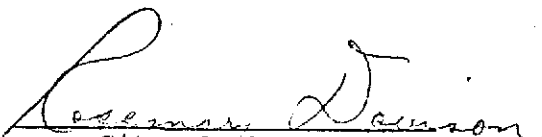
Adopted this 22nd day of January 1973.


President of the Council
City of Florissant

Approved this _____ day of _____ 1973.

RETURNED UNSIGNED
Mayor, City of Florissant

ATTEST:


City Clerk

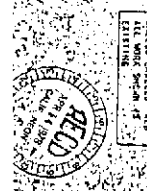
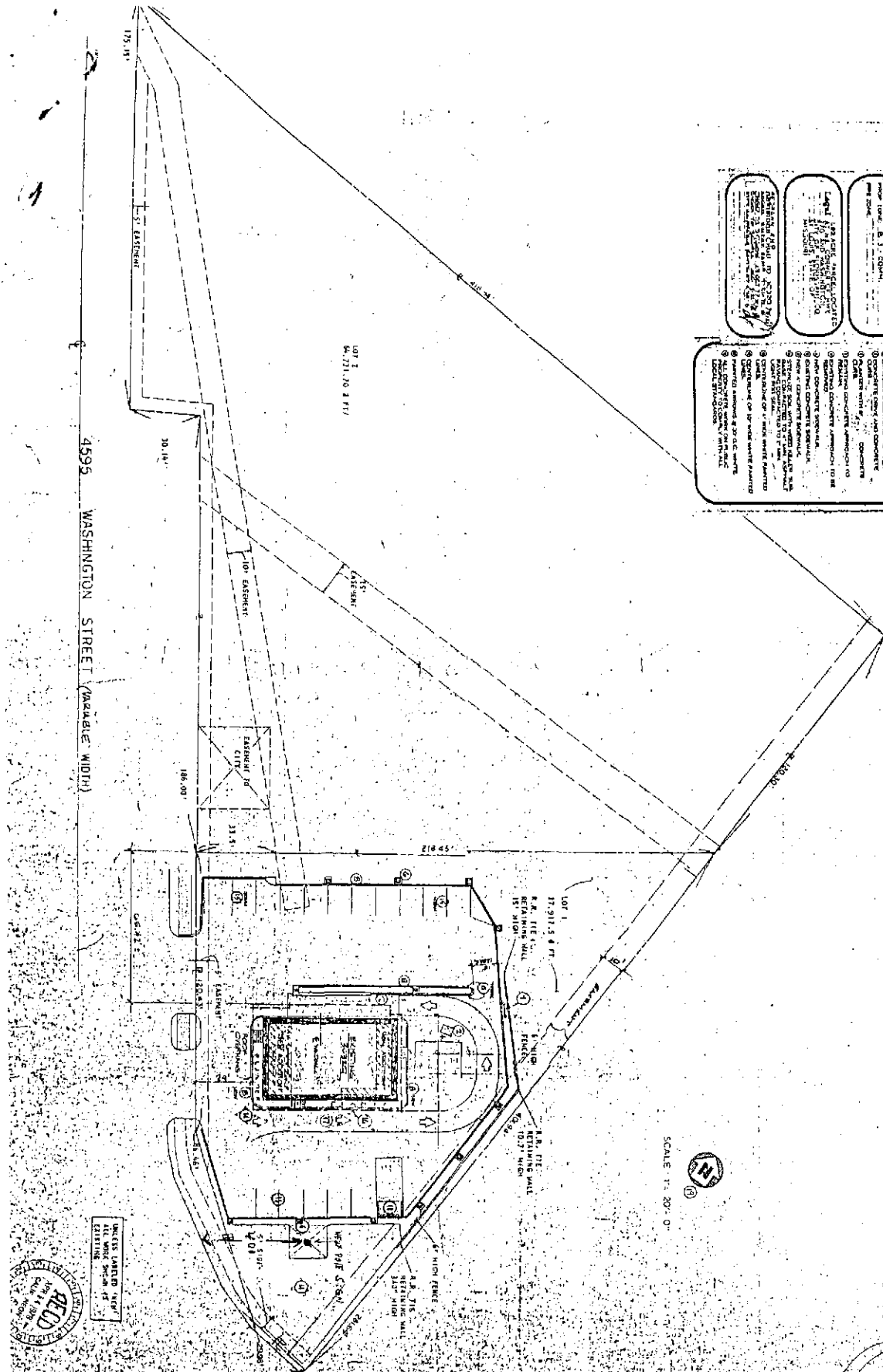
General Conditions

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FLORISSANT, MISSOURI, AND THE STATE OF MISSOURI.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FLORISSANT, MISSOURI, AND THE STATE OF MISSOURI.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FLORISSANT, MISSOURI, AND THE STATE OF MISSOURI.

- Site Plan Notes**
- 1. SEE PLAN FOR ALL DIMENSIONS AND LOCATIONS.
 - 2. SEE PLAN FOR ALL DIMENSIONS AND LOCATIONS.
 - 3. SEE PLAN FOR ALL DIMENSIONS AND LOCATIONS.
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 - 18. SEE PLAN FOR ALL DIMENSIONS AND LOCATIONS.
 - 19. SEE PLAN FOR ALL DIMENSIONS AND LOCATIONS.
 - 20. SEE PLAN FOR ALL DIMENSIONS AND LOCATIONS.



LOCATION: 2801 ACQ05, WASHINGTON & DUNN, DECK, ORIGINAL DATE: 8/29/72, LAST REVISION: A, JET 72
 FLORISSANT, MISSOURI, IOWA

Foodmaker, Inc. Jack-in-the-Box

P.O. BOX 783, SAN DIEGO, CALIF. 92112 DONALD B. GRASER, ARCHITECT

INTRODUCED BY BOND
September 25, 1978

BILL NO. 4208

ORDINANCE NO. 3616

AN ORDINANCE TO AMEND ORDINANCE NO. 2027, HERETOFORE GRANTING A SPECIAL PERMIT FOR THE OPERATION OF A JACK IN THE BOX RESTAURANT, SO AS TO ALLOW FOR THE REMODELING OF THE EXISTING STRUCTURE.

4595 Washington

WHEREAS, an application has been filed by Foodmaker, Inc. to amend the special permit heretofore granted to them by Ordinance No. 2027 so as to allow for the remodeling of the existing building on the property therein more particularly described; and

WHEREAS, the Council of the City of Florissant can by special permit authorize the remodeling of the existing restaurant building; and

WHEREAS, the Planning & Zoning Commission of the City of Florissant has recommended that the said special permit be amended so as to allow for the remodeling of the existing structure; and

WHEREAS, due notice of a public hearing to be held on the 10th day of July of 1978, at 8:00 PM in the City Hall, 955 Rue St. Francois, Florissant, Mo., by the Council of the City of Florissant, was duly published; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the special permit heretofore granted on the property described in Ordinance No. 2027 shall be amended so as to allow for the remodeling of the existing structure.

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

Section 1: Ordinance No. 2027, granting a special permit to Foodmaker, Inc., is hereby amended so as to allow the said Foodmaker, Inc. to remodel the existing building located on the premises as described in Ordinance No. 2027.

Tommy

BILL NO. 4208


ORDINANCE NO. 3616

Section 2: This amendment to the special permit authorizing the remodeling of the said structure shall be in accordance with the plans and specifications filed with the Planning & Zoning Commission, and site plan attached dated 10-9-78).

Section 3: Ordinance No. 2027, except as herein amended, is hereby reaffirmed in its entirety.

Section 4: This ordinance shall be in force and effect ^{immediately} upon its passage and approval as provided by law.

Adopted this 9th day of October, 1978.



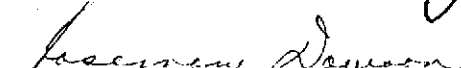
President of the Council
City of Florissant

Approved this 9th day of October, 1978.



Mayor, City of Florissant

ATTEST:



City Clerk

BILL NO. 4208

ORDINANCE NO. 3616

Section 2: This amendment to the special permit authorizing the remodeling of the said structure shall be in accordance with the plans and specifications filed with the Planning & Zoning Commission, and site plan attached dated 10-9-78).

Section 3: Ordinance No. 2027, except as herein amended, is hereby reaffirmed in its entirety.

Section 4: This ordinance shall be in force and effect ^{immediately} upon its passage and approval as provided by law.

Adopted this 9th day of October, 1978.

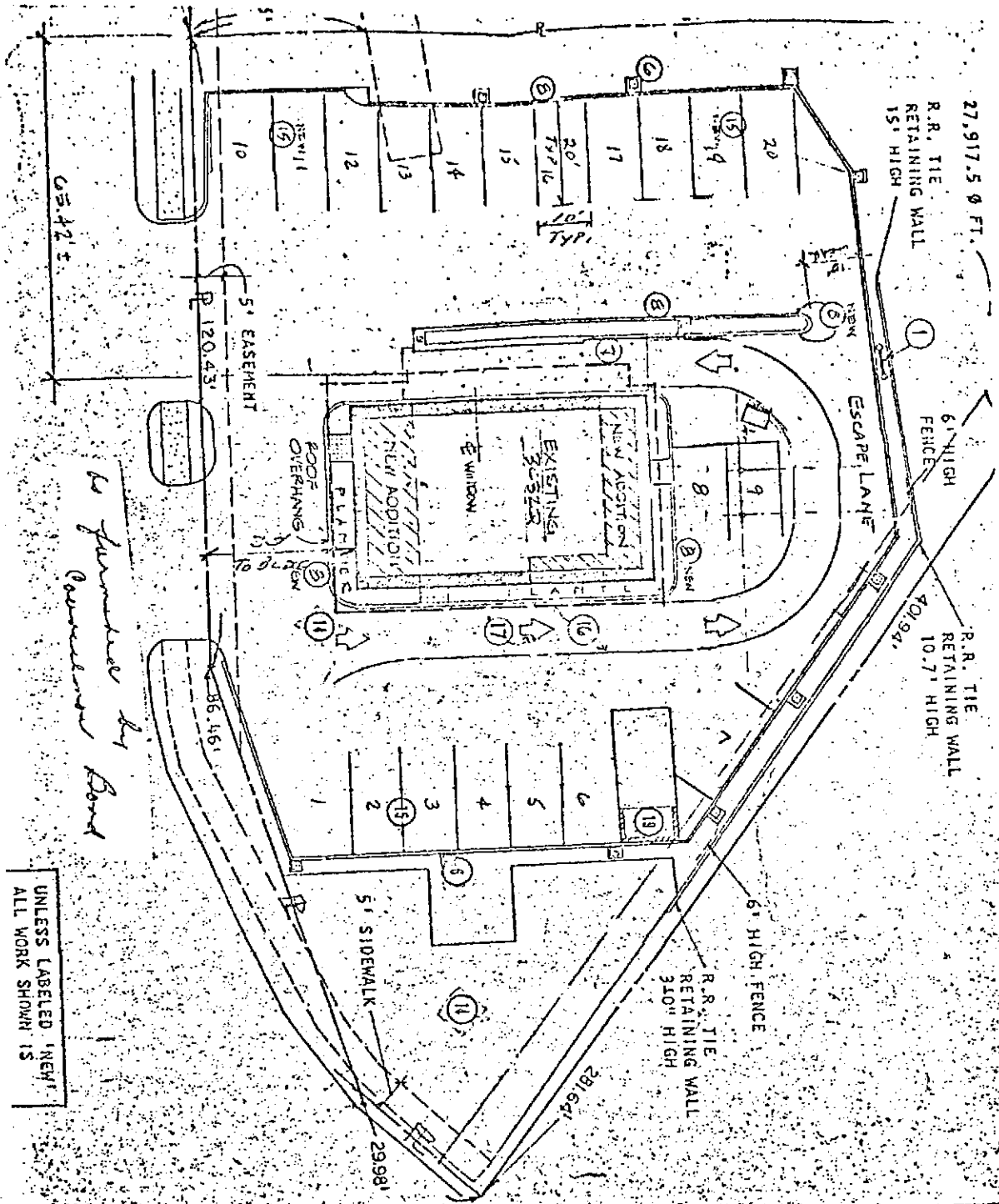
Robert W. McLaughlin
President of the Council
City of Florissant

Approved this 9th day of October, 1978.

James Keagan
Mayor, City of Florissant

ATTEST:

Frances Dawson
City Clerk



UNLESS LABELED 'NEW'
ALL WORK SHOWN IS

LOCATION: 28-01-4006 WASHINGTON & DUNN - DELK
FLORISSANT KOWAL

Foodmaker, Inc.
P.O. BOX 783, SAN DIEGO, CALIF. 92112

RB
Oct 9, 1970

INTRODUCED BY COUNCILMAN BOND
November 9, 1981

BILL NO. 4702

ORDINANCE NO. 4045

AN ORDINANCE TO AMEND THE SPECIAL PERMIT GRANTED TO FOODMAKER, INC. (JACK-IN-THE-BOX) UNDER ORDINANCE NO. 2027 TO ALLOW FOR THE ERECTION OF A POLE SIGN ON THE PROPERTY AT 4595 WASHINGTON STREET.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by special permit, after public hearing thereon, to permit the location of a ground or pole sign which does not comply with the requirements of the ordinances of the City of Florissant upon certain findings; and

WHEREAS, an application has been filed by Foodmaker, Inc. (Jack-In-The-Box) for the location and maintenance of a pole sign on the property hereinafter described; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said amendment to the special permit be granted; and

WHEREAS, the Council of the City of Florissant held a public hearing on said application on the 12th day of October, 1981 at 8:00 P.M. in the Council Chambers of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the issuance of an amendment to the special permit to Foodmaker, Inc. (Jack-In-The-Box) for the location of a pole sign does alleviate a hardship and is not simply for the convenience of the applicant; that said sign is consistent with good planning practices; that the same can be maintained in a manner that is visibly compatible with the use of the property in the surrounding area and that said location is not within the historic district.

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

Section 1: The special permit heretofore granted to Foodmaker, Inc. (Jack-In-The-Box) is hereby amended to allow for the erection of a pole sign on the property known as 4595 Washington Street, in accordance with the plans and specifications and drawing attached hereto and made a part hereof as if fully set out herein.

Section 2: Except as herein amended, the said special permit heretofore granted under Ordinance No. 2027 shall remain in force and effect in accordance with all of the provisions and conditions therein set out.

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

Adopted this 23rd day of November, 1981.

James D. Schroeder
President of the Council
City of Florissant

Approved this 23 day of November, 1981.

James J. Eagan
Mayor, City of Florissant

ATTEST:

Carol A. Dauterive
City Clerk



PRODUCTS
 120 WILSON STREET, PLAZA SAN DIEGO, CALIFORNIA 92103
 TELEPHONE (714) 581-1111

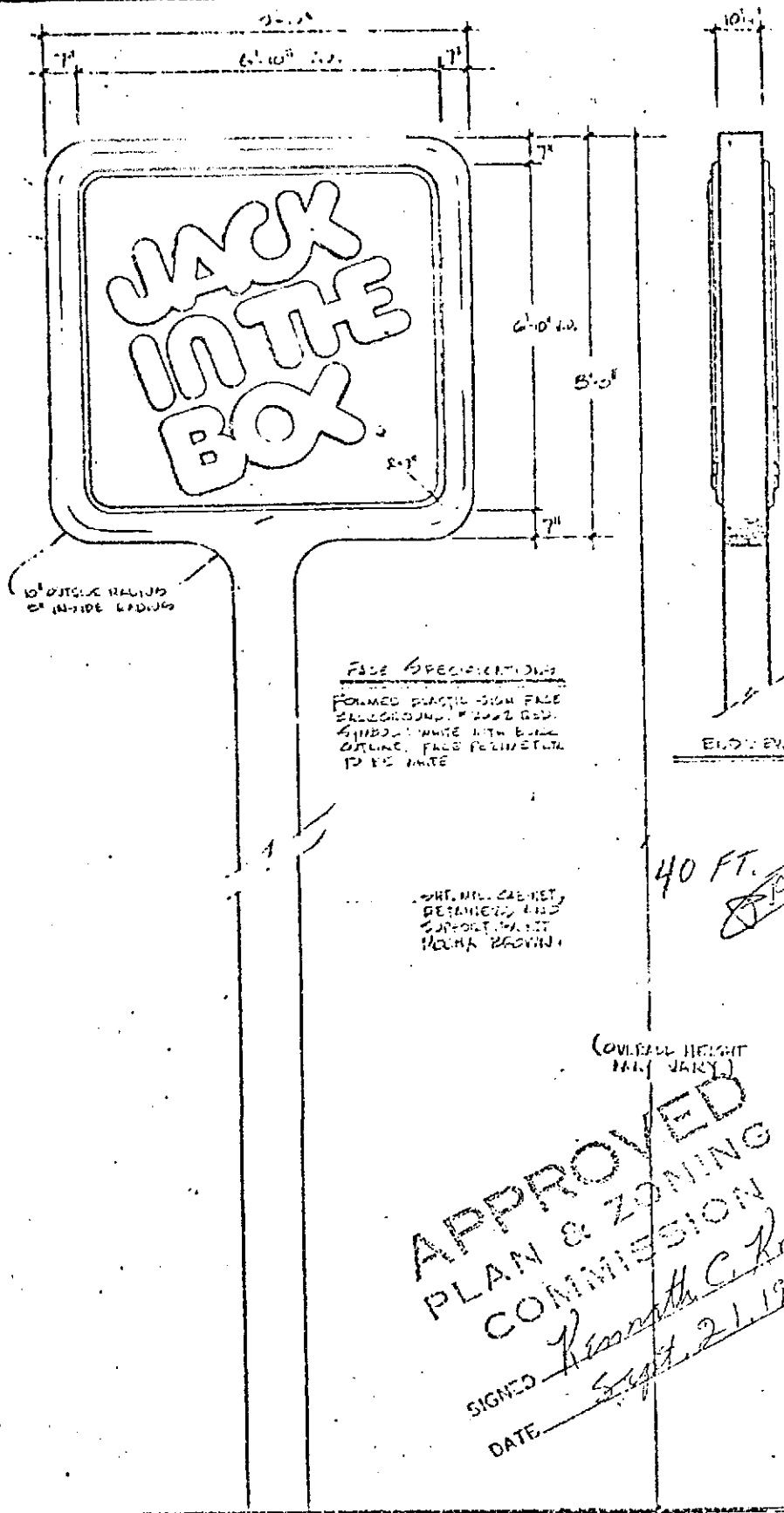
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

PROJECT NO. _____

LOCATION: _____

THIS DRAWING IS THE PROPERTY OF GP PRODUCTS. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GP PRODUCTS.

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____



FACE SPECIFICATIONS:
 FORMED PLASTIC SIGN FACE
 BACKGROUND: 100% RED
 SYMBOL: WHITE WITH BLACK
 OUTLINE. FACE PERIMETER
 TO BE WHITE

SHR. MET. CABINET,
 DETACHABLE AND
 SUPPORT MOUNT
 MOUNT BRACKET

40 FT.
[Signature]

(OVERALL HEIGHT
 MAY VARY)
APPROVED
PLAN & ZONING
COMMISSION
 SIGNED *Kenneth C. Keller*
 DATE *Sept. 21, 1981*

ALL STEEL A158 A-325
 ALL PIPE A158 A-325
 FAB. ILC - 652

D/F: _____
 SCALE: 1/8" = 1'-0"

INTRODUCED BY COUNCILMAN BOND
August 26, 1985

BILL NO. 5289

ORDINANCE NO. 4564

AN ORDINANCE AMENDING ORDINANCE NO. 4045
PREVIOUSLY GRANTED TO FOODMAKER, INC. FOR
THE ERECTION OF A POLE SIGN ON THE PROP-
ERTY AT 4595 WASHINGTON STREET TO ALLOW A
CHANGE IN THE FACE OF SAID POLE SIGN.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by special permit, after public hearing thereon, to permit the location of a ground or pole sign which does not comply with the requirements of the ordinances of the City of Florissant upon certain findings; and

WHEREAS, the Florissant City Council has previously issued to Foodmaker, Inc. a special permit for the location and maintenance of a pole sign on the property known as 4595 Washington Street; and

WHEREAS, Foodmaker, Inc. has applied to the City of Florissant for an amendment to said special permit so as to authorize a change in the face of said pole sign; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that Ordinance No. 4045 be amended so as to allow the change in face of said sign; and

WHEREAS, due notice of a public hearing on said application to be held on the 12th day of August, 1985 at 8:00 P.M. by the Council of the City of Florissant was duly published and held; and

WHEREAS, said public hearing was duly and properly held by the Council of the City of Florissant at the time and place provided in said notice, and all comments and statements made by those present concerning the proposed amendment were duly heard and considered by the Council; and

WHEREAS, the Council of the City of Florissant, after due and careful consideration, has concluded that the amending of the said special permit as hereinafter set forth would be in the best interest of the City of Florissant.

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

Section 1: The Special Permit heretofore granted to Foodmaker, Inc. for the erection of a pole sign under Ordinance No. 4045 is hereby amended so as to allow a change in the face of the

said pole sign in accordance with the drawing attached hereto and made a part hereof as if fully set out herein.

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

Adopted this 23rd day of September, 1985.

Robert H. Sanetti
President of the Council
City of Florissant

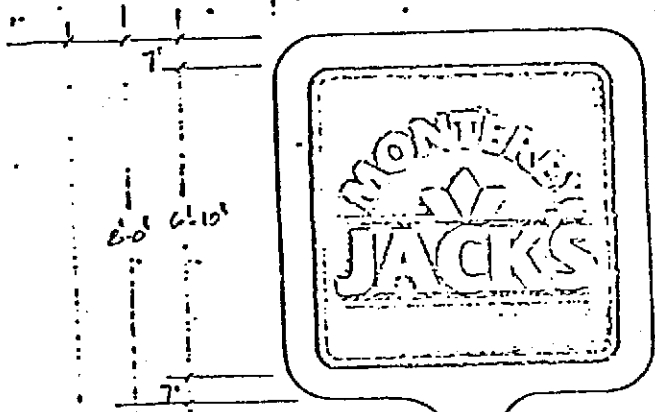
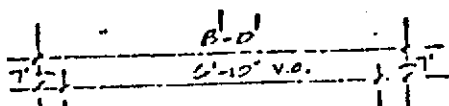
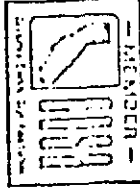
Approved this 24 day of September, 1985.

James Eagan
Mayor, City of Florissant

ATTEST:

Carol A. Duntchev
City Clerk

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



Sign Specifications:

- *Sheet Metal Cabinet and retainers paint royal blue.
- *Display Face of formed plastic. Background to be royal blue with white copy and outline. Detail lines to be yellow and red.

EPD PRODUCTS
 4514 WASHINGTON STREET, SAN DIEGO, CALIFORNIA 92116
 (619) 451-7311

MONTEREY JACK'S RESTAURANTS
 4595 WASHINGTON STREET, SAN DIEGO, CALIFORNIA 92116
 (619) 451-7311

MONTEREY JACK'S RESTAURANTS
 4595 WASHINGTON STREET, SAN DIEGO, CALIFORNIA 92116
 (619) 451-7311

ALL STEEL ASTM A 53
 ALL PIPE ASTM A 53 (S)
 FAB. LIC. # 212

Handwritten note: 1/2" INTERIOR ILLUMINATION FROM MONTEREY JACK'S RESTAURANTS

40'

Jack-In-The-Box - Store #4006 Remodel Special Use Permit Submission 4595 Washington Florissant, MO 63031 June 6, 2014



9330 BALBOA AVENUE
 SAN DIEGO, CA 92123
 © 2014 Jack in the Box, Inc.
 All rights reserved. Jack in the Box is a registered trademark of Jack in the Box, Inc. All other trademarks are the property of their respective owners.

RELEASE: June 6, 2014
 P.M. UPDATES
 SUBMITAL DATE:
 1. _____
 2. _____
 3. _____
 NO: _____
 CONSTRUCTION: _____

REVISIONS:
 1. _____
 2. _____
 3. _____
 4. _____
 5. _____

FRONTAGE ENGINEERING GROUP
 CIVIL / STRUCTURAL / LANDSCAPING
 2725 SUTHERLAND
 ST. LOUIS, MISSOURI 63103
 PHONE: 314.644.2222 FAX: 314.644.8468
 WWW.FRONTAGEENGINEERING.COM



SHEET INDEX

TS1.0	TITLE SHEET
TS1.1	SITE SURVEY
TS1.2	CONSTRUCTION DOCUMENTS
TS1.3	EXTERIOR ELEVATIONS
TS1.4	EXTERIOR ELEVATIONS
TS1.5	EXTERIOR ELEVATIONS
TS1.6	EXTERIOR ELEVATIONS
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TS1.97	EXTERIOR ELEVATIONS
TS1.98	EXTERIOR ELEVATIONS
TS1.99	EXTERIOR ELEVATIONS
TS1.100	EXTERIOR ELEVATIONS

SITE INFORMATION
 MK TYPE: 3-20
 JOB #: 4526
 ADDRESS:
 4595 Washington
 Florissant, MO 63031
 DRAWN BY: BEG
 PROJECT #: 140484
 SCALE: N/A

TITLE SHEET
TS1.0



in the box
 3320 BALBOA AVENUE
 SAN DIEGO, CA 92123
 © 2014 Jack in the Box Inc.

Jack in the Box is a registered trademark of Jack in the Box Inc. All other trademarks are the property of their respective owners. This document is the property of Jack in the Box Inc. and is to be used only for the project and location specified. It is not to be reproduced, distributed, or used for any other purpose without the written consent of Jack in the Box Inc.

DATE: June 6, 2014

RELEASE: June 6, 2014

P.M. UPGRADES

SUBMITTAL DATE:

1. _____

2. _____

3. _____

CONSTRUCTION

REVISIONS:

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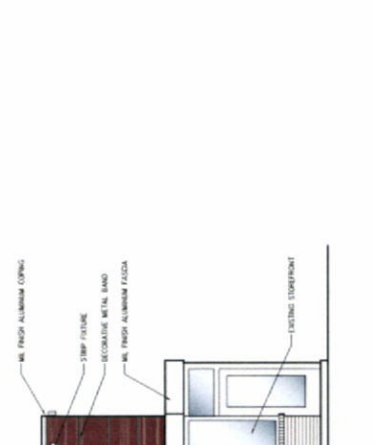
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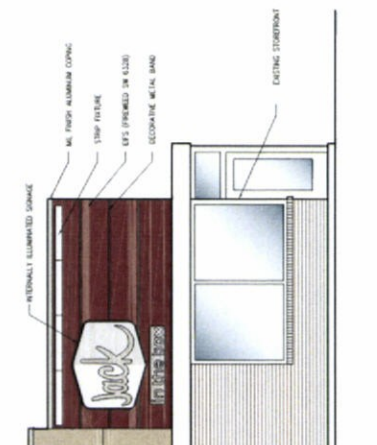
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1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



FRONTPAGE ENGINEERING GROUP
 CIVIL / STRUCTURAL / LANDSCAPING
 2725 BAYVIEW BLVD
 SUITE 100
 SAN DIEGO, CA 92108
 PHONE: 619-444-7777 FAX: 619-444-7778
 www.frontpageengineering.com

SITE INFORMATION

DATE: 3-20

JOB # 4506

ADDRESS:

4595 Washington

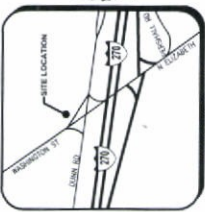
Portland, OR 97231

DRAWN BY: SCS, B, PWT

PROJECT #: 142454

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

EXTERIOR ELEVATIONS A2.0



KEYED IMPROVEMENT NOTES

- RELOCATE EXISTING SPOUT INLET
- RELOCATE EXISTING GAS VALVE
- NEW 4" VERTICAL CURB
- PROPOSED SWAGE STOP/ADDITION WATER TO S.W. AND RELOCATE EXISTING LIGHT FIXTURE
- EXISTING MAIN BOARD USE IN PLACE
- RELOCATED JUNG-1000-LAKE

DATES

RELEASE: June 6, 2014

P.M. UPDATES

SUBMITTING DATE

1

2

3

CONSTRUCTION

REVISIONS

1

2

3

SERVICES & UTILITIES

COMPANIES	ADDRESSES	COMPANIES	ADDRESSES
ELECTRIC	WESTERN ELECTRIC ST. LOUIS, MO 63115 TEL: (314) 294-1111	TELEPHONE	TEL: (314) 505-1486
GAS	PLATON GAS COMPANY ST. LOUIS, MO 63107 TEL: (314) 247-0366	WATER	MISSOURI AMERICAN WATER ST. LOUIS, MO 63104 TEL: (314) 381-0331
SEWER	MD UTILITIES ST. LOUIS, MO 63103 TEL: (314) 784-4328	CABLE	COMCAST COMMUNICATIONS ST. LOUIS, MO 63102 TEL: (314) 381-7044

SITE DATA TABLE

PROPERTY ADDRESS	606 WASHINGTON STREET FLORESMONT, MO 63033
EXISTING USE	RESTAURANT, NO CHANGE IN USE PROPOSED
EXISTING ZONING	20' SF EXISTING COMMERCIAL USE BY THE CITY OF FLORESMONT ZONING MAP AS OF MAY 2014
PROPOSED ZONING	SAME, NO CHANGE IN ZONING PROPOSED
FRONT SETBACK	4'
SIDE & REAR SETBACK	0'
PROPOSED PARKING	18 PARKING SPACES WITH ONE (1) ADA ACCESSIBLE SPACE
PROPOSED IMPERVIOUS AREA	NO CHANGE IN PARKING PROPOSED
TOTAL SITE AREA	27,911 SF (0.64 ACRES)
EXISTING IMPERVIOUS AREA	18,572 SF (0.43 ACRES)
EXISTING PERVIOUS AREA	8,345 SF (0.21 ACRES)
EXISTING SITE COVERAGE	67% IMPERVIOUS / TOTAL SITE
PROPOSED IMPERVIOUS AREA	18,561 SF (0.43 ACRES)
PROPOSED PERVIOUS AREA	8,350 SF (0.21 ACRES)
PROPOSED SITE COVERAGE	67% IMPERVIOUS / TOTAL SITE



SITE INFORMATION

WE TYPE: 3-25

JOB #: 400E

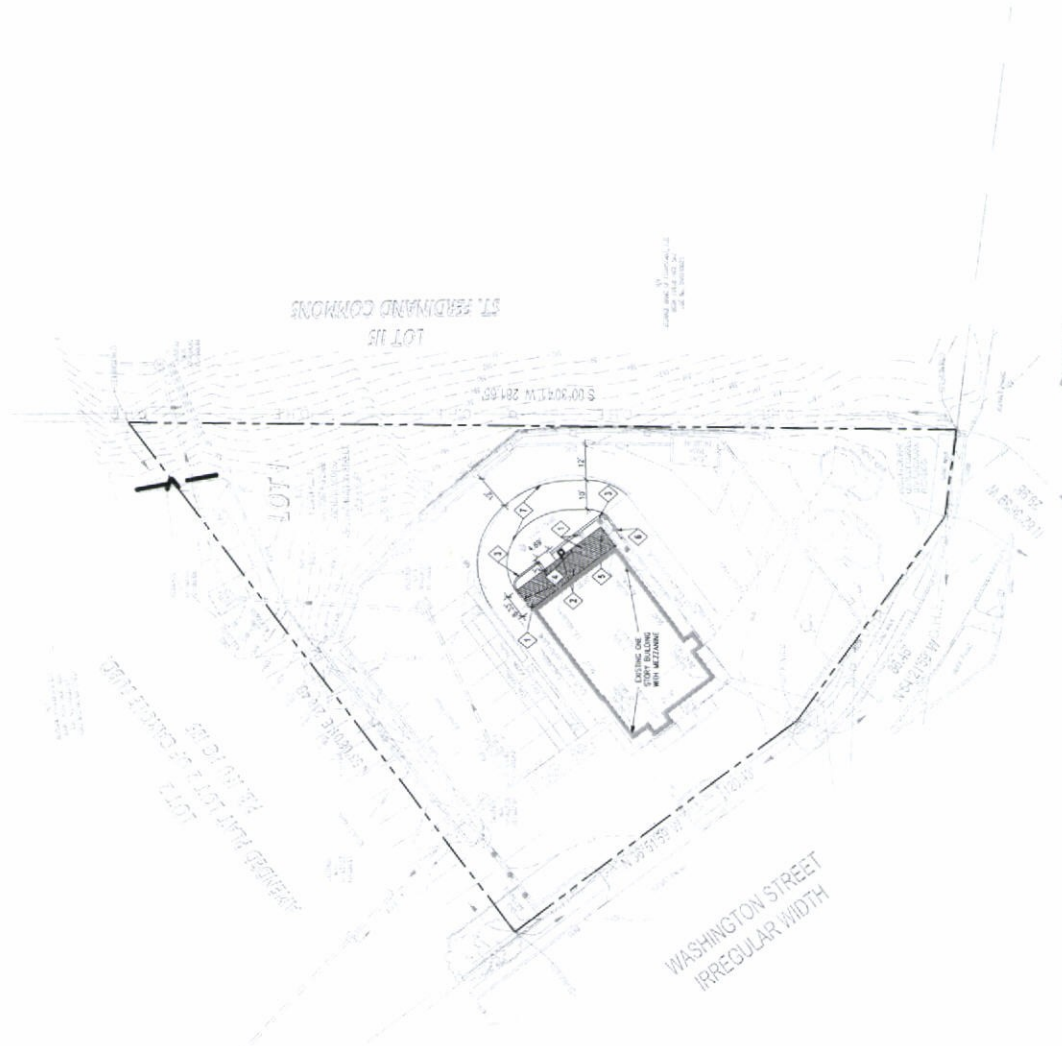
ADDRESS: 4555 Washington
Floresmont, MO 63031

DRAWN BY: J.B.T.

PROJECT #: 140484

SCALE: AS SHOWN

SITE PLAN
C2.0



1 SITE PLAN
SCALE: 1" = 20'

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, September 8, 2014 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Joseph Doyle d/b/a Specialty Trim to allow for the operation of a vehicle window tinting business for the property located at 1195 Lafayette (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

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



City Of Florissant – Public Works
314-839-7648

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. *James J. Hand II*

DATE:
8/18/14

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

Initial Date Petitioner Filed _____

Building Commissioner to complete
ward, zone & date filed

SPECIAL PERMIT FOR Working on Automobile for window tinting
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 1195 Lafayette
Address of property.

1) Comes Now Specialty Trim Inc.
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) Renting
State legal interest in the property. (i.e., owner of property, lease.
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

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

3) The petitioner(s) further 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)

PRINT NAME Joseph Doyle SIGNATURE Joseph Doyle

FOR Specialty Trim Inc.
(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):
- () 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 Joseph Doyle

ADDRESS 1365 NAVAJO LANE FLORISSANT MO. 63033
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-830-9979
BUSINESS

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

Joseph Doyle
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 Joseph Doyle 1365 NAVAJO LN. FLORISSANT MO.
- (2) Telephone numbers 314-606-6781 cell 314-830-9979 work 63033
- (3) Business address 1365 NAVAJO LANE
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation Dec. 27th 1991
- (6) Missouri Corporate Number 00360709
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Specialty Trim Inc. 4-10-1992
- (8) Name in which business is operated Specialty Trim Inc.
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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 Joseph Doyle Specialty Trim INC.

Address 1365 NAVAJO LANE FLOISSANT MO 63033

Property Owner Charles Meyer

Location of property 1195 N. LAFAYETTE

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property Automobile window tinting

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

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.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION
Provide a drawing of a location map showing the nearest major intersection.

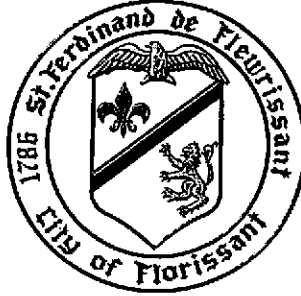
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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: 1195 Lafayette

Property Owners Name: Charles Meyer Phone #: (314) 838-0692

Property Owners Address: 1235 Riverwoods Place Drive

Business Owners Name: Joseph Doyle Phone #: (314) 606-6781

Business Owners Address: 1365 NAVAJO LANE FLORISSANT MO 63033

DBA (Doing Business As) Specialty Trim Inc.

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

Agents Address: 1365 NAVAJO LANE FLORISSANT MO Phone #: (314) 606-6781

Request to work on automobiles for the purpose of tinting the vehicle's windows.

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

Joseph Doyle
Applicant's Signature

6 AUG 2014
Date

Received by: CT Receipt # 581071 OFFICE USE ONLY Amount Paid: 125⁰⁰ Date: 8/6/14

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

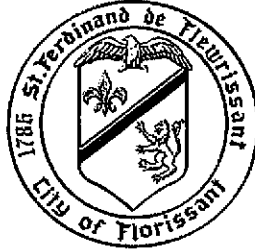
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. James J. Hessel II DATE: 8/6/14

1

MEMORANDUM



CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: August 14, 2014

7

8

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

9

10

11

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13

Subject: Specialty Trim, Inc. 1195 N. U.S. Highway 67: Request recommended approval of a Special Use Permit for the operation of an Automotive Glass tinting establishment in a B-3 Zoning District.

14

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17

18

STAFF REPORT

19

CASE NUMBER PZ-081814-3

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

20

21

22

I. PROJECT DESCRIPTION:

SIGN. *James J. Hassel II* DATE: *8/18/14*

23

24

This is a request for 'recommended approval' of a Special Use Permit for the operation of an Automotive Glass tinting establishment in a B-3 Zoning District.

25

26

27

II. EXISTING SITE CONDITIONS:

28

29

The existing property at 1195 N US Highway 67 has been occupied since 1950 and now the occupant of 1290 N US Highway 67 desires to relocate to a portion of their building for a shop that does auto glass tinting. The building will remain operating an existing auto repair/upholstery business in one bay within 1290 N. US Highway 67, however, a Special Use Permit for operation at the new address is required.

30

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35

The subject building on the property contains approximately 2550 square feet. The building is painted brick with low slope roof.

36

37

38

There are 17 parking spaces existing, which met the previous City Code requirement of at 150 s.f. each for this size building at the time. The current, new parking ordinance

39

40 probably requires fewer, since it requires "1 space for the employee, 3 spaces for each
41 bay and one space for each vehicle used in operation of the use."
42

43 There is no new signage proposed at this time. Therefore, any new signage shall conform
44 to the City Sign Code.
45

46 **III. SURROUNDING PROPERTIES:**

47
48 The properties across US Highway 67 and N. Lafayette are in a B-3 District. Properties
49 to the South and the West are 1280 N. US Highway 67 and 1145 N. Lafayette, both in a
50 B-3 District.
51

52 **IV. STAFF ANALYSIS:**

53
54 The applicant has a need to continue the business at an alternate address on the same
55 property. The addresses other than 1290 are legal non-conforming uses.
56

57 The site is predominantly paved, the Landscaping and Screening regulations approved
58 with the operation at 1290 were accomplished by potted plantings.
59

60
61 **VI. STAFF RECOMMENDATIONS:**

62
63 Attached is a site photo which shows existing structures.
64

65 Staff does consider a slight difference between window tinting general auto repair.
66

67 Staff met with City Attorney 2012 regarding the recommendations for a Special Use
68 Permit for one tenant in a facility with multiple tenants, specifically to discuss landscape
69 requirements, if and how it involved any other tenants. Outcome of the 2012 petition
70 resulted in this petitioner and the Commission in agreement to potted plants in lieu of
71 meeting the Landscape ordinance. Any Special Use petition can trigger the need for
72 additional exterior restrictions, not limited to landscaping.
73

74 Requirements are historically kept separate from the other addresses on the property
75 where there be another use with a Special Permit or an establishment that may exist as a
76 Legal Non-conforming use as is the case at this parcel since the businesses here have
77 existed for such a long time.
78

79 (end report)



St. Louis County Property Viewer

St. Louis
COUNTY

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1 INTRODUCED BY COUNCILMAN EAGAN
2 AUGUST 25, 2014

3
4 BILL NO. 9023

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$1,500 FROM**
7 **ACCOUNT NO. 5-06-2300 "POSTAGE AND PRINTING" TO ACCOUNT**
8 **NO. 5-06-3200 "OFFICE SUPPLIES" FOR ADDITIONAL PRINTER**
9 **SUPPLIES FOR THE GOLF COURSE.**

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

13
14 Section 1: There is hereby transferred and set apart from account no. 5-06-2300
15 "Postage and Printing" the sum of \$1,500 to Budget Account No. 5-06-3200 "Office Supplies"
16 for additional printer supplies for the Golf Course.

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

19
20
21 Adopted this _____ day of _____, 2014.

22
23
24 _____
25 Joseph Eagan
26 President of the Council
27 City of Florissant
28

29
30 Approved this _____ day of _____, 2014.

31
32
33 _____
34 Thomas P. Schneider
35 Mayor, City of Florissant
36

37
38 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 8/14/14 Mayor's Approval: _____

Agenda Date Requested: _____

Description of request: TRANSFER \$1500 FROM ACCOUNT 5-06-32000 (POSTAGE & PRINTING) TO ACCOUNT 5-06-32000 (OFFICE SUPPLIES) TO COVER UNEXPECTED EXPENDITURES WITH PRINTERS AND REPLACEMENT INK.

Department: GOLF COURSE

Recommending Board or Commission: _____

Type of request:	Ordinances	<input checked="" type="checkbox"/>	Other	<input checked="" type="checkbox"/>
	Appropriation	<input checked="" type="checkbox"/>	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

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*cc to Council
8/21/14*

1 INTRODUCED BY COUNCILMAN EAGAN

2 AUGUST 25, 2014

3 BILL NO. 9026

ORDINANCE NO.

4 **AN ORDINANCE AMENDING SECTION 505.060 “INTERNATIONAL**
5 **PLUMBING CODE” OF THE MUNICIPAL CODE OF FLORISSANT**
6 **BY DELETING SUBSECTION (B) (6) “SECTION 605 MATERIALS,**
7 **JOINTS AND CONNECTIONS” TO ALLOW FOR THE USE OF**
8 **PLASTIC WATER SUPPLY PIPING.**

9

10 WHEREAS, the cost of copper is continually rising, repeat or multiple thefts of copper causes
11 increased replacement costs and loss of potential occupants in vacant homes; and

12 WHEREAS, recent materials entering the market, such as PEX piping and associated fittings are
13 as good or better than copper with regard to environmental concerns, quality of installation,
14 flexibility of installations, manifold or branch distribution methods; and

15 WHEREAS, plastic water supply piping is accepted under the current codes.

16 WHEREAS, the City Council feels it is in the best interest of the City to amend the code to
17 remove the restriction for plastic piping.

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

20 Section 1; Section 505.060 “International Plumbing Code” is hereby amended by
21 deleting subsection (B) (6) “Section 605 Materials, Joints and Connections” to allow for the use
22 of plastic water supply piping.

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

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Adopted this _____ day of _____, 2014.

Joseph Eagan
President of the City Council

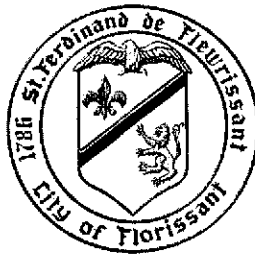
Approved this _____ day of _____, 2014.

Thomas P. Schneider
Mayor

ATTEST:

Karen Goodwin, MMC, MRCC
City Clerk

MEMORANDUM



CITY OF FLORISSANT

Memo To: City Council

Date: August 8, 2014

Through: Mayor Thomas P. Schneider
Louis B. Jearls, Jr. - P.E. Director Public Works

From: Philip E. Lum- AIA, Building Commissioner

Copy: Aaron Tossey- Plan Reviewer

Subject: Review and recommendations to amend the Building Code to allow plastic water supply piping.

I. STAFF ANALYSIS:

In past years, disallowing plastic water supply piping for reasons of quality concerns and grounding issues. We believe a change is now in order. Staff study of this issue began as a result of requests from residents, police, home owners and property managers regarding the cost incurred as a result of copper thefts within the City, especially at vacant addresses. The track record of convictions in cases of copper theft is disappointing.

Current Code Section 505.060 contains the following code amendment:

"Section 605 Materials, Joints and Connections: The use of approved plastic water service pipe, water distribution pipe and pipe fittings as described in Chapter 6 is permitted in new building construction installations only. The use of approved plastic piping for water supply systems is prohibited in existing buildings including, but not limited to, the following:

- A. Room additions
- B. Alterations
- C. Repairs"

The above code amendment creates unnecessary financial risk for owners of property:

- Cost of copper continually rising, repeat or multiple thefts causes doubling of replacement costs and loss of potential occupants in vacant homes.
- Recent materials entering the market, such as PEX piping and associated fittings are as good or better than copper environmentally, quality of installation, flexibility of installations, manifold or branch distribution methods, all at a cost less than copper and plastic is not what thieves want.
- Plastic water supply piping is accepted under current codes.

Deleg (B)
Subsection 6

City Council
8/11/14

- Florissant is the lone Municipality prohibiting plastic water supply piping, which is not to say that other municipalities always require adequate grounding of existing systems.

Therefore, the only remaining objection to plastic water supply piping is a potential need for electrical grounding in existing buildings. Grounding solutions are available in the code, but require an electrical permit and/or submission of plans and a staff review of electrical needs for plumbing projects.

VI. STAFF RECOMMENDATIONS:

1. Staff recommends removing the above code amendment from the Municipal Code as soon as possible to relieve undue hardship to owners. Please note: This Building Code change does not involve a Planning & Zoning review.
2. Staff will require appropriate electrical permits, plans and inspections as required for plumbing installations using plastic water supply piping in existing structures.

(end)

Karen Goodwin

From: Randy McDaniel
Sent: Tuesday, August 19, 2014 11:38 AM
To: Mayor Schneider
Cc: Karen Goodwin
Subject: RE:

Mayor,

This is to support the golf course request to transfer funds. Karen already has the request.

Thanks,
Randy McDaniel

-----Original Message-----

From: Mayor Schneider
Sent: Tuesday, August 19, 2014 11:00 AM
To: Randy McDaniel
Subject: FW:

Randy, lets discuss

-----Original Message-----

From: Terry Grosch
Sent: Tuesday, August 19, 2014 9:34 AM
To: Mayor Schneider
Subject:

Dear Mayor,

I have requested an appropriation of \$1500.00 to be transferred from account 5-06-32000 (postage/printing) to account 5-06-3200 (office supplies). We have had unexpected expenses in having to replace two copy machines, plus the cost of printers for our new POS system. I also underestimated the cost of replacement ink for our printing needs to get us through the rest of the fiscal year, but we are looking into a similar lease agreement that the city uses with their printers for the next fiscal year. Please let me know if you have any questions in regard to this request.

Thank you,

Terry Grosch
General Manager
Florissant Golf Club



CITY OF FLORISSANT – Health Department
Application for Keeping domestic animals, fowl or bees

Applicant Name: Matthew & Maria Byers Address: 1535 Beta Drive

Home Phone: 314-972-1538 Cell Phone: 314-766-1904

Designate number & type of animal(s) to be kept: 4 HENS (2)

Designate where animal(s), fowl or bees will be kept: CHICKEN COOP IN BACKYARD MOBILE

Facilities/shelter to be provided: (refer to attached drawings photos)

Size of applicant's property: 71' x 125'

Are the animals being requested on the application going to be bred or used for a home business in any way?
NO

What other animals are being kept on the premises? NONE

Has the applicant spoken with adjoining property owners concerning this application? YES NO

The following documentation is required and has been attached to this application:

Plot plan/drawings showing property and location of animal housing, pen or cage.

Veterinarian statement of Health risks and vaccination requirements. NA

I HAVE READ & DO HEREBY UNDERSTAND THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS APPLICATION AND PERMIT.

Applicant Signature: [Signature] Date: 5-3-14

Health Department Action & Recommendation:

Health Superintendent: [Signature] Date: 8-19-14

Director of Public Works: [Signature] Date: 8/26/14

8/26/14
cc to
Council
Health
Dept



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Matthew & Maria Byers

SITE ADDRESS: 1535 Beta Drive; Florissant, MO. 63031

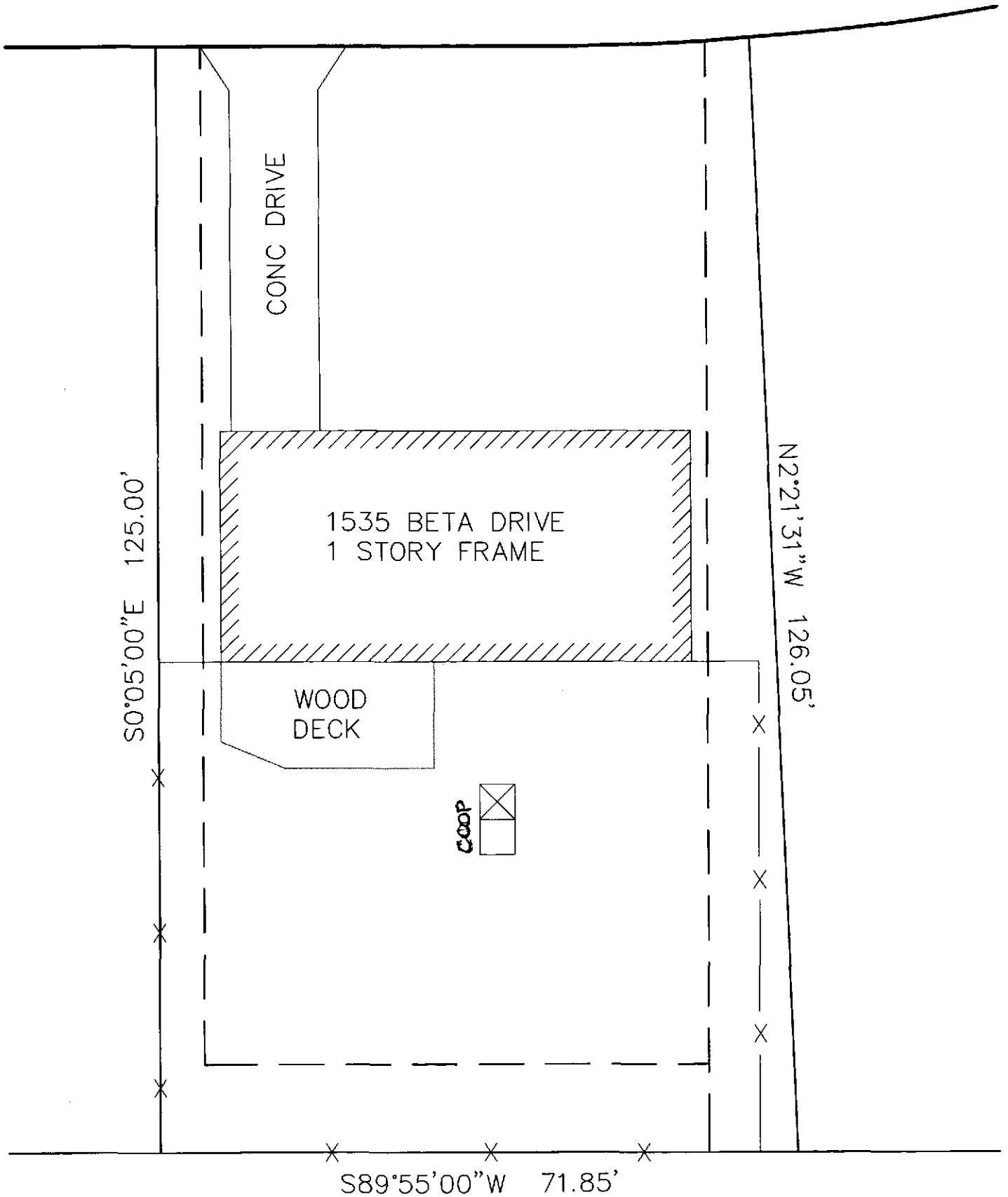
TYPE OF ANIMAL BEING APPLIED FOR: CHICKENS (4 HENS)

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
Stacy Kingston <i>Stacy Kingston</i>	1525 Beta Dr. Florissant, MO	314-662-0355	5/3/14
<i>Rob Hill</i>	1545 Beta	314-831-1382	5/6/14
Bob Brauss <i>Robert S. Brauss</i>	195 St Regis Florissant, Mo	314-979-8992	5/6/14

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday

BETA (50'W) DRIVE



SIDE VIEW

TREATED LUMBER FRAME



WOOD
FRAME

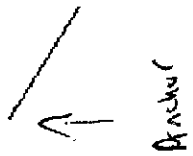
24"

FRAMED POULTRY
WIRE

24"

SIDE DOOR

96"



TOP VIEW

ASHPALT
SHINGLES

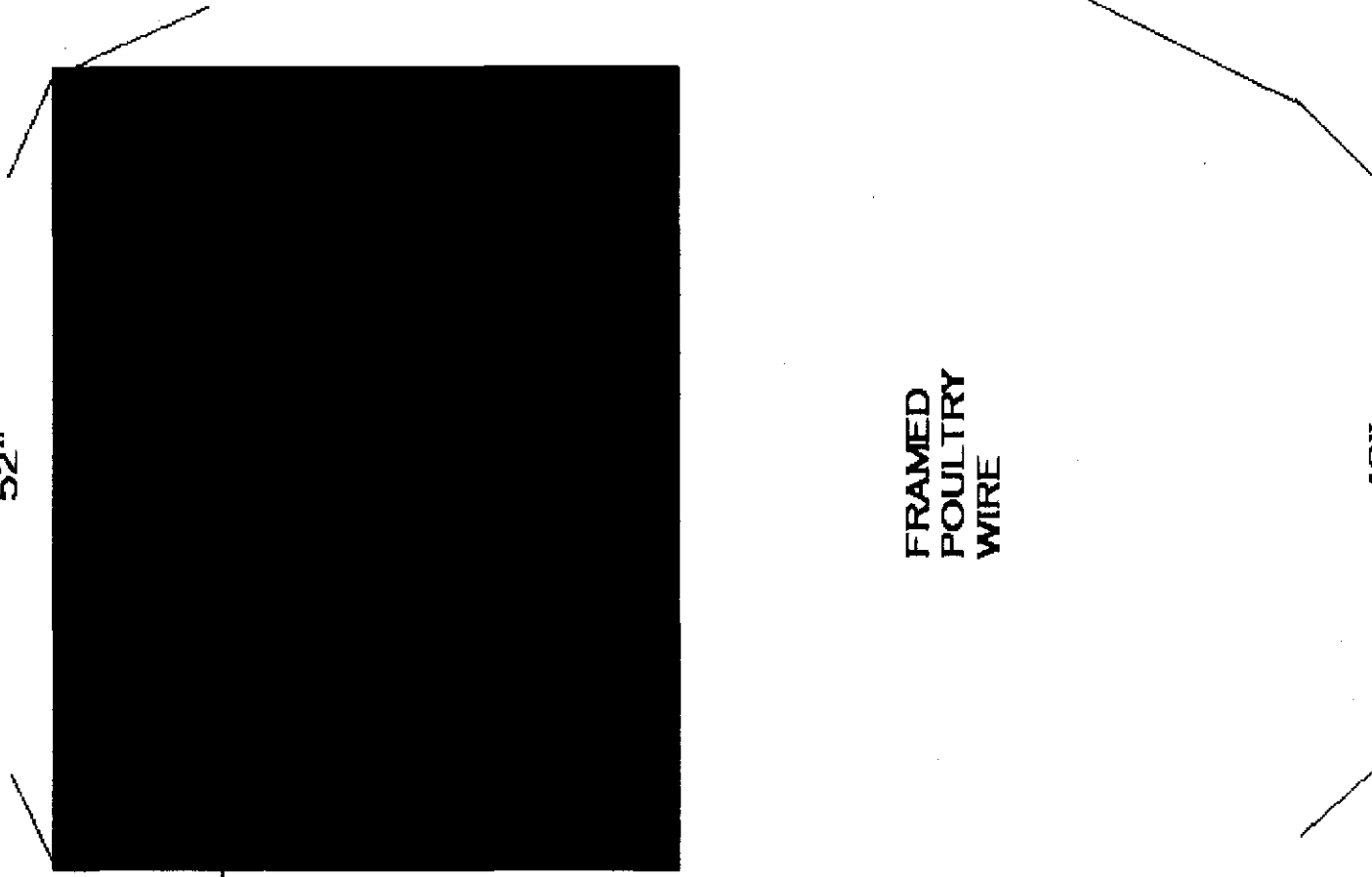
TREATED
LUMBER
FRAME

52"

96"

FRAMED
POULTRY
WIRE

48"







White Birdhouse - Front View

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

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

Has the location previously been occupied as a liquor establishment, liquor store or tavern? YES
If so, state name CUT RATE LIQUOR

Is the location within 200 feet of property used for church, school or public playground? No
(If yes, attach written consent of the majority of the board of directors, managing board or trustees.)

X Jimmie Brown
Signature of Applicant (Individual)

If Partnership, Corporation or LLC complete the following:

CUT RATE ENTERPRISES LLLC

Trade Name

X Jimmie Brown
By, Signature of Managing Officer

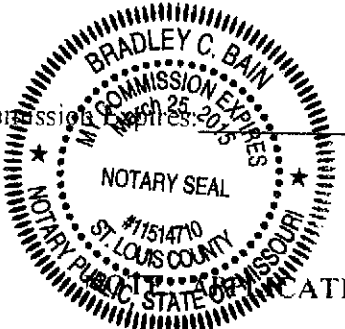
STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

JIMMIE L. BROWN, of lawful age, being first duly sworn upon his oath
(Individual or Managing Officer)

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

X Jimmie Brown
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 2nd day of SEPT, 2014.

My Commission Expires: _____

NOTARY SEAL
#11514710
ST. LOUIS COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

Bradley C. Bain
Notary Public

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

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

EMERGENCY INFORMATION

OWNER OF PROPERTY WESTRE WATERFORD CENTER, LLC PHONE 314-994-7333
ADDRESS 3 WESTWOOD COUNTRY CLUB CITY St Louis STATE MO ZIP 62131

NAME OF BUSINESS CUT RATE LIQUORS PHONE 831-4020
ADDRESS 2162-2164 WATERFORD CITY FORISSANT STATE MO ZIP 63031

BUSINESS HOURS 9:00 - 1:15am
OWNER/MANAGER JIMMIE L BROWN PHONE 314-255-7148
HOME ADDRESS 4624 BETHMAN ESTATES CITY FORISSANT STATE MO ZIP 63034
LANE

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

CONTACT #1
NAME JIMMIE BROWN ADDRESS 4624 BETHMAN ESTATES LANE
CITY & STATE FORISSANT, MO ZIP 63034 PHONE 314-255-7148
HAS KEY: YES NO ()

CONTACT #2
NAME _____ ADDRESS _____
CITY & STATE _____ ZIP _____ PHONE _____
HAS KEY: YES () NO ()

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES () NO ()
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES () NO ()
IF YES, WHO: _____
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES () NO ()
DESCRIBE: _____
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

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

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

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

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copies of Certificates of Incorporation/Registration &
Articles of Organization papers must be attached

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

DATE 9/2/14

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

1. FULL NAME THOMAS L. CROWN
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX M
PHONE NUMBER _____
ADDRESS 4624 BETHLEHEM ESTATES LANE, FLORISSANT, MO 63034
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

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

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

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

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

APPLICATION FOR SUNDAY LIQUOR LICENSE

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

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

NAME OF BUSINESS: Cut Rate Liquor

LOCATION: 2162-64 N. Watsonford Telephone: 831-4020

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

TRADE NAME IF DIFFERENT: _____

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from **9:00 a.m. to Midnight** for the period beginning _____, and expiring June 30, 2015, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

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

STATE OF MISSOURI)
COUNTY OF ST LOUIS)

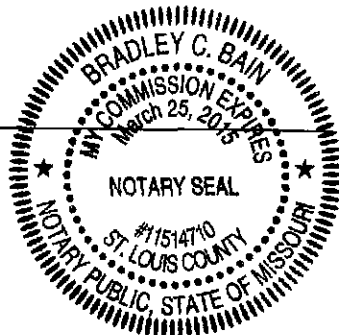
I/WE JIMMIE L. BROWN of lawful age, being first duly sworn upon (my) (our) oath(s), name of managing officer (or owner or partner)

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

Jimmie L. Brown
Signature of managing officer (or owner or partner)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF SEP 2014

MY COMMISSION EXPIRES _____



Bradley C. Bain
Notary Public

ST. LOUIS COUNTY, MISSOURI



Personal Property Tax Receipt

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

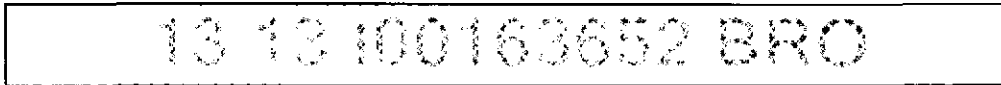
If you have any questions you can contact the Collection Division by calling (314) 615-5500.

No Taxes Are Due

Effective 8/29/2014.

Tax Year: 2013
Account Number: I00163652
Account Status: Active
Name: Brown Jimmie Lee
Taxing Address: 4624 Behlmann Estates Ln
 Florissant, Missouri 63034
School Sub Code: 139Z
City Code: 000
Site Code: 0095
Total Assessed Value: 4,280
Tax Rate: 10.5581

Office Use: TP95P2Y5M623667150104IUD3Q 8/29/2014 3:58:32 PM



Personal Property Tax Paid: I00163652

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2013	\$451.88	\$0.00	\$0.00	\$1.34	\$453.22	\$453.22	12/16/2013

Vehicles Detail: I00163652 - 2013

Line Number	Reference Number	Description	Year	Make	Model	Product Code	Total Units	Assessed Value Per Unit	Total Assessed Value
1	30	Auto	2007	Chry	300C	543514	1	4,280	4,280
Total >>									4,280

Close Window

RICHARD H. KELLETT
Chairman

ANN PLUEMER
Commissioner

SENATOR RITA HEARD DAYS
Director of Elections

Saint Louis
COUNTY
ELECTION BOARD

JOHN W. MAUPIN
Secretary

JOHN P. KING
Commissioner

GARY B. FUHR
Director of Elections

CERTIFICATE OF REGISTRATION

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)



This is to certify that JIMMIE LEE BROWN is a resident and registered voter in Precinct 011 of SPANISH LAKE Township of the County of St. Louis and the State of Missouri having registered on 4/24/2000.

I do hereby certify the following to be true and correct information obtained from the voter registration file and verified by the applicant.

Current Address: 4624 BEHLMANN ESTATES LANE
City/State/Zip: FLORISSANT, MO 63034
Date of Birth: 1/28/1949
U. S. Citizen: Yes

IN WITNESS WHEREOF, I hereunto set my hand and the seal of said Board of Election Commissioners located in St. Louis County, Missouri, this 2nd day of September, 2014.

Robert P. Kennedy

Signature of Election Board Official

(Seal)

BOARD OF ELECTION COMMISSIONERS

12 Sunnen Drive • Saint Louis, MO 63143 • PH 314/615-1800 • FAX 314/615-1999
TTY 314/615-8889 • web <http://www.stlouisco.com/elections>

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

AUTHORIZATION TO HAVE THE CHIEF OF POLICE
OF THE CITY OF FLORISSANT, MISSOURI TO CHECK MY RECORD.

I, JIMMIE L. BROWN
RESIDING AT 4624 BETHUNE ESTATES DR
IN THE CITY OF FLORISSANT
STATE MO

DO HEREBY AUTHORIZE THE CITY CLERK TO CALL UPON THE CHIEF OF
POLICE OF THE CITY OF FLORISSANT, MISSOURI TO MAKE A FULL AND
COMPLETE CHECK OF MY RECORD IN THE METROPOLITAN ST. LOUIS
AREA, STATE OF MISSOURI, ALL PRIOR AREAS OF RESIDENCE, AND
THROUGH THE NATIONAL CRIMINAL INFORMATION CENTER, IN
WASHINGTON, D.C.



Witness

9/3/14

Date

Signature

1-28-49

Date of Birth

- Social Security Number will be used for purposes of identification in running a record check

Social Security Number

Driver's License Number & State
Provide copy of Driver's License

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 SEPTEMBER 8, 2014

3
4 BILL NO. 9027 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
7 **PERMIT NO. 2027 AS AMENDED TO ALLOW FOR REMODELING**
8 **FOR THE PROPERTY LOCATED AT 4595 WASHINGTON.**
9

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

13 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to
14 Jack in the Box Restaurant for the location and operation of a restaurant on the property
15 described in Ordinance No. 2027 and known as 4595 Washington; and

16 WHEREAS, Ordinance No. 2027 has been amended by Ordinance No's 2689, 3616 and
17 4045; and

18 WHEREAS, an application has been filed by Jack-in-the-Box Restaurant for an
19 amendment to the said Special Use Permit heretofore granted under Ordinance No. 2027 as
20 amended to authorize the addition of certain conditions; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
22 meeting of August 18, 2014 has recommended that the said Special Use Permit be amended; and

23 WHEREAS, due notice of public hearing no. 14-09-021 on said application to be held on
24 the 8th day of September, 2014 at 7:30 pm. by the Council of the City of Florissant was duly
25 published, held and concluded; and

26 WHEREAS, the Council, following said public hearing, and after due and careful
27 consideration, has concluded that the granting of an amendment to the Special Use Permit
28 authorized by Ordinance No. 2027 as amended, as hereinafter provided would be in the best
29 interest of the City of Florissant.

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

32
33 Section 1: The Special Use Permit heretofore granted to Jack-in-the-Box Restaurants
34 under Ordinance No. 2027 as amended is hereby amended to allow for remodeling according to
35 the attached drawings TS1.0, C10, C2.0, A1.0, A2.0 and A2.1, all as prepared by Frontenac
36 Engineering and dated June 6, 2014 and subject to the following stipulations:

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1. *General Development Conditions.*

Unless, and except to the extent, otherwise specifically provided in Ord. 2027, 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 with 180 days of start of construction.

3. Landscape materials to meet the current Landscape Ordinance.

Section 2: Said Special Permit shall be conditioned on and shall remain in full force and effect so long as the conditions set out in Ordinance No. 5508 as amended by Ordinance No. 5812 and now further amended, are adhered to.

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

Adopted this ____ day of _____, 2014.

Joseph Eagan
President of the Council
City of Florissant

Approved this ____ day of _____, 2014.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 SEPTEMBER 8, 2014

3
4 BILL NO. 9028

ORDINANCE NO.

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6
7 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO SPECIALTY**
8 **TRIM INC. D/B/A SPECIALTY TRIM TO ALLOW FOR THE OPERATION**
9 **OF AN AUTOMOBILE WINDOW TINTNG SHOP FOR THE PROPERTY**
10 **LOCATED AT 1195 LAFAYETTE.**

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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 operation of a window
15 tinting business; and

16 WHEREAS, an application has been filed by Specialty Trim Inc. d/b/a Specialty Trim for
17 the operation of an automobile window tinting shop located at 1195 Lafayette; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
19 of August 18, 2014 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of a public hearing no. 14-09-023 on said application to be held on
21 the 8th day of September, 2014 at 7:30 P.M. by the Council of the City of Florissant was duly
22 published, held and concluded; and

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

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

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31 Section 1: A Special Use Permit is hereby granted to Specialty Trim Inc. d/b/a Specialty
32 Trim to allow for the operation of an auto window tinting shop located at 1195.

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

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

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38 Adopted this _____ day of _____, 2014.
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Joseph Eagan
President of the Council

Approved this _____ day of _____, 2014.

Thomas P. Schneider
Mayor

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 SEPTEMBER 8, 2014

3
4

5 BILL NO. 9029

ORDINANCE NO.

6
7

8 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$325,000**
9 **FROM THE PARK IMPROVEMENT FUND TO ACCOUNT NO. 0961**
10 **“CAPITAL ADDITIONS” FOR THE REPLACEMENT OF THE**
11 **BALL FIELD LIGHTS AND LIGHT POLES ON FIELD #1 AND #2 IN**
12 **ST. FERDINAND PARK.**

13

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

16

17 Section 1: There is hereby appropriated and set apart from the Park Improvement Fund
18 of the City of Florissant the sum of \$325,000 to Budget Account No. 0961 “Capital Additions”
19 for the replacement of the ball field lights and light poles on Field #1 and #2 in St. Ferdinand
20 Park.

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

23

24 Adopted this ____ day of _____, 2014.

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28 _____
29 Joseph Eagan
30 President of the Council
31 City of Florissant

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34 Approved this ____ day of _____, 2014.

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37 _____
38 Thomas P. Schneider.
39 Mayor, City of Florissant

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42 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

²⁹
Date: August 27, 2014

Mayor's Approval:


Agenda Date Requested: September 8, 2014

Description of request: Appropriate \$325,000 from the Park Improvement Fund to Account #0961 - Capital Additions for the replacement of the ballfield lights and light poles on Field #1 and Field #2 at St. Ferdinand Park. See attached memo for explanation.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:	Ordinances	X	Other	X
	Appropriation	XX	Liquor License	
	Transfer		Hotel License	
	Zoning Amendment		Special Presentations	
	Amendment		Resolution	
	Special Use Transfer		Proclamation	
	Special Use		Subdivision	
	Budget Amendment			

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



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

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

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



City of Florissant
Engineering Division
Interoffice Memorandum

Memo To: Mayor Thomas P. Schneider 
Through: Louis B. Jearls, Jr., P.E. 
Director of Public Works
From: Tim Barrett, P.E., City Engineer
Subject: St. Ferdinand Park Ball Field Light Replacement – Phase 2

Date: August 29, 2014
Copy: Todd Schmidt,
Director of Parks & Recreation

Mayor,

Todd Schmidt previously provided a memo to you, dated August 27, 2014, which includes an appropriation request for the second phase of the ball field light replacement at St. Ferdinand. This memo is attached. You brought up two questions regarding the appropriation amount and the purpose of this memo is to address those questions.

Question 1: Why is the appropriation amount \$25,000 more than the Phase 1 appropriation of \$300,000.


The reason this amount is higher is because there is a greater distance that conduit and wiring needs to be installed to reach the fields 1 & 2 in comparison to Phase 1 (fields 5 & 6). Our budgetary estimate is \$292,000. We added a 10 percent contingency to the estimate and rounded up to the nearest \$5,000 increment.

Question 2: The contract awarded for Phase 1 was well below the appropriation amount of \$300,000. Why does this request not reflect the lower contract price obtained in Phase 1?

The Phase 1 contract was awarded at \$205,850. Bid results ranged up to \$263,990. The budgetary estimate was \$271,000 plus a 10 percent contingency which brought the Phase 1 appropriation request to \$300,000. Bids may vary significantly due to many factors including, contractor availability, the season of the year, supplier pricing variability, perceived competitiveness, etc. Additionally, there is no guarantee that we will have the same bidders as Phase 1. Lastly, we always hope to retain some contingency funds for unforeseen issues; therefore, we feel it is appropriate to stick with our budgetary estimate with the added contingency to ensure timely delivery of this project.

Please let me know if you would like to discuss this further.

Thank you,



Timothy J. Barrett, P.E.
City Engineer

Enclosure


Memo from Todd Schmidt, dated August 27, 2014

CITY OF FLORISSANT
PARKS AND RECREATION DEPARTMENT
Memorandum

Date: August 27, 2014

To: The Florissant City Council  **cc:** Karen Goodwin
Tim Barrett

Thru: Mayor Thomas P. Schneider

From: Todd Schmidt, Director of Parks and Recreation  8/27/14

Subject: St. Ferdinand Park Ball Field Light Replacement - Phase 2

I am pleased to report that Phase 1 of the "St. Ferdinand Park Ball Field Light Replacement" project is on the verge of being completed, not only on time but also within budget.

Consequently, with the completion of Phase 1 (Fields 5 and 6) fast approaching, we will soon be in a position to move forward on Phase 2 (Fields 1 and 2) of the project.

We have obtained a cost estimate for this next phase of the project. Similar to Phase 1, the scope of work for Phase 2 will include everything necessary to install new athletic lighting on Fields 1 and 2 that will meet the 30/20 infield/outfield foot-candle standard. This includes pole installation, foundation and backfill, wiring, fixture aiming, bored conduit installation and any work required on the electrical panel and any service necessary to achieve and maintain the lighting standard. Demolition and removal of existing poles and light fixtures will also be included.

Therefore, I am respectfully requesting the appropriation of \$325,000 from the Park Improvement Fund to Account #0961 - Capital Additions. The Finance Department has indicated there are sufficient funds to cover the cost of this next phase of the project.

Please advise if additional information is required. Thank you for your consideration.