



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, JANUARY 22, 2024
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

1-8-2024	City Council Minutes	
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IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

24-01-003	Request to amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67. (Postponed to 2/26/24 at the request of the petitioner)	Kristi Burk
24-01-004	Request to amend the Zoning Code to add "Tobacco Store" as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460. (Postponed to this date on January 8, 2024)	Staff

VII. OLD BUSINESS

	BILLS FOR SECOND READING	
9943	Ordinance to authorize an amendment to B-5 ordinance No 8888 for Travers Automotive Group to allow for a sign over 40 sq. ft. in a 'B-5' Planned Commercial District located at 660 Charbonier Rd.	Eagan

9947	Ordinance amending Chapter 120 "Boards, Commissions and Committees" by deleting it in its entirety and replacing it with a new section.	Eagan
9948	Ordinance authorizing an amendment to Article II "Parks and Recreation Advisory Board" for the purpose of updating the duties.	Eagan
9949	Ordinance authorizing the mayor to enter into a maintenance agreement with the Metropolitan Sewer District (MSD) for Bangert Park located at 275 S. New Florissant Road.	Eagan
9950	Ordinance authorizing a sanitary and storm water easement for the Metropolitan Sewer District (MSD) on Lot 1 of Bangert Park Library Subdivision.	Eagan

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
	REQUESTS	
Liquor	Request for a Full Liquor by the Drink Liquor License for Florissant Barbeque, LLC d/b/a Sugarfire Smokehouse located at 1290 N. Highway 67.	Charles Downs
SPU Transfer	Request to transfer Special Use No. 7784 for a restaurant from J&J Pizza, LLC d/b/a Papa John's Pizza to Bajco Illinois, LLC d/b/a Papa John's Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant.	Razi Bihl Khan
SPU Transfer	Request to transfer Special Use No. 7796 for a restaurant from J&J Pizza, LLC d/b/a Papa John's Pizza to Bajco Illinois, LLC d/b/a Papa John's Pizza located at 8209 N Lindbergh for the operation of a restaurant.	Razi Bihl Khan
SPU Transfer	Request to authorize a transfer of Special Use No. 8158 from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of a restaurant.	Asia Babiuk

	BILLS FOR FIRST READING	
9945	Ordinance authorizing an amendment to the Zoning Code to add “Tobacco Store” as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460.	Eagan
9951	Ordinance authorizing the transfer of Special Use No. 7784 from J&J Pizza, LLC d/b/a Papa John’s Pizza to Bajco Illinois, LLC d/b/a Papa John’s Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant.	Parson
9952	Ordinance authorizing the transfer of Special Use No. 7796 from J&J Pizza, LLC d/b/a Papa John’s Pizza to Bajco Illinois, LLC d/b/a Papa John’s Pizza located at 8209 N Lindbergh for the operation of a restaurant.	Eagan
9953	Ordinance authorizing a transfer of Special Use No. 8158 from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of a restaurant.	Siam

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JANUARY 19, 2024, BY 12:00 PM.

ANYONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MONDAY, JANUARY 22, 2024

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, January 8, 2024

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, January 8, 2024 at 7:00 PM with Council President Eagan presiding.

I. PLEDGE OF ALLEGIANCE

The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

II. ROLL CALL OF MEMBERS

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

III. APPROVAL OF MINUTES

12-11-2023. City Council Minutes 12-11-2023

Councilman Harris made a motion to approve the City Council Minutes of December 11, 2023, seconded by Siam. Motion carried.

IV. HEARING FROM CITIZENS

Ashley Bernaugh, 523 Chapel Cross Dr, requested the council support with the issues at Cold Water Creek. She noted her fear that the Army Corps of Engineers has no intention to properly remediate the community and may not be properly disclosing information the community needs. Ms. Bernaugh asked the Council to support the community to gain accurate and clear information regarding the contamination of Cold Water Creek. She noted the new maps were received by the PTA at Jana Elementary and available for the council to review. Ms. Bernaugh offered to connect the council and community of Florissant with resources in the area.

Rebecca Hutchison, 230 St. Dianna, stated she loves Florissant and has lived in the city for more than 50 years. She noted she has had many illnesses over the years. She noted her second home in Florissant was in a large radioactive area of the maps provided. Ms. Hutchison stated clean up needs to be done for the safety of all.

V. COMMUNICATIONS

There were none.

VI. PUBLIC HEARINGS

24-01-001. Request to approve a final site development plan in 'B-3' Extensive Business District for a new dental office located at 2855 N. Highway 67.

The City Clerk reported that Public Hearing 24-01-001 for the Request to approve a final site development plan in a 'B-3' Extensive Business District for a new dental office located at 2855 N. Highway 67. The Chair declared the Public Hearing to be open.

Councilman Eagan noted the public hearing for the site development plan was not necessary. He stated the public hearing would be closed after the public were given an opportunity to speak.

Being no further comments, Councilman Eagan made a motion to close the public hearing, seconded by Caputa. Motion carried.

Councilman Eagan made a motion to remove Bill No. 9942 from the agenda, seconded by Caputa. Motion carried.

- 24-01-002.** Request to amend Ordinance No 8888 for Travers Automotive Group to allow for a sign over 40 sq. ft. in a 'B-5' Planned Commercial District located at 660 Charbonier Rd.

The City Clerk reported that Public Hearing 24-01-002 for the Request to amend Ordinance No. 8888 for Travers Automotive Group to allow for a sign over 40 sq. ft. in a 'B-5' Planned Commercial District located at 660 Charbonier. The Chair declared the Public Hearing to be open.

Adrian Allen, Landmark Sign Company, stated the business would like a larger sign measuring 97.4 sq. ft. for visibility from the road. Mr. Allen noted the sign will not be a flashing sign but will be illuminated in a yellow color. The sign would be mounted to blend in with the building. Mr. Allen stated the monument sign would remain on the property which faces Charbonier.

Being no further comments, Councilman Manganelli made a motion to close the public hearing, seconded by Schildroth. Motion carried.

- 24-01-003.** Request to amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67.

The City Clerk reported that Public Hearing 24-01-003 for the Request to amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N. Highway 67. The Chair declared the Public Hearing to be open.

Councilman Eagan made a motion to postpone the public hearing to the City Council Meeting on January 22, 2024 due to the petitioner's absence, seconded by Caputa. Motion carried.

- 24-01-004.** Request to amend the Zoning Code to add "Tobacco Store" as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460.

The City Clerk reported that Public Hearing 24-01-004 for the Request to amend the Zoning Code to add "Tobacco Store" as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460. The Chair declared the Public Hearing to be open.

Councilman Eagan made a motion to postpone the public hearing to the City Council Meeting on January 22, 2024 due to the petitioner's absence, seconded by Caputa. Motion carried.

Councilman Eagan made a motion that Bill No. 9945 be removed from the agenda, seconded by Siam. Motion carried.

VII. OLD BUSINESS

BILLS FOR SECOND READING

9937. Ordinance to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive thru only coffee shop located at 8180 N Lindbergh.

Councilman Eagan moved that Bill No. 9937 be read for a second time, seconded by O'Donnell. Motion carried and Bill No. 9937 was read for a second time.

Councilman Eagan made a motion to amend Section 4 of Bill No. 9937 to add a new section "k." to read "Building and Walls of out lot 3 (B) (8180 N Lindbergh) shall be of unpainted standard brick, unpainted standard brick veneer, natural stone, EIFS, or Nichiha panels, which shall be installed in accordance with the manufacturer's instructions and maintained through the life of the building.", seconded by Manganelli.

Jackie Graves, City Attorney, clarified that the building owner would be responsible for the maintenance of the building mentioned in the amended section and it is specific to the building proposed.

Being no further comments, motion carried.

Councilman Eagan moved that Bill No. 9937 be read for a third time, seconded by Siam. Motion carried and Bill No. 9937 was read for a third time. Motion carried and Bill No. 9937 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Eagan, Joseph

Second by: Councilman Siam, Tommy

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert				
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9937 to have passed and become Ordinance No. 8944.

9940. Ordinance to transfer an existing Special Use and Special Use No. 4993 for a pole sign from Small Business Acquisitions, LLC d/b/a Meineke Discount Mufflers and Brakes to Stillman Brothers Automotive d/b/a Meineke Car Care located at 545 N. Highway 67 for the operation of an automotive repair shop.

Councilman Caputa moved that Bill No. 9940 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9940 was read for a second time.

Councilman Caputa moved that Bill No. 9940 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9940 was read for a third time. Motion carried and Bill No. 9940 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Caputa, Jeff

Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert				
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9940 to have passed and become Ordinance No. 8945.

VIII. NEW BUSINESS

BOARD APPOINTMENTS

There were none.

BILLS FOR FIRST READING

9923. Ordinance to amend Special Use No. 8376 issued to Shade Restaurant & Bar LLC d/b/a Twelve 19 Restaurant and Lounge located at 1752-1759 N. New Florissant Road to allow for a change in hours of operation, in a 'B-3' Extensive Business District.

Bill No. 9923 was read for the first time.

Councilman Caputa moved that Bill No. 9923 be read for a second time, seconded by Siam.

Mayor Lowery noted approximately two months prior the business was given administrative approval of a trial run to stay open until midnight with no incidents and complete compliance with city ordinances.

Councilman Eagan noted the amendment allows for the hours of operation to extend to midnight, but does not allow for nightclub operations or activities, including selling parking spaces, charging for reservations, and cover charges.

Motion carried and Bill No. 9923 was read for a second time.

Councilman Siam moved that Bill No. 9923 be read for a third time, seconded by Caputa.

On roll call, the Council voted: Siam yes, Harris yes, Manganelli abstain, Eagan yes, Caputa yes, Schildroth yes, O'Donnell yes, and Pagano yes.

Having received a unanimous vote of all members present Bill No. 9923 was read for a third and final time and placed upon its passage.

Before the final vote, all interested persons were given an opportunity to be heard. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Siam, Tommy

Second by: Councilman Caputa, Jeff

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert				
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9923 to have passed and become Ordinance No. 8946.

9942. Ordinance authorizing the approval of a final site development plan in ‘B-3’ Extensive Business District for a new dental office located at 2855 N. Highway 67.
Bill No. 9942 was removed from the agenda.

9943. Ordinance to authorize an amendment to B-5 ordinance No 8888 for Travers Automotive Group to allow for a sign over 40 sq. ft. in a ‘B-5’ Planned Commercial District located at 660 Charbonier Rd.
Bill No. 9943 was read for the first time.

9944. Ordinance authorizing an amendment Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a ‘B-5’ Planned Commercial District located at 3390 N Highway 67.
Councilman Eagan made a motion to remove Bill No. 9944 from the agenda, seconded by Pagano. Motion carried.

9945. Ordinance authorizing an amendment to the Zoning Code to add “Tobacco Store” as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460.
Bill No. 9945 was removed from the agenda.

9946. Ordinance amending Chapter 250 "Indoor Clean Air Code" to provide clarification regarding hookah and electronic smoking devices.
Bill No. 9946 was read for the first time.
Councilman Schildroth moved that Bill No. 9946 be read for a second time, seconded by Manganelli. Motion carried and Bill No. 9946 was read for a second time.

Councilman Schildroth moved that Bill No. 9946 be read for a third time, seconded by Pagano.

On roll call, the Council voted: Siam yes, Harris yes, Manganelli abstain, Eagan yes, Caputa yes, Schildroth yes, O'Donnell yes, and Pagano yes.

Having received a unanimous vote of all members present Bill No. 9946 was read for a third and final time and placed upon its passage.

Before the final vote, all interested persons were given an opportunity to be heard. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Schildroth, Keith

Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert				
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9946 to have passed and become Ordinance No. 8947.

9947. Ordinance amending Chapter 120 "Boards, Commissions and Committees" by deleting it in its entirety and replacing it with a new section.

Bill No. 9947 was read for the first time.

9948. Ordinance authorizing an amendment to Article II "Parks and Recreation Advisory Board" for the purpose of updating the duties.

Bill No. 9948 was read for the first time.

9949. Ordinance authorizing the Mayor to enter into a maintenance agreement with the Metropolitan Sewer District (MSD) for Bangert Park located at 275 S. New Florissant Road.

Bill No. 9949 was read for the first time.

9950. Ordinance authorizing a sanitary and storm water easement for the Metropolitan Sewer District (MSD) on Lot 1 of Bangert Park Library Subdivision.

Bill No. 9950 was read for the first time.

IX. COUNCIL ANNOUNCEMENTS

Councilman Eagan noted The St. Patrick's Day Committee will be holding Masquerade Ball at the JFK Center on January 27th, 2024. Tickets are available at florissantstpatricksparade.com. The EPA Committee will be meeting at the St. Louis Airport site and Cold Water Creek on Tuesday, January 16, 2024 at 2pm to 3:30pm and 7pm to 8:30pm at Hazelwood Civic Center East at 8969 Dunn Road.

X. MESSAGE FROM THE MAYOR

Mayor Lowery wished Councilwoman Jackie Pagano a Happy Birthday.

Mayor Lowery noted the Christmas Lights and Real Christmas Tree Disposal Program will be taking place until January 15th at the Health Department for lights and trees will be picked up by Gateway Disposal.


XI. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, January 22, 2024, at 7:00 pm.

Councilman O'Donnell moved to adjourn the meeting, seconded by Caputa. Motion carried.

Adjourned at 7:35 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Bill No. 9937	Ord. No. 8944
Bill No. 9940	Ord. No. 8945
Bill No. 9923	Ord. No. 8946
Bill No. 9946	Ord. No. 8947

CITY OF FLORISSANT

Public Hearing



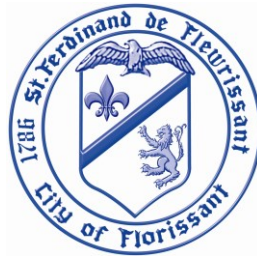
In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 8, 2023 at 7:00 p.m. on the following proposition:

To amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a ‘B-5’ Planned Commercial District located at 3390 N Highway 67. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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MEMORANDUM



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CITY OF FLORISSANT

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

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To: Planning and Zoning Commissioners Date: November 8, 2023

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From: Debra Irvin, Building Commissioner cc: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

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Subject: Request an amendment of the B-5, minor ratification of the Building
Commissioner to allow painting exterior rear of the building Concrete
Masonry Unit (CMU), and parapet caps; apply film on front trespa panels,
and install new signs at **3390 N Highway 67 (Wal-Mart)** in a 'B-5'
Zoning District

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STAFF REPORT

CASE NUMBER PZ-120423-4

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I. PROJECT DESCRIPTION:

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Request an amendment of the B-5f , minor ratification of the existing ordinance to paint
exterior rear building CMU, and parapet caps; apply film on front trespa panels, and
install new signs at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District,
Ordinance No. 7965.

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II. EXISTING SITE CONDITIONS:

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The existing property at 3390 N Highway 67 is a high traffic retail chain store. The
property is currently zoned 'B-5'.

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III. SURROUNDING PROPERTIES:

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The property to the West is 3200 N Highway 67 in a 'B-3' District, the properties to the
South are in an 'R-4' District. The East is bounded by Coldwater Creek.

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IV. STAFF ANALYSIS:

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Under the Zoning Code, Section 405.135 (for a 'B-5' District only), minor changes to a
previously recorded development plan may be approved without a public hearing if the

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41 Building Commissioner deems the changes to be minor in nature and is ratified by P&Z,
42 the Building Commissioner submits the proposed amendment to P&Z for review and
43 approval by motion to ratify approval by staff. **The attached plan was submitted for**
44 **review and consideration of approval to paint exterior rear of building CMU and**
45 **parapet caps; apply film on front trespa panels, and install new signs at 3390 N**
46 **Highway 67 (Wal-Mart)** in a ‘B-5’ Zoning District

47
48 Excerpt from Zoning Code, section 405.135. para. L2c.:
49 *“c. Initial determination of consistency/minor changes. If the Building Commissioner determines that the*
50 *proposed amendment to the previously approved site plan is minor in nature and is not in conflict with the*
51 *nature of the proposal as originally or previously advertised for public hearing and meets all of the*
52 *conditions of the pertinent Planned Commercial District ordinance, the Building Commissioner shall notify*
53 *the Planning and Zoning Commission thereof and may conditionally approve such proposed amendment,*
54 *which approval shall be deemed ratified by the Planning and Zoning Commission unless five (5) or more*
55 *members thereof thereafter request at the first (1st) regularly scheduled and conducted meeting after*
56 *notification that such proposed amendment be submitted to the Planning and Zoning Commission for*
57 *review. In lieu of a grant of conditional approval, the Building Commissioner or designated representative*
58 *may submit the proposed amendment to the Planning and Zoning Commission for review. In case of*
59 *disapproval of the proposed amendment by the Building Commissioner, the applicant shall be notified and*
60 *may thereafter request review thereof by the Planning and Zoning Commission...”*

61
62 The application is accompanied by attached plan.

63
64 Comments on plans: Owner shall provide color samples for CMU

65
66 See the following suggested motion:

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

69 I move to amend the B-5 for minor changes to the site development plan of the ‘B-5’
70 Ordinance No. 7965 to allow for exterior painting of the rear exterior Concrete Masonry
71 Unit (CMU), and, parapet caps; also apply film on front trespa panels, and install new
72 signs at **3390 N Highway 67 (Wal-Mart)**

73
74 Related drawings are attached. The exterior modifications depict minor changes in the
75 development plan, which is not in conflict with the nature of the development and meets
76 all of the conditions of Ordinance No. 7965. Approval is subject to the regulations of this
77 ‘B-5’ Planned Commercial District, and the following additional requirements:

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79
80 1. PROJECT COMPLETION.

81 Construction shall start within 60 days issuance of building permits and
82 the project and shall be developed in accordance of the approved
83 amendments to the final development plan within 180 days of start of
84 construction.

85
86 **(End of suggested motion and staff report)**

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 3390 N. Highway 67

Property Owners Name: THF Florissant Development LLC Phone/email:

Property Owners Address: PO Box 8050 Bentonville, AR 72712

Business Owners Name: Walmart Real Estate Business Trust Attn Realty Manager Store #5927 Phone/email: zach.luensmann@walmart.com

Business Owners Address: 2608 SE J St. Bentonville, AR 72716

DBA (Doing Business As) Walmart Store #5927

Authorized Agents Name: BRR Architecture, Inc. Co. Name: Kristi Burk (Authorized Agent to Appear Before The Commission)

Agents Address: 8131 Metcalf Ave. Suite 300 Phone/email: 479-286-2936

Request Paint exterior rear building CMU and parapet caps. Apply film on front trespa panels.

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

Kristi Burk

Digitally signed by Kristi Burk, DN: c=US, e=kristi.burk@brrarch.com, o="BRR Architecture, Inc.", CN=Kristi Burk Reason: I have reviewed this document Date: 2023.10.30 13:59:15 -0500

10/30/23

Applicant's Signature

Date

OFFICE USE ONLY

Received by: Receipt # Amount Paid: Date:

STAFF REMARKS: COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

CITY OF FLORISSANT

Public Hearing

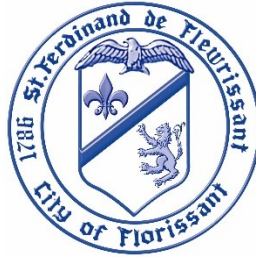


In accordance with Chapter 405 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 8, 2023 at 7:00 p.m. on the following proposition:

To amend the Zoning Code to add “Tobacco Store” as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM



CITY OF FLORISSANT

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

Memo To: Planning & Zoning Commission Date: November 21, 2023
Thru: Mayor Timothy Lowery
From: Patrick Mulcahy, Director of Economic Development

STAFF REPORT
CASE NUMBER PZ-120423-5

Subject: Amending the zoning categories to add limitations for stores that primarily sell tobacco products, alternative nicotine products, or vapor products:

Proposed Code section amendments for Tobacco, Alternative Nicotine, and Vapor products:

Chapter 405 "Land Use" Article IV "District Regulations"

- Section 405.115 "B-1" Local Shopping District
- Section 405.120 "B-2" Central Business District
- Section 405.125 "B-3" Extensive Business District
- Section 405.130 "B-4" Highway Commercial District
- Section 405.160 "H" Historic District, Subsection "D" Historic Business District.

All sections would be amended by deleting the permitted use "Tobacco Store" and adding a Special use to read as follows:

Tobacco products, Alternative Nicotine products or Vapor products, provided, however that a store that sells primarily tobacco, alternative nicotine products or vapor products may not be permitted if the number of locations exceeds one (1) per 4 thousand (4,000) population in the

city, or if the location of said store is within one-half (1/2) mile of another such store. In no event shall the City Council approve the issuance of a license for the sale of tobacco products, alternative nicotine products, or vapor products within one hundred (100) feet of any school, church or other building regularly used as a place of worship; except that when a school, church or place of worship shall thereafter be established within one hundred (100) feet of any place of business licensed to sell tobacco products, alternative nicotine products, or vapor products, renewal of the license shall not be denied for this reason.

Possible Definitions to be included in Section 405.035 Definitions (Identical to the definitions in the offenses Chapter)

ALTERNATIVE NICOTINE PRODUCT

Any non-combustible product containing nicotine that is intended for human consumption, whether chewed, absorbed, dissolved or ingested by any other means. "Alternative nicotine product" does not include any vapor product, tobacco product or any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the Food, Drug and Cosmetic Act.

TOBACCO PRODUCTS

Any substance containing tobacco leaf including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco or dipping tobacco, but does not include alternative nicotine products or vapor products.

VAPOR PRODUCT

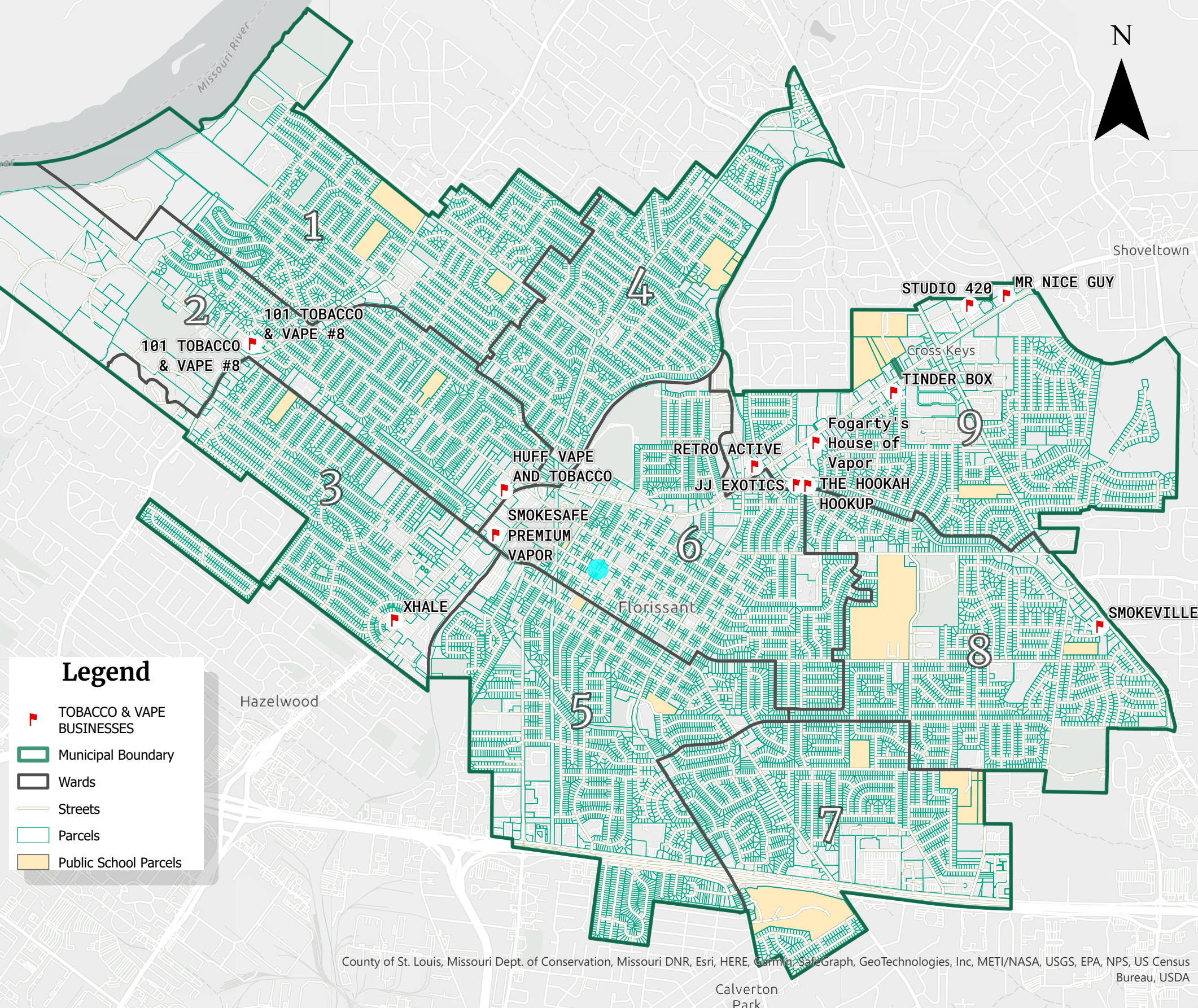
Any non-combustible product containing nicotine that employs a heating element, power source, electronic circuit or other electronic, chemical or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form. "Vapor product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device and any vapor cartridge or other container of nicotine in a solution or other form that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device. "Vapor product" does not include an alternative nicotine product or tobacco product.



Tobacco & Vape Business Locations

City of Florissant

Business Florissant Address	Business DBA
111 FLOWER VALLEY SHOPPING CTR CITY OF FLORISSANT MO 63033	STUDIO 420
12761 NEW HALLS FERRY RD FLORISSANT MO 63033	SMOKEVILLE
2318 N HIGHWAY 67 A FLORISSANT MO 63033	Fogarty's House of Vapor
2164 N WATERFORD DR FLORISSANT MO 63033	JJ EXOTICS
739 N HIGHWAY 67 FLORISSANT MO 63031	HUFF VAPE AND TOBACCO
3359 N HIGHWAY 67 FLORISSANT MO 63033	MR NICE GUY
1764 N NEW FLORISSANT RD FLORISSANT MO 63033	RETRO ACTIVE
514 N HIGHWAY 67 FLORISSANT, MO 63031	SMOKESAFE PREMIUM VAPOR
2121 CHARBONIER RD FLORISSANT MO 63031	101 TOBACCO & VAPE #8
2123 CHARBONIER RD FLORISSANT MO 63031	101 TOBACCO & VAPE #8
2714 N HIGHWAY 67 FLORISSANT MO 63033	TINDER BOX
8215 N LINDBERGH BLVD FLORISSANT, MO 63031	XHALE
2250 N WATERFORD DR FLORISSANT, MO 63031	THE HOOKAH HOOKUP



County of St. Louis, Missouri Dept. of Conservation, Missouri DNR, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Map was generated from a SimpliCity Business License Report. These businesses were selected because of their described uses and retail sales of primarily tobacco and vape products. These are not convenience stores or other retailers that sell tobacco or vape as a secondary product.



Memo To: Planning & Zoning Commission Date: November 21, 2023
Thru: Mayor Timothy Lowery
From: Patrick Mulcahy, Director of Economic Development
Subject: Amending the zoning categories to add limitations for stores that primarily sell tobacco products, alternative nicotine products, or vapor products:

City staff is requesting that stores that primarily sell tobacco, alternative nicotine or vapor products be limited within the City of Florissant to allow for 1 location per 4,000 residents. This would allow for 13 locations, which is the number of stores currently operating. We are also requesting that locations cannot be within a ½ mile of another such store, and that locations cannot be within 100 feet of any school, church or other building regularly used as place of worship. The Department of Economic Development has been researching this issue along with staff from the Public Works Department, the City Clerks office, and the City Attorney and staff agrees that these changes would be in the best interest and health of the City of Florissant.

Staff are also requesting that the zoning categories be amended to remove “Tobacco Store” as a permitted use, and to add it as a special use. Currently city staff have no way to keep track of this specific use, and this will allow the City Clerk to better track them and enforce the proposed new limitations.

These changes would align with the recent *Florissant 2050: Comprehensive Plan Update* for several reasons. One of the biggest issues brought by residents regarding quality of life was to improve the quality and vibrancy of Florissant’s commercial amenities. In the *Economic Development, Business, and Job Growth* section of the plan it was noted that Florissant needs to provide unique retail experiences that celebrate Florissant’s unique history and community character, and that currently too many businesses lack variety. We believe limiting the number of these stores is in line with that goal.

Another reason for limitation is for health reasons. Not only is it well documented that tobacco and vapor products have adverse health effects for those who use them, but there are also increased environmental health effects with vapor devices. They are considered hazardous waste that cannot be easily or properly disposed of, and this is causing environmental issues in communities throughout

the United States. Finally, there are also studies which show that there is an association between density and proximity of tobacco stores with smoking behaviors by youths.

Vehicle filling stations, convenience stores or grocery stores that are authorized to sell tobacco or associated products do not apply to these limitations and are not considered to be Tobacco, Alternative Nicotine or Vape businesses.

The new zoning category would read:

- **Tobacco products, Alternative Nicotine products or Vapor products**, provided, however that a store that sells primarily tobacco, alternative nicotine products or vapor products may not be permitted if the number of locations exceeds one (1) per 4 thousand (4,000) population in the city, or if the location of said store is within one-half (1/2) mile of another such store. In no event shall the City Council approve the issuance of a license for the sale of tobacco products, alternative nicotine products, or vapor products within one hundred (100) feet of any school, church or other building regularly used as a place of worship; except that when a school, church or place of worship shall thereafter be established within one hundred (100) feet of any place of business licensed to sell tobacco products, alternative nicotine products, or vapor products, renewal of the license shall not be denied for this reason.

If you have any questions, please do not hesitate to let me know.

Respectfully submitted,

Patrick Mulcahy
Director of Economic Development



Agenda Request Form

For Administration Use Only:

Meeting Date: 12/4/2023

Open Closed

Report No. 89/2023

Date Submitted:

To: City Council

Title: Ordinance to authorize an amendment to B-5 ordinance No 8888 for Travers Automotive Group to allow for a sign over 40 sq. ft. in a 'B-5' Planned Commercial District located at 660 Charbonier Rd.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice 660 Charbonier
2. Staff Report
3. Application
4. Plans

INTRODUCED BY COUNCILMAN EAGAN
JANUARY 8, 2024

BILL NO. 9943

ORDINANCE NO.

ORDINANCE TO AUTHORIZE AN AMENDMENT TO B-5 ORDINANCE NO 8888 FOR TRAVERS AUTOMOTIVE GROUP TO ALLOW FOR A SIGN OVER 40 SQ. FT. IN A 'B-5' PLANNED COMMERCIAL DISTRICT LOCATED AT 660 CHARBONIER RD.

WHEREAS ordinance no. 6166 was passed in October of 1998 approving the rezoning of property owned by Mission Hills Development and known as 225-227 N. Hwy 67 to a B-5 Planned Commercial District; and

WHEREAS, Special Use Permit 7065 was granted to GMT Auto Sales Inc, for the operation of an auto detail shop with vehicle storage located at 2420 Rear North Highway 67; and

WHEREAS, Ordinance no. 7536 was passed in August of 2008 to amend B-5 Ordinance no. 6166 to allow for an addition to the existing building located at 225 N. Highway 67; and

WHEREAS Ordinance no. 7631 was passed in August of 2009 amending B-5 Ordinance no. 6166 to allow for the sale of vehicles from an adjacent property located at 365 N. Hwy 67; and

WHEREAS Ordinance no. 7941 was passed in January of 2013 to amend B-5 Ordinance no. 6166 to allow for a face change including an electronic messaging board for the property located at 225 N. Hwy 67; and

WHEREAS Ordinance no. 8080 was passed in October of 2014 to amend B-5 Ordinance no. 6166 as amended to consolidate properties known as 265 and 365 N. Hwy 67 and 620 and 624 Charbonier into one car leasing establishment, allow for signage and repeal Special Use ordinance no. 7550; and

WHEREAS Ordinance no. 8218 was passed in April of 2016 to amend Ordinance no. 8080 to allow for the addition to the existing building located at 620 Charbonier; and

WHEREAS Ordinance no. 8888 was passed in April of 2023 to authorize an amendment to B-5 ordinance no. 6166 to allow for the expansion of a car sales establishment to include the property located at 660 Charbonier; and

WHEREAS Travers Automotive and RV Group has applied for an amendment to ordinance no. 8888 that amended B-5 ordinance 6166 to add 660 Charbonier the development plan to allow for a sign over 40 sq. ft. and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of December 4th, 2023, that an amendment to Ordinance no. 8888 that amended B-5 ordinance 6166 to add 660 Charbonier the development plan to allow for a sign over 40 sq. ft; and

WHEREAS due and lawful notice of a public hearing no. 24-01-002 on said proposed change was duly published, held, and concluded on 8th day of January 2024 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that that an amendment to ordinance no. 8888 to allow for signage in excess of 40 sq. ft. locate at 660 Charbonier is in the best interest of the public health, safety and welfare of the City of Florissant; and

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

Section 1: Ord. no. 8888, is hereby amended to allow for signage in excess of 40 sq. ft. locate at 660 Charbonier as depicted as shown on the attached sign design plan. Furthermore, no additional signs are allowed without approval from the Building Commissioner.

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

Adopted this _____ day of _____, 2024.

Joseph Eagan
President of the Council

Approved this _____ day of _____, 2024.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 8, 2023 at 7:00 p.m. on the following proposition:

To amend Ordinance No 8888 for Travers Automotive Group to allow for a sign over 40 sq. ft. in a 'B-5' Planned Commercial District located at 660 Charbonier Rd. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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MEMORANDUM



CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners Date: November 13, 2023
From: Debra M. Irvin, Building Commissioner c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

Subject: **660 Chabonier (Travers Automotive Group)** request to amend B-5, adding new wall sign over 40 s.f. but less than or equal to 100 s.f. in a ‘B-5’ Planned Commercial District.

STAFF REPORT
CASE NUMBER PZ-120423-3

I. PROJECT DESCRIPTION:

This is a request to amend B-5 adding new wall sign over 40 s.f. in a ‘B-5’ Planned Commercial District. Travers Automotive Group is vehicle sales, whose Use is Special Use in this District.

II. EXISTING SITE CONDITIONS:

The existing space is the former Florissant Presbyterian Church and School, approved for Traver’s Automotive Group under Ordinance 8888. The rear building is now the main headquarters for Travers Automotive Group, all within the ‘B-5’ Planned Commercial District and is operating as outlined in the ordinance.

The subject property is approximately 5.20 acres.

III. SURROUNDING PROPERTIES:

The property is surrounded by other retail, restaurants and a gas station, also within the ‘B-5’ Planned Commercial District and ‘B-3’ Extensive Commercial District.

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IV. STAFF ANALYSIS:

Plans received from the applicant include channel letter signage designs for wall signs for the business. These signs will be illuminated.

Owner has been informed of signs not to exceed 100 s.f. Under the sign code, wall signs up to 40 s.f. in area can be approved by staff, but up to 100 s.f. signs must have the approval of P&Z, under the following:

According to city code, section 520.070: *“Under unusual or special circumstances, the Building Commissioner may permit the erection of signs up to one hundred (100) square feet in area not otherwise permitted, but the applicant shall first obtain approval of the Planning and Zoning Commission for erection and maintenance of such non-conforming signs.”*

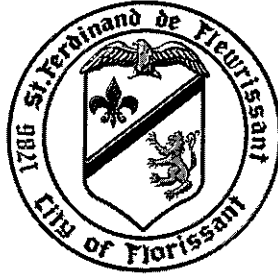
VI. STAFF RECOMMENDATIONS:

Suggested Motion:

I move for Approval of single illuminated 97.40 s.f. wall sign as shown on attached sign design plan. Furthermore, no additional signs are allowed without approval from the Building Commissioner.

(End of report and suggested motion)

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 660 Charbonier Rd, Florissant, MO 63031

Property Owners Name: Glenn Travers Phone/email: gmtautosales@yahoo.com 314-960-4175

Property Owners Address: 660 Charbonier Rd, Florissant, MO 63031

Business Owners Name: Glenn Travers Phone/email: _____

Business Owners Address: 660 Charbonier Rd, Florissant, MO 63031

DBA (Doing Business As) Travers Automotive and RV Group

Authorized Agents Name: Erin Plass Co. Name: Landmark Sign Company
(Authorized Agent to Appear Before The Commission)

Agents Address: 175 Chesterfield Industrial, Chesterfield MO 63005 Phone/email: erin@landmarksignusa.com 636-536-0400

Request Lit Wall Sign for 660 Charbonier Rd.

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

Erin Plass 11/27/2023
Applicant's Signature Date

OFFICE USE ONLY

Received by: _____ Receipt # _____ Amount Paid: _____ Date: _____

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

660 Charbonier -Wall Sign

Former Church building, new home Travers's.

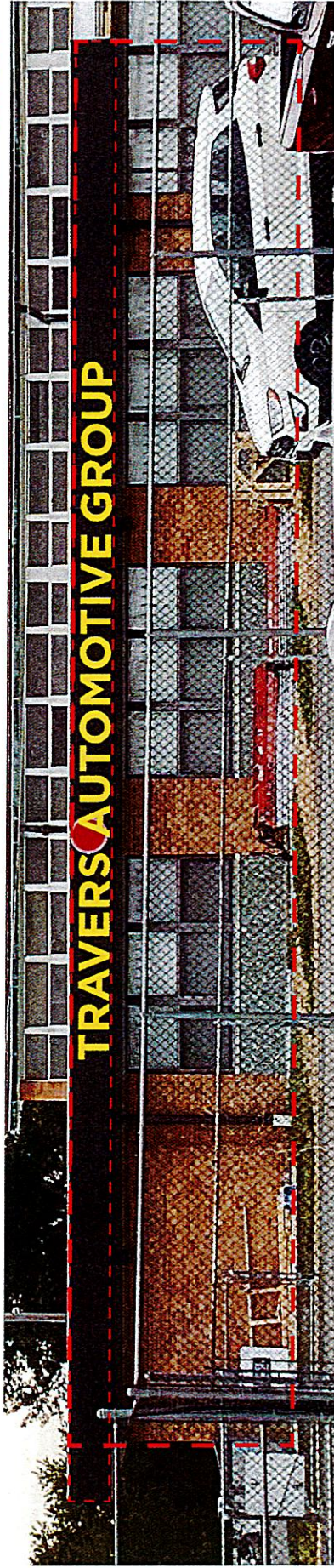
561"

TRIVERS AUTOMOTIVE GROUP

97.40 SQ FT

CUSTOMER IS ALLOWED 100 SQ FT

RED DOTTED LINE IS 180" HIGH X 1160" - INNER SIGN BAND AREA IS 32" HIGH



SIGNATURE: _____

DATE: _____

APPROVED AS IS

APPROVED WITH NOTED CHANGES

REVISE AND RESUBMIT

★ NOTE: APPROVAL IS NEEDED BEFORE PRODUCTION / FABRICATION CAN BEGIN. ★
COLORS OF PRINTED PROOF AND ELECTRONIC PROOF MAY VARY FROM ACTUAL COLORS OF COMPLETED SIGNS.

DESIGNER: JESS MARKS

SALES PERSON: ADRIAN ALLEN

PROOF DATE: 10/18/2023

CLIENT: TRIVERS AUTOMOTIVE GROUP
CONTACT: Amanda Schomaker
PHONE: (314) 737-5398
EMAIL: amanda.schomaker@gotravers.com

DESCRIPTION OF WORK: RACEWAY MOUNTED CHANNEL LETTERS - OPTIONS

175 Chesterfield Industrial Boulevard
Chesterfield, MO 63005 • 636-536-0400
www.landmarksignusa.com
info@landmarksignusa.com



IMPORTANT: THIS DRAWING IS PROPERTY OF LANDMARK SIGN COMPANY AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS PROPERTY MAY NOT BE RE-PRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF LANDMARK SIGN COMPANY OR THROUGH PURCHASE

To Whom It May Concern,

I, Glenn Travers, owner, in association with Travers Automotive and RV Group have reviewed the purposed signage at 660 Charbonier Rd. Upon review of said signage we have approved the work to be done.

Glenn Travers
Owner
Travers Automotive and RV Group

Contact:

Amanda Schomaker
Director of Marketing
amanda.schomaker@gotravers.com
cell: 512-748-8701

660 Charbonier Rd., Florissant, MO 63031



Agenda Request Form

For Administration Use Only:

Meeting Date:

Open Closed

Report No. 93/2023

Date Submitted:**To:** City Council**Title:** Ordinance amending Chapter 120 "Boards, Commissions and Committees" by deleting it in its entirety and replacing it with a new section.**Prepared by:** Administrator**Department:** City Clerk**Justification:**

In response to action items in the Strategic Plan, the Mayor and department heads have discussed some updates to the Boards and Commission chapter and other boards throughout the code. This update accomplishes several goals identified in our discussions.

1. There are two new boards that have been added, an Arts Commission and a Diversity and Inclusion Commission.
2. Eliminates the Wellness commission and the Tourism Commission since these commissions have not been functional. (Since wellness is important, we included some of the duties of that commission in the Parks commission duties).
3. The chapter has been rearranged to be in alphabetical order and all the sections made more consistent with similar sections.
4. The boards and commissions that are in other sections of the code are added at the beginning for cross reference allowing for easier access.

INTRODUCED BY COUNCILMAN EAGAN
JANUARY 8, 2024

BILL NO. 9947

ORDINANCE NO.

ORDINANCE AMENDING CHAPTER 120 "BOARDS, COMMISSIONS AND COMMITTEES" BY DELETING IT IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION.

Section 1: Chapter 120 "Boards, Commissions and Committees" is hereby amended by deleting it in its entirety and replacing it with a new section as follows:

Chapter 120

Boards, Commissions and Committees

Charter References — The planning and zoning commission, art. XI; board of adjustment, §11.5.

Cross Reference – Personnel Commission. Title I 125.015

Cross Reference – Citizen Police Review Board. Title I. 125-270

Cross Reference – Emergency Management Commission. 240.010

Cross Reference — Parks and recreation advisory board, §§245.190 et seq.

Cross Reference – Board of Adjustment. 405 Art IX

Cross Reference – Landmarks and Historic District Commission. 405.425

Cross Reference – Property Maintenance Board of Appeals. 500 Art. XII, 599.330, 108.1

Article I

Code of Ethics

Section 120.010 Applicability.

[Code 1980 §2-69; CC 1990 §2-111]

There is hereby established a Code of Ethics which shall apply to all commission, board and committee members appointed by the Mayor and by the City Council.

Section 120.020 Delivery to Members.

[Code 1980 §2-70; CC 1990 §2-112]

The City Clerk shall deliver a copy of the Code of Ethics established under this Article to all persons who are appointed by the Mayor and by the City Council as members of commissions, boards and committees of the City within ten (10) days after their appointment is entered upon the

minutes of the City Council by depositing a copy of such Code of Ethics in the United States mail addressed to the residence of the person so appointed.

Section 120.030 Principle To Be Accepted.

[Code 1980 §2-71; CC 1990 §2-113]

Commission, board and committee members shall accept the fundamental principle that the sole function of local government is the efficient provision of facilities and services deemed essential for the kind of urban living desired by the resident population.

Section 120.040 Official Duties To Be Faithfully Discharged.

[Code 1980 §2-72; CC 1990 §2-114]

Commission, board and committee members, recognizing that the public interest is their primary concern, shall faithfully discharge their official duties regardless of personal considerations.

Section 120.050 Special Consideration Prohibited.

[Code 1980 §2-74; CC 1990 §2-116]

No commission, board or committee member shall grant a special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen.

Section 120.060 Financial Interest in City Contracts or Sales To City Prohibited.

[Code 1980 §2-75; CC 1990 §2-117]

No commission, board or committee member shall have a financial interest, direct or indirect, in any contract with the City or be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies, equipment or services. Any person violating this Section shall forfeit his/her appointment or commission and be subject to such additional penalties as may be provided by law.

Section 120.070 Engaging in Business or Personal Interest Incompatible With Proper Discharge of Official Duties — Prohibited.

[Code 1980 §2-76; CC 1990 §2-118]

No commission, board or committee member shall engage in any business or transaction or have a financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of his/her official duties in the public interest or would tend to impair his/her independence of judgment or action in the performance of his/her official duties.

Section 120.080 Private Interest in Proposed City Legislation To Be Disclosed.

[Code 1980 §2-77; CC 1990 §2-119]

A commission, board or committee member who has a financial or other private interest in any proposed City legislation shall disclose on the records of the Council the nature and extent of such interest.

Section 120.090 Representation of Private Interests Against City.

[Code 1980 §2-78; CC 1990 §2-120]

No commission, board or committee member shall appear in behalf of private interests before any officer, department or agency of the City Government; and no such person shall represent private interests in any action or proceeding against the interest of the City in any litigation to which the City is a party or in any action or proceeding in the Municipal Court in which the City or any agency or any officer or employee of the City in the course of his/her duties is a complainant.

Section 120.100 Gifts From Persons Dealing With City.

[Code 1980 §2-79; CC 1990 §2-121]

No commission, board or committee member shall accept any valuable gift, whether in the form of service, loan, thing, promise or in any other form, from any person which, to his/her knowledge, is interested, directly or indirectly, in any manner whatsoever in business dealings with the City.

Section 120.110 Disclosure or Improper Use of Confidential Information.

[Code 1980 §2-80; CC 1990 §2-122]

No commission, board or committee member shall disclose confidential information concerning the property, government or affairs of the City; nor shall he/she use such information to advance the financial or other private interest of himself/herself or others.

Section 120.120 Certain Private Employment or Services Prohibited.

[Code 1980 §2-81; CC 1990 §2-123]

No commission, board or committee member shall engage in or accept private employment or render services for private interests when such employment or service is incompatible with the proper discharge of his/her official duties.

Section 120.130 Transactions With the City, Etc.

[Code 1980 §2-82; CC 1990 §2-124]

No commission, board or committee member shall sell or barter anything to the City, or to a contractor to be supplied the City, or purchase anything from the City other than those things which the City offers generally to the public (for example, utility services), and then only on the same terms as are offered to the public.

Section 120.140 Certain Commission and Board Members Ineligible For Public Office.

[Code 1980 §2-83; CC 1990 §2-125]

No member of the Planning and Zoning Commission, Board of Appeals or Personnel Commission shall continue in such position after becoming a candidate for nomination or election to any public office.

Section 120.150 Political Favors from City Officers or Employees Prohibited.

[Code 1980 §2-84; CC 1990 §2-126]

No commission, board or committee member shall, directly or indirectly, solicit, receive or be in any manner concerned in soliciting, obtaining or receiving any monetary contribution or assistance, financial or otherwise, for any political purpose whatsoever from any officer or employee of the City.

Section 120.160 Unauthorized Use of City Property Prohibited — Personal Benefit From City Personnel Prohibited.

[Code 1980 §2-85; CC 1990 §2-127]

No commission, board or committee member shall request or permit the use of City-owned property for any purpose except the conduct of City business; and no such person shall, directly or indirectly, attempt to obtain any service or benefit from City personnel for the personal affairs of such person.

Section 120.170 Enforcement of Article — Violations and Penalties Generally.

[Code 1980 §2-86; CC 1990 §2-128]

The provisions of this Article may be enforced in any court of competent jurisdiction; and upon conviction of violating or conspiring to violate the provisions of this Article, a person shall be punished by a fine of not less than one hundred dollars (\$100.00) and not more than five hundred dollars (\$500.00). The conviction of any such person of such offense shall operate automatically to terminate his/her service. Any person so removed shall not be reinstated into City service. The conviction of any person of such offense shall automatically disqualify such person from future appointment and employment.

Article II

General Provisions

Section 120.175 Removal of Members.

- A. Any member of a commission, board or committee who is appointed by the Council or whose appointment is approved by the Council shall, upon an affirmative vote of the City Council, be deemed to have resigned from such board, commission or committee:
1. If such member fails to attend three (3) consecutive regular meetings of such board, commission or committee without such absences having been excused by such board, commission or committee; or
 2. If such member fails to attend at least fifty percent (50%) of all meetings, regular or special, in any calendar year.

When any of such absence conditions occur, the Chairman of such board, commission or committee shall give written notice thereof and any known extenuating circumstances to the Council and to the board, commission or committee member concerned, following which the Council may declare a vacancy and fill such vacancy by appointment.

Section 120.180 Extension of Appointment For Board, Commission or Committee Members.

[CC 1990 §2-98; Ord. No. 6359, 1-10-2000]

- A. Unless otherwise provided for within the Code of Ordinances, a member of any board, commission or committee may continue to serve after the expiration of the appointment term until replaced or reappointed.
- B. A commission, board or committee member shall be deemed regularly appointed when his/her appointment is entered upon approved minutes of the Council.

Section 120.185 Serving On Planning and Zoning Commission and Board of Adjustment Simultaneously Prohibited.

[Ord. No. 1857 §1, 1-24-2012]

No person shall service on the Planning and Zoning Commission and the Board of Adjustment at the same time.

Article III
Arts Commission of Florissant

Section 120.190 Established

There is hereby established an Arts Commission of Florissant

Section 120.195 Membership – Term

The Arts Commission of Florissant shall consist of seven (7) persons, residents and working artist professionals over the age of 18 of the City of Florissant who shall be appointed by the Mayor with the approval of the City Council. The terms of the members shall be three (3) years appointed by staggered terms.. Members shall serve until their successors have been duly appointed and qualified.

Section 120.200 Organization – Adoption of Rules and Regulations

- A. The Arts Commission of Florissant shall elect its own Chairman and Vice Chairman who shall serve for a term of one (1) year.
- B. At any regularly scheduled meeting, the Commission may adopt any rules and regulations as it deems necessary to carry out the responsibilities set out in this Article.

Section 120.205 Meetings – Quorum

- A. The Arts Commission shall meet once per month but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.
- B. A quorum for the purpose of making and adopting recommendations to be submitted to the City Council, shall consist of a majority plus one (1) of the number of the members required on the board.

Section 120.210 Committee to act in an advisory capacity only.

No part of this Article shall be construed as a delegation of legislative functions from the City Council, and such Commission shall be advisory only.

Section 120.215 Duties and Responsibilities

- 1. Promote artistic and cultural development within the City.
- 2. Work to broaden the artistic offerings of the City through hosting traveling art exhibits, working with City departments to host exhibits and performances that represent the population as a whole.
- 3. Work to provide community engagement through arts education to the public.

4. Advise City departments on types of performances the community would like the City to host at City sponsored events.
5. Work to engage the public in community arts events.
6. Identify community artists and coordinates opportunities to showcase their work through public exhibition.
7. Develop art galleries in local businesses around Florissant to host traveling exhibits
8. Develop murals at local businesses and public spaces
9. Assist in the selection of public art purchases
 - Sculpture on the Move
 - Paintings
 - Photographs
 - Any other culturally significant work of art deemed appropriate
10. Offer a representative member to advise/participate with non-City member groups.

Section 120.220 Expenses

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses to other boards and commissions of the City.

Section 120.225 Annual Report

The Arts Commission of Florissant shall make an annual report to the City Council giving a full account of its business and its accomplishments.

Article IV

Citizen Participation Committee

Section 120.230 Established.

[Code 1980 §2-97; CC 1990 §2-236; Ord. No. 8495, 2-25-2019]

There is hereby established a Citizen Participation Committee of the City.

Section 120.235 Membership — Term.

[Code 1980 §2-97; CC 1990 §2-237; Ord. No. 5381, 8-24-1992; Ord. No. 6078, 2-23-1998; Ord. No. 8495, 2-25-2019]

The Citizen Participation Committee shall consist of nine (9) members appointed at large by the City Council. All members shall be residents of the City. The term of each member shall be for three (3) years.

Section 120.240 Organization — Adoption of Rules and Regulations.

[Code Book §2-99; CC 1990 §2-238; Ord. No. 8495, 2-25-2019]

- A. The Citizen Participation Committee shall elect its own Chairman and Vice Chairman, who shall serve for a term of one (1) year.
- B. At any regularly scheduled meeting, the Committee may adopt any rules and regulations it deems necessary to carry into effect the responsibilities set out in this Article.

Section 120.245 Meetings — Quorum.

[Code 1980 §2-99; CC 1990 §2-239; Ord. No. 5822, 2-26-1996; Ord. No. 8495, 2-25-2019]

- A. The Citizen Participation Committee shall meet three (3) times a year, but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.
- B. A quorum, for the purpose of making and adopting recommendations to be submitted to the Council, shall consist of a majority plus one (1) of the number of members required for the committee.

Section 120.250 Committee To Act in Advisory Capacity Only.

[Code 1980 §2-100; CC 1990 §2-240; Ord. No. 8495, 2-25-2019]

No part of this Article shall be construed as a delegation of legislative functions from the Council, and such Committee shall be advisory only.

Section 120.255 Duties and Responsibilities.

[Code 1980 §2-101; CC 1990 §2-241; Ord. No. 8495, 2-25-2019]

It shall be the duty of the Citizen Participation Committee to review and make recommendations to the Council for the spending of community development funds, to hold public hearings as the Committee deems necessary to gather information from which recommendations concerning community development funds and their expenditures can be made to the Council, and at least once each year to meet with the Council as a whole to make its recommendations concerning the expenditure of community development funds. The Committee shall also be empowered to make recommendations to the Council on any matter submitted to it for its consideration by the Council as a whole at any regularly scheduled Council meeting and shall submit its recommendations to the Council after its study.

Section 120.260 Expenses

[Code 1980 §2-102; CC 1990 §2-242; Ord. No. 8495, 2-25-2019]

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses.

Section 120.265 Annual Report

The Citizen Participation Commission shall make an annual report to the City Council giving a full account of its business and its accomplishments.

Article V
Disability Awareness Commission

Section 120.270 Established — Membership — Terms.

[Code 1980 §2-206; CC 1990 §2-161; Ord. No. 5244, 6-11-1991]

There is hereby established a Florissant Disability Awareness Commission of the City which shall consist of seven (7) persons, residents of the City, who shall be appointed by the Mayor with the approval of the Council. The terms of such members shall be three (3) years. Members shall serve until their successors have been duly appointed and qualified.

Section 120.275 Organization.

[Code 1980 §2-208; CC 1990 §2-163; Ord. No. 5244, 6-11-1991]

The Florissant Disability Awareness Commission shall elect its own Chairman and Vice-Chairman who shall serve one (1) year terms. The Commission may adopt from time to time such rules and regulations as it deems necessary to carry into effect its responsibilities.

Section 120.280 Duties Generally, Annual Report Required.

[Code 1980 §2-207; CC 1990 §2-162; Ord. No. 5244, 6-11-1991; Ord. No. 5892, 11-11-1996]

It shall be the duty of the Florissant Disability Awareness Commission to coordinate all programs conducted by the City for citizens with disabilities and to make recommendations to the Mayor and Council concerning any programs or changes in existing programs as it deems appropriate for the citizens of the City who have disabilities. The Commission shall make an annual report to the Mayor and City Council concerning its activities.

Section 120.285 Expenses.

[CC 1990 §2-164; Ord. No. 5244, 6-11-1991]

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses to other boards and commissions of the City.

Section 120.290 Annual Report

The Disability Awareness Commission shall make an annual report to the City Council giving a full account of its business and its accomplishments.

Article VI
Diversity and Inclusion Commission

Section 120.295 Established

There is hereby established Diversity and Inclusion Commission in the City of Florissant

Section 120.300 Membership – Term

The Diversity and Inclusion Commission shall consist of nine (9) members appointed to staggered terms by the Mayor with approval of the City Council, one member representing each ward. Members shall be broadly representative of the racial, ethnic, and religious groups in the community. The term of appointment shall be for three (3) years. No individual shall serve more than two (2) full consecutive terms on the commission.

Section 120.305 Organization – Adoption of Rules and Regulations

1. The Diversity and Inclusion Commission shall elect its own Chairman and Vice Chairman who shall serve for a term of one (1) year.
2. At any regularly scheduled meeting, the Commission may adopt any rules and regulations as it deems necessary to carry out the responsibilities set out in this Article.

Section 120.310 Meetings – Quorum

1. The Diversity and Inclusion Commission shall meet once per month but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.
2. A quorum for the purpose of making and adopting recommendations to be submitted to the City Council, shall consist of a majority plus one (1) of the number of the members required for the commission.

Section 120.315 Committee to act in an advisory capacity only.

No part of this Article shall be construed as a delegation of legislative functions from the City Council, and such Commission shall be advisory only.

Section 120.320 Duties and Responsibilities

1. Foster, through community effort or otherwise, goodwill, cooperation and conciliation among community groups and elements of the inhabitants of the City;
2. Formulate and carry out educational programs that will aid in discouraging all types of prejudice and discrimination;
3. Support educational campaigns and programs devoted to eliminating group tensions, prejudices, intolerance, bigotry, and discrimination;
4. Recommend programs, policies, and procedures to the City Council which will protect against discrimination, promote the health, safety, and welfare of community members.

Section 120.325 Expenses

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses to other boards and commissions of the City.

Section 120.330 Annual Report

The Diversity and Inclusion Commission of Florissant shall make an annual report to the City Council giving a full account of its business and its accomplishments.

Article VII

Environmental Quality

Commission

Section 120.335 Established.

[Code 1980 §2-162; CC 1990 §2-146]

There is hereby established a Commission on Environmental Quality.

Section 120.340 Membership - Term

[Code 1980 §2-163; CC 1990 §2-147; Ord. No. 7342 §1, 10-13-2006]

The Commission on Environmental Quality shall consist of nine (9) members who shall be residents of the City. The members shall be appointed by the Mayor with the approval of the City Council.

The terms of the members of the Commission on Environmental Quality shall be for three (3) years. Presently serving members of the Commission shall serve the unexpired portion of their terms. Appointments to fill vacancies shall be for the unexpired portion of a term only.

Section 120.345 Organization – Adoption of Rules and Regulations

1. The Environmental Quality Commission shall elect its own Chairman and Vice Chairman who shall serve for a term of one (1) year.
2. At any regularly scheduled meeting, the Commission may adopt any rules and regulations as it deems necessary to carry out the responsibilities set out in this Article.

Section 120.350 Meetings – Quorum

1. The Environmental Quality Commission shall meet once per month but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.
2. A quorum for the purpose of making and adopting recommendations to be submitted to the City Council, shall consist of a majority plus one (1) of the number of the members required for the commission.

[Code 1980 §2-165; CC 1990 §2-149]

- A. The Commission on Environmental Quality shall have the powers and duties to:
1. Monitor the quality of the environment, including observation, and, where possible, measurements of air, water, soil, and noise pollution utilizing the available sources of data supplemented by such additional measurements as the Commission deems necessary. Observations of the above pollutants will be reported to the appropriate City, County or State authorities. These occurrences will be recorded by the Commission, with a copy of the report sent to the Mayor and City Council, and made a matter of public record.
 2. Work with the City offices in the developing of green areas within the City. Periodic surveys will be made by the Commission to ascertain the location of trees, shrubs and flower plantings. The suggested locations shall be filed with the appropriate City offices and with the City Council.
 3. Develop an environmental education program. This will include the acquisition of environmental information from municipal, State and Federal sources and the public dissemination of pertinent environmental data with the approval of the Council.
 4. Review the codes and ordinances of the City affecting environmental quality and make such recommendation as it deems appropriate regarding the amendment, modification or change in such ordinances or the adoption of new ordinances for the purpose of improving the environmental quality of the City.

Section 120.360 Expenses

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses to other boards and commissions of the City.

[Code 1980 §2-167; CC 1990 §2-151]

The Commission on Environmental Quality shall make an annual report to the City Council giving a full account of its business and its accomplishments.

Article VIII

Landmarks and Historic District Commission

Section 120.370 Created.

[CC 1990 §2-176; Ord. No. 6489, 1-22-2001]

The Landmark and Historic District Commission is established and organized in accordance with the Florissant City Code, the Zoning Ordinance, as amended. Cross reference Article XII 405.425.

Article IX

Senior Citizens Commission

Section 120.375 Established — Membership — Terms.

[Code 1980 §2-178; CC 1990 §2-201; Ord. No. 6213, 12-14-1998; Ord. No. 6764, 10-28-2002]

There is hereby established a Senior Citizens Commission of the City which shall consist of one (1) member from each of the nine (9) wards and nine (9) alternates who shall be residents of the City and shall be appointed by the Mayor with the approval of the Council. The terms of such members shall be three (3) years. Members shall serve until their successors have been duly appointed and qualified.

Section 120.380 Duties Generally — Annual Report Required.

[Code 1980 §2-179; CC 1990 §2-202]

It shall be the duty of the Senior Citizens Commission to coordinate all programs conducted by the City for senior citizens and to make recommendations to the Mayor and Council concerning any programs or changes in existing programs as it deems appropriate for the senior citizens of the City. The Commission shall make an annual report to the Mayor and City Council concerning its activities.

Section 120.385 Organization.

[Code 1980 §2-180; CC 1990 §2-203]

The Senior Citizens Commission shall elect its own Chairman and Vice Chairman who shall serve one (1) year terms. The Commission may adopt from time to time such rules and regulations as it deems necessary to carry into effect its responsibilities.

Section 120.390 Expenses.

[Code 1980 §2-181; CC 1990 §2-204]

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses to other boards and commissions of the City.

Section 120.395 Annual Report

The Senior Citizens Commission of Florissant shall make an annual report to the City Council giving a full account of its business and its accomplishments.

Article X

Traffic Commission

Section 120.400 Established.

[CC 1990 §2-245; Ord. No. 5380, 8-24-1992]

There is hereby established a Traffic Commission to serve without compensation.

Section 120.405 Members-Terms

The Traffic Commission shall consist nine (9) persons who shall be residents of the City of Florissant, one (1) from each ward of the City, who shall be appointed by the Mayor with the approval of the Council. The Director of Public works (or his/her designee) shall serve as the City liaison and the Police Chief (or his/her designee) shall serve in an advisory capacity. The terms of such members shall be four (4) years, provided however, those residents presently serving on the Traffic Commission shall continue to serve with the initial terms of the members from the even-numbered wards being two (2) years and the initial terms of the members from the odd-numbered wards being four (4) years. Members shall serve until their successors have been duly appointed and qualified.

Section 120.410 Organization – Adoption of Rules and Regulations

1. The Environmental Quality Commission shall elect its own Chairman and Vice Chairman who shall serve for a term of one (1) year.
2. At any regularly scheduled meeting, the Commission may adopt any rules and regulations as it deems necessary to carry out the responsibilities set out in this Article.

Section 120.415 Meetings – Quorum

1. The Traffic Commission shall meet once per month but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.
2. A quorum for the purpose of making and adopting recommendations to be submitted to the City Council, shall consist of a majority plus one (1) of the number of the members required for the commission.

Section 120.420 Powers and Duties.

[CC 1990 §2-246; Ord. No. 5380, 8-24-1992]

It shall be the duty of the Traffic Commission to recommend to the Mayor, City Council, the Director of Public Works and the Chief of Police ways and means for improving traffic conditions, coordination of traffic activities and the administration and enforcement of traffic regulations.

Section 120.425 Expenses

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses to other boards and commissions of the City.

Section 120.430 Annual Report

The Traffic Commission shall make an annual report to the City Council giving a full account of its business and its accomplishments.

Article XI

Veterans Commission

Section 120.420 Established, Membership and Terms.

[Ord. No. 7186 §1, 7-25-2005; Ord. No. 7206 §1, 9-15-2005]

There is hereby established a Veterans Commission which shall consist of fifteen (15) members who shall be residents of the City and a veteran of the armed services with at least one (1) member being from each of the nine (9) wards. The members of the Veterans Commission shall be appointed by the Mayor with the approval of the City Council. The terms for each member shall be three (3) years. Members shall serve until their successors have been appointed and qualified.

Section 120.425 Organization – Adoption of Rules and Regulations

1. The Veterans Commission shall elect its own Chairman and Vice Chairman who shall serve for a term of one (1) year.
2. At any regularly scheduled meeting, the Commission may adopt any rules and regulations as it deems necessary to carry out the responsibilities set out in this Article.

Section 120.430 Meetings – Quorum

1. The Veterans Commission shall meet once per month but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.
2. A quorum for the purpose of making and adopting recommendations to be submitted to the City Council, shall consist of a majority plus one (1) of the number of the members required for the commission.

Section 120.435 Duties Generally.

[Ord. No. 7186 §1, 7-25-2005]

It shall be the duties of the Veterans Commission to assist families of persons currently serving in the United States armed services, to coordinate efforts with the Veterans Administration of the State of Missouri, to coordinate activities associated with patriotic events, including but not limited to Memorial Day and July fourth (4th), to provide education and leadership to the youth of the community regarding past wars and conflicts, and such other duties that may be assigned by the Mayor to promote and honor any and all people that have served in the United States armed services.

Section 120.440 **Expenses**

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses to other boards and commissions of the City.

Section 120.445 **Annual Report**

The Veterans Commission shall make an annual report to the City Council giving a full account of its business and its accomplishments

Article XII

Youth Advisory Commission

Section 120.450 Established.

[Code 1980 §2-192; CC 1990 §2-216]

There is hereby established a Youth Advisory Commission for the City.

Section 120.455 Membership — Appointment — Terms.

CC 1990 §2-217; Ord. No. 5487, 4-26-1993; Ord. No. 5783, 11-13-1995; Ord. No. 8104 §1, 12-8-2014]

The youth advisory commission shall consist of eight (8) residents of the city, including seven (7) young persons, who are at least thirteen (13) years of age and not to exceed eighteen (18) years of age. The remaining one (1) person shall be an adult resident representative of a youth-oriented private agency when possible that shall serve in an advisory capacity and shall not be a voting member.

In addition, one (1) Recreation Department Staff shall serve as the liaison to the commission. The commission shall be appointed by the mayor, with the approval of the council.

The terms of such members shall be three (3) years, provided however, those residents presently serving on the commission shall continue to serve until their term expires. Members may be reappointed, except those appointed as young persons may not be reappointed as such in the event that they have passed the age of eighteen (18); however, all members shall continue to serve on the commission until their successors have been duly appointed and qualified.

Section 120.425 Organization – Adoption of Rules and Regulations

1. The Youth Advisory Commission shall elect its own Chairman and Vice Chairman who shall serve for a term of one (1) year.
2. At any regularly scheduled meeting, the Commission may adopt any rules and regulations as it deems necessary to carry out the responsibilities set out in this Article.

Section 120.415 Meetings – Quorum

3. The Youth Advisory Commission shall meet once per month but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.
4. A quorum for the purpose of making and adopting recommendations to be submitted to the City Council, shall consist of a majority plus one (1) of the number of the members required for the commission.

Section 120.455 Duties.

It shall be the duty of the youth advisory commission to advise the mayor and the council on all phases of youth needs, services and programming, including youth employment, jobs and training, and recreational opportunities. It shall also be the duty of the commission to review all programs conducted by the city for young persons and to make recommendations to the mayor and the council concerning any programs or changes in existing programs as it deems appropriate for the young residents of the city. It shall also be the duty of the commission to assist with various programs including snowman judging, Suicide Prevention events, holiday programs and house decorating judging.

Section 120.465 Expenses.

[Code 1980 §2-195; CC 1990 §2-220]

The payment and processing of expenses of the Youth Advisory Commission shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses to other boards and commissions of the City.

Section 120.470 Annual Report

The Arts Commission of Florissant shall make an annual report to the City Council giving a full account of its business and its accomplishments.

Article XIII
Industrial Development Authority

Section 120.470 Established.

[CC 1990 §2-250]

There is hereby established and created an "Industrial Development Authority of the City of Florissant, Missouri".

Section 120.480 Authorization.

[CC 1990 §2-251]

The Incorporators of the Industrial Development Authority are hereby authorized to proceed to form the Industrial Development Authority by executing, acknowledging and filing Articles of Incorporation with the Missouri Secretary of State, as provided for in Sections 349.010 to 349.105, inclusive, RSMo. The Articles of Incorporation shall not be amended unless authorized by the City Council in the manner provided for in such State Statutes.

Section 120.490 Directors.

[CC 1990 §2-252]

The Industrial Development Authority shall have five (5) directors who shall be duly qualified electors and taxpayers in the City of Florissant, Missouri. The directors shall be resident taxpayers for five (5) years immediately prior to their appointment. No director shall be an officer or employee of the City of Florissant, Missouri. All directors shall be appointed for six (6) year terms by the Mayor of the City of Florissant, Missouri, subject to confirmation by a majority of the City Council, except that the first (1st) group of directors shall serve until the expiration of the terms for which they are initially appointed.

Section 120.500 Reporting.

[CC 1990 §2-253]

The Industrial Development Authority shall file an annual report with the City Council, such annual report to include an audited financial statement.

Section 120.510 Governing Provisions.

[CC 1990 §2-254; Ord. No. 5833, 4-8-1996]

The Industrial Development Authority shall be governed by Sections 349.010 to 349.105, inclusive, RSMo., in addition to those set forth in this Article.

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

Adopted this ____ day of _____, 202_.

, Council President

Approved this ____ day of _____, 202_.

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 1/8/2024

Open Closed

Report No. 95/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing the Mayor to enter into a maintenance agreement with the Metropolitan Sewer District (MSD) for Bangert Park located at 275 S. New Florissant Road.

Prepared by: Administrator

Department: Parks and Recreation

Justification:

Please see attached

Attachments:

1. Agreement

INTRODUCED BY COUNCILMAN EAGAN
JANUARY 8, 2024

BILL NO. 9949

ORDINANCE NO.

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MAINTENANCE AGREEMENT WITH THE METROPOLITAN SEWER DISTRICT (MSD) FOR BANGERT PARK LOCATED AT 275 S. NEW FLORISSANT ROAD.

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

Section 1. The Mayor of the City of Florissant is hereby authorized to enter into a maintenance agreement with the Metropolitan Sewer District (MSD) for Bangert Park located at 275 S. New Florissant Road and attached hereto.

Section 2. This ordinance shall be in full force and effect from and after the date of its passage by the City Council.

Adopted this _____ day of _____, 2024.

Joseph Eagan
President of the City Council

Approved this _____ day of _____, 2024.

Timothy J. Lowery
Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 1/8/2024

Open Closed

Report No. 96/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a sanitary and storm water easement for the Metropolitan Sewer District (MSD) on Lot 1 of Bangert Park Library Subdivision.

Prepared by: Administrator

Department: Parks and Recreation

Justification:

Please see attachment

Attachments:

1. Easement

INTRODUCED BY COUNCILMAN EAGAN
JANUARY 8, 2024

BILL NO. 9950

ORDINANCE NO.

**ORDINANCE AUTHORIZING A SANITARY AND STORM WATER
EASEMENT FOR THE METROPOLLITAN SEWER DISTRICT (MSD) ON
LOT 1 OF BANGERT PARK LIBRARY SUBDIVISION.**

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

Section 1. A sanitary and storm water easement for the Metropolitan Sewer District (MSD)
on Lot 1 of Bangert Park Library Subdivision is hereby authorized per the attached easement.

Section 2. This ordinance shall be in full force and effect from and after the date of its passage
by the City Council.

Adopted this _____ day of _____, 2024.

Joseph Eagan
President of the City Council

Approved this _____ day of _____, 2024.

Timothy J. Lowery
Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

DOCUMENT TYPE: Easement

DATE OF DOCUMENT:

GRANTOR: City of Florissant
655 Rue St., Florissant, MO 63031

GRANTEE: Metropolitan St. Louis Sewer District
2350 Market Street, St. Louis, MO 63103

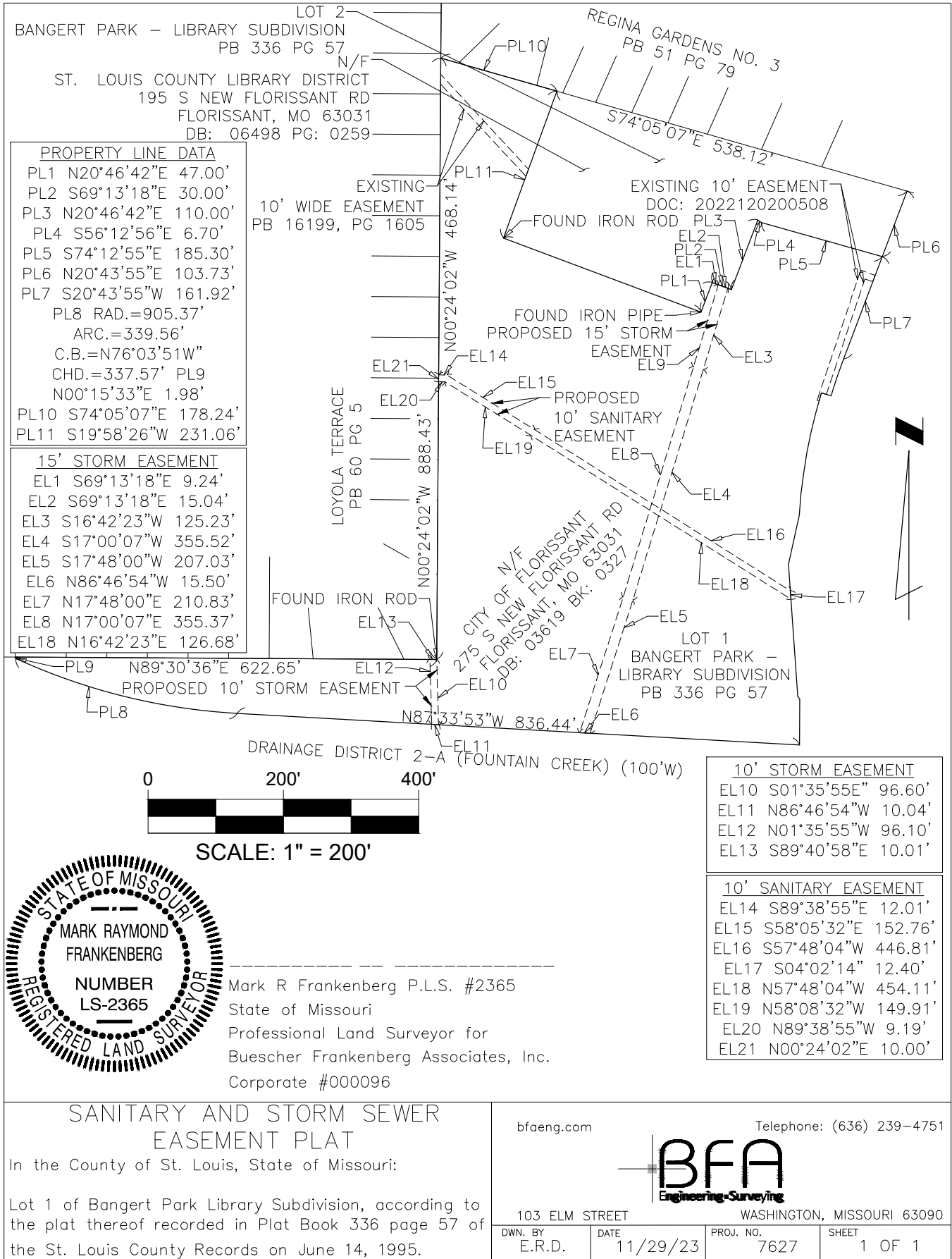
PROPERTY ADDRESS: Bangert Park Pool
275 S New Florissant Road, Florissant, MO 63031

COUNTY LOCATOR#: 09J440767

CITY OF ST. LOUIS PARCEL#: N/A

CITY/MUNICIPALITY: Florissant

LEGAL DESCRIPTION: Lot 1 of Bangert Park Library Subdivision, according to the plat thereof recorded in Plat Book 336 page 57 of the St. Louis County Records on June 14, 1995.



PROPERTY LINE DATA

PL1	N20°46'42"E	47.00'
PL2	S69°13'18"E	30.00'
PL3	N20°46'42"E	110.00'
PL4	S56°12'56"E	6.70'
PL5	S74°12'55"E	185.30'
PL6	N20°43'55"E	103.73'
PL7	S20°43'55"W	161.92'
PL8	RAD.=905.37'	
	ARC.=339.56'	
	C.B.=N76°03'51"W	
	CHD.=337.57'	
PL9	N00°15'33"E 1.98'	
PL10	S74°05'07"E	178.24'
PL11	S19°58'26"W	231.06'

15' STORM EASEMENT

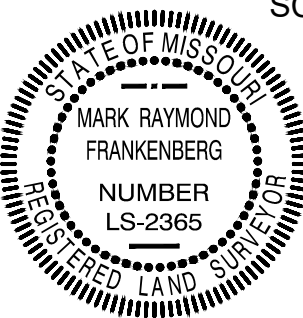
EL1	S69°13'18"E	9.24'
EL2	S69°13'18"E	15.04'
EL3	S16°42'23"W	125.23'
EL4	S17°00'07"W	355.52'
EL5	S17°48'00"W	207.03'
EL6	N86°46'54"W	15.50'
EL7	N17°48'00"E	210.83'
EL8	N17°00'07"E	355.37'
EL18	N16°42'23"E	126.68'

10' STORM EASEMENT

EL10	S01°35'55"E	96.60'
EL11	N86°46'54"W	10.04'
EL12	N01°35'55"W	96.10'
EL13	S89°40'58"E	10.01'

10' SANITARY EASEMENT

EL14	S89°38'55"E	12.01'
EL15	S58°05'32"E	152.76'
EL16	S57°48'04"W	446.81'
EL17	S04°02'14"	12.40'
EL18	N57°48'04"W	454.11'
EL19	N58°08'32"W	149.91'
EL20	N89°38'55"W	9.19'
EL21	N00°24'02"E	10.00'



Mark R Frankenberg P.L.S. #2365
State of Missouri
Professional Land Surveyor for
Buescher Frankenberg Associates, Inc.
Corporate #000096

**SANITARY AND STORM SEWER
EASEMENT PLAT**

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

Lot 1 of Bangert Park Library Subdivision, according to the plat thereof recorded in Plat Book 336 page 57 of the St. Louis County Records on June 14, 1995.

bfaeng.com Telephone: (636) 239-4751

BFA
Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

DWN. BY E.R.D.	DATE 11/29/23	PROJ. NO. 7627	SHEET 1 OF 1
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APPLICATION FOR LIQUOR LICENSE

- Full Liquor by the Drink \$450
- Malt Liquor & Wine by the Drink \$75.00
- Full Package Liquor \$150
- Malt Liquor & Wine Package \$75
- Full Liquor by Drink (Non-Profit) \$300
- Tasting \$37.50

To the City Clerk, City of Florissant, St. Louis County, Missouri:
 The undersigned hereby makes application for the liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

Type of License Requested:

Individual

Corporation (Attach list of Officers, Addresses, &

Phone Numbers)

Limited Liability

Partnership (Attach list of partners)

Business Name: Sugarfire Smokehouse Phone: 314-623-9574

Business Address: 1290 N Highway 67, Florissant, MO 63031 Email: info@kellyandassociatesllc.com

Name of Applicant, Corp., or LLC: Florissant Barbecue, LLC

Address of Owner: 6825 Clayton Avenue St. Louis MO 63139 Phone: 314-623-9574
 Street City State Zip

Managing Officer Name: Charles Downs

Home Address: 5 Maryview Ln Ladue MO 63124 Years at Address: 12+ years
 Street City State Zip

Managing Officer: Date of Birth: 11/05/1945 Cell Phone: 314-852-1897

Driver's License No. [REDACTED]
 (Provide photo copy)

Social Security No.* [REDACTED]
 *for identification in running record check

Email: sugarhi314@outlook.com

Phone: 314-852-1897

Managing Officer: Personal Property Taxes 20_22_ Paid? Yes No (Attached)

Registered Voter of Missouri? Yes No **Attach Voter Registration Certificate

Have you ever been arrested? No What Charge? N/A

Where? N/A Disposition? N/A

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

If Naturalized, Give Number: N/A Dist. N/A
(Provide Documents)

Do you have an interest in any liquor license which is now in force? Yes No

Give details: See attached list

Have you prev. held a liquor license of this type? Yes No

If so, when & where? See attached list

Have you ever had a liquor license suspended or revoked? Yes No

Give details: N/A

Have you ever been convicted of any violation of any federal or state law? Yes No

Give details: N/A

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication?
Yes No

Give details: _____

Has the location previously been occupied as a liquor establishment, liquor store, or tavern?
Yes No

Provide name: _____

Is the location within 200 feet of property used for church, school, or public playground?

Yes

No

If Individual Applicant:
below:

If Partnership, Corp., or LLC, complete

Trade Name

X Charles M. Downs
Signature of Managing Officer

STATE OF MISSOURI)SS

COUNTY OF ST LOUIS)

Charles Downs, of lawful age, being first duly sworn upon my oath deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing 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 relation 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.

JOSEPH M KELLY
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 1, 2026
ST. LOUIS COUNTY
COMMISSION #14541701

X Charles M. Downs
Signature of Managing Officer

Subscribed and sworn to before me this 04 day of December, 2023.

My Commission Expires: 02/01/2026

J Kelly
Notary Public

APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE
CORPORATION & LIMITED LIABILITY COMPANY:**

Copy of Certification of Incorporation/Registration &
Articles of Organization papers must be attached
To the Florissant City Council, Florissant, St. Louis County, Missouri.

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

1. FULL NAME: Charles Downs
SOC. SEC. NO. [REDACTED] SEX: Male
DATE OF BIRTH: 11/05/1945 PLACE OF BIRTH: _____
PHONE NUMBER: 314-852-1897
ADDRESS: 5 Maryview Ln Ladue MO 63124
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 12+ years

2. FULL NAME: Carolyn Downs
SOC. SEC. NO. [REDACTED] SEX: Female
DATE OF BIRTH: 02/28/1946 PLACE OF BIRTH: _____
PHONE NUMBER: _____
ADDRESS: 5 Maryview Ln Ladue MO 63124
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 12+ years

3. FULL NAME: Gina Henline
SOC. SEC. NO. [REDACTED] SEX: Female
DATE OF BIRTH: 07/16/1969 PLACE OF BIRTH: _____
PHONE NUMBER: 314.623.9574
ADDRESS: 6825 Clayton Avenue, St. Louis, MO 63139
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 8+ years

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE
CORPORATION & LIMITED LIABILITY COMPANY:**

Copy of Certification of Incorporation/Registration &
Articles of Organization papers must be attached
To the Florissant City Council, Florissant, St. Louis County, Missouri.

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

1. FULL NAME: Kate Wallace
SOC. SEC. NO. [REDACTED] SEX: Female
DATE OF BIRTH: 08/03/1981 PLACE OF BIRTH: MI
PHONE NUMBER: 314.610.9325
ADDRESS: 2848 Victor, St. Louis, MO 63104
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 3+ years

2. FULL NAME: Miriam Ortiz
SOC. SEC. NO. [REDACTED] SEX: Female
DATE OF BIRTH: 03/14/1978 PLACE OF BIRTH: _____
PHONE NUMBER: 574.785.7995
ADDRESS: 8739 Mavis Place, St. Louis, MO 63114
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: _____

3. FULL NAME: Montana Patterson
SOC. SEC. NO. [REDACTED] SEX: Female
DATE OF BIRTH: 02/29/1992 PLACE OF BIRTH: MO
PHONE NUMBER: 574.485.7995
ADDRESS: 8216 Minnesota Ave, St. Louis, MO 63111
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: _____

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certification of Incorporation/Registration &
Articles of Organization papers must be attached
To the Florissant City Council, Florissant, St. Louis County, Missouri.

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

1. FULL NAME: Veronica Schuster
SOC. SEC. NO. [REDACTED] SEX: Female
DATE OF BIRTH: 08/17/1982 PLACE OF BIRTH: MO
PHONE NUMBER: 314-805-6018
ADDRESS: 2628 Minnesota Ave, St. Louis, MO 63118
LAST PREV. ADDRESS: Same
NO. OF YEARS AT ADDRESS: 5+ years

2. FULL NAME: _____
SOC. SEC. NO. _____ SEX: _____
DATE OF BIRTH: _____ PLACE OF BIRTH: _____
PHONE NUMBER: _____
ADDRESS: _____
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: _____

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

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 CONTACT INFORMATION

PROPERTY OWNER Sugarfire Realty Florissant, LLC PHONE 314-852-1897

ADDRESS 5 Maryview Lane, St. Louis, MO 63124

NAME OF BUSINESS Florissant Barbecue, LLC dba Sugarfire Smokehouse PHONE 314-623-9574

ADDRESS 1290 N. Highway 67, Florissant, MO 63031

BUSINESS HOURS Sun - Mon 10AM - 10PM

OWNER/MANAGER Charles Downs PHONE 314-852-1897

HOME ADDRESS 5 Maryview Lane, St. Louis, MO 63124

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 HAS KEY? YES NO

NAME Gina Henline ADDRESS 6825 Clayton Avenue

CITY & STATE St. Louis, MO 63139 PHONE 314-623-9574

CONTACT #2 HAS KEY? YES NO

NAME Veronica Schuster ADDRESS 2628 Minnesota Ave

CITY & STATE St. Louis, MO 63118 PHONE 314-805-6018

ARE THERE LIGHTS LEFT ON AFTER HOURS? YES NO

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER HOURS? YES NO

IF YES, WHO? Owners listed on page 7

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

WHERE IS IT LOCATED? Bolted down, in the back

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 EMERGENCY INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.

APPLICATION FOR SUNDAY LIQUOR LICENSE
TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 6:00 am to midnight. (**\$300**)

TYPE OF OPERATION:

Individual Partnership Corporation Limited Liability Corp

BUSINESS NAME SUGARFIRE SMOKEHOUSE

LOCATION 1290 N. HIGHWAY 67 **PHONE** 314.623.9574

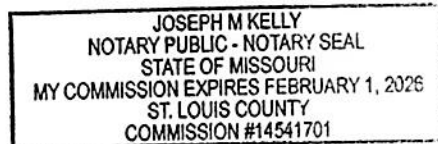
EXACT TRADE NAME, LLC, OR CORP FLORISSANT BARBECUE LLC

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 am to midnight for the period beginning on _____ and expiring on June 30, 20____, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant 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 Florissant License Number _____ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF Missouri)SS

COUNTY OF ST LOUIS)



Charles Downs, of lawful age, being first duly sworn upon my oath deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation 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 Charles Downs
Signature of Managing Officer

Subscribed and sworn to before me this 4 day of 2023. Dec.

My Commission Expires: 02/01/2024

J Kelly
Notary Public

IMPORTANT

By signing this application, you verify the following statement: Section 600.060(B) of the Florissant City Code "Neither the applicant nor any officer, director or shareholder of a corporate applicant shall have been convicted of a felony...The City Council also may request such additional information of an applicant as it may deem necessary for it to make a determination with respect to the issuance of a liquor license."

MEMORANDUM
CITY OF FLORISSANT



TO: Director of Public Works
FROM: Savanna B Burton, City Clerk's Office
SUBJECT: Liquor License Application

DATE: 12/8/2023

Please furnish to the City Clerk's Office information on the following liquor applicant:

<u>Sugarfire</u>	<u>1290 N Highway 67</u>
Name of Business	Address of Business

A school, free standing church or place of worship, public playground **is located** within 100 feet of the liquor applicant's place of business.

A school, free standing church or place of worship, public playground **is not located** within 100 feet of the liquor applicant's place of business.

A handwritten signature in cursive script, appearing to read "J. B. King".

Per Section 600.035

PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Florissant Barbecue LLC dba Sugarfire Smokehouse
NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

1290 N Highway 67, Florissant, MO 63031
BUSINESS ADDRESS

NAME	ADDRESS	PHONE
1. Higueyana Services, LLC	1145 Lafayette	(314) 942-3131

2. The Abundant Lotus	^{1121 N. Lafayette} 1141 Lafayette	(636) 585-6887
<i>[Signature]</i>	owner	CAROLYN MANTIA

3. Phillips 66	1280 N Hwy 67	³¹⁴⁻⁶⁸⁸⁻⁰⁰⁴⁵ (314) 837-3523
<u>tariqalkfoofegmail.com</u>		

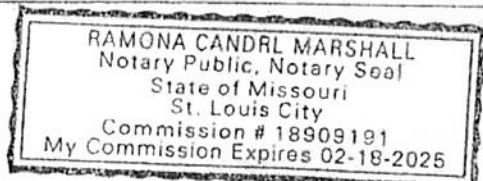
I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

[Signature]
Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 5 day of Jan, 2024.

[Signature]
Notary Public

My Commission Expires: 2/18/25



PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Florissant Barbecue LLC dba Sugarfire Smokehouse

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

1290 N Highway 67, Florissant, MO 63031

BUSINESS ADDRESS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
4. Old Town Automotive	1104 N Jefferson	(314) 831-2200
<i>Montana Gossard</i>	<i>Montana Gossard</i>	<i>service Manager</i>
5. Florissant Valley Christian	1325 N Hwy 67	(314) 837-6767

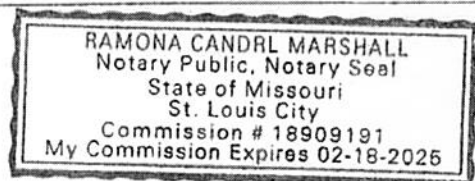
I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

[Signature]
Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 5 day of Jan, 2024.

[Signature]
Notary Public

My Commission Expires: 2/18/25



STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

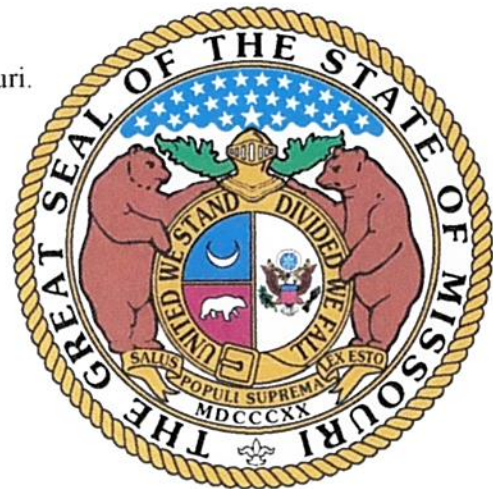
FLORISSANT BARBECUE, LLC
LC014460795

filed its Articles of Organization with this office on the 2nd day of May, 2023, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 2nd day of May, 2023, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 2nd day of May, 2023.


Secretary of State





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

LC014460795
Date Filed: 5/2/2023
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
FLORISSANT BARBECUE, LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

To conduct or promote any or all lawful businesses or purposes for which a limited liability company may be organized under the Missouri Limited Liability Company Act or any successor law, as amended.

3. The name and address of the limited liability company's registered agent in Missouri is:

<u>Charles M. Downs III</u>	<u>5 Maryview Lane</u>	<u>St. Louis, MO 63124</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Vines, Leonard D.</u>	<u>10 S Broadway Ste 2000</u>	<u>Saint Louis MO 63102-1747</u>

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:
Name: <u>Debbie Spaethe</u>
Address: <u>Email: dss@greensfelder.com</u>
City, State, and Zip Code: _____

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

5 Maryview Ln

Saint Louis, MO 63124-1247

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

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

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

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

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

All organizers must sign:

Leonard D. Vines

Organizer Signature

LEONARD D. VINES

Printed Name

05/02/2023

Date of Signature



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

Registration of Fictitious Name

(Submit with filing fee of \$7.00)
(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

New Registration Renewal _____ Charter number Amendment _____ Charter number Correction _____ Charter number

The undersigned is doing business under the following name and at the following address:

Business name to be registered: SugarFire Smoke House

Business Address: 1290 North Highway 67
(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant, MO 63031

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal
Florissant Barbecue,		5 Maryview Lane	St. Louis, MO	63124	100%
LLC	LC 014460795				100%

All owners must affirm by signing below

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

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

Charles M. Downs, III Charles M. Downs, III 8/1/2023
Owner's Signature or Authorized Signature of Business Entity Printed Name Date

Owner's Signature or Authorized Signature of Business Entity Printed Name Date

Owner's Signature or Authorized Signature of Business Entity Printed Name Date

Name and address to return filed document:

Name: Debbie Spaethe-Greensfelder, Hemker

Address: 10 S. Broadway, Suite 2000

City, State, and Zip Code: St. Louis, MO 63102

Corp. 56 (01/2017)

Current Voter Registration Information

CHARLES DOWNS
5 MARYVIEW LN
ST LOUIS, MO 63124

If any of the voter information is not accurate, you will need to [update your voter registration](#).

NOTICE: Polling location information is provided and updated by [local election authorities](#). It is recommended you confirm your polling place with your county clerk or board of election. Contact information for your local election authority may be found in the box on the right.

Election Resources

Your county's election is not available at this time. Please try again later or contact your Local Election Authority.

Jurisdiction Information

County: St. Louis
Precinct: CLA.CLA.006
Split: CLA.006



[View My Districts](#)

Have Questions?

Contact your Local Election Authority:

St. Louis County Board of Elections

725 Northwest Plaza Dr.
St. Ann, MO 63074

Phone: 314 615-1800

Fax: 314 615-1999

Email:

vote@stlouiscountymo.gov

Website:

[LEA Website](#)

Need to update your registration?

Visit the [Missouri Secretary of State Elections page](#) for more information.

St. Louis County, Missouri

Saint Louis County Personal Property Tax Receipt

This receipt serves as proof of paid personal Property taxes for the tax year and property information shown and may be submitted when applying for an annual permit or license from St. Louis County.

No Taxes Are Due

12/2/2023

Tax Year: 2022

Account Number: I00933122

Account Status: Active

Name: Downs Charles M & Carolyn J

Taxing Address: 5 Maryview Ln
Saint Louis, MO 63124

School Sub Code: 117FF

City Code: 033

Site Code: 0803

Total Assessed Value: 24,090

Tax Rate: 7.5383

Personal Property Declaration: 2022 declaration has been received.

Office Use: TP2BO292K183N379E0800IBS2E 12/2/2023 4:01:05 PM

22 22 I00933122 DOW

Personal Property Tax Paid: I00933122

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2022	\$1,815.98	\$0.00	\$0.00	\$15.00	\$1,830.98	\$1,830.98	12/22/2022

Vehicles: I00933122 - 2022

Type	Year	Make	Model	Reference Number	Product Code	Total Units	Assessed Value Per Unit	Assessed Value
Auto	1974	Bmw	2002	30	962882	1	100	100
Auto	2017	Pors	Cayenne	10	719321	1	12,780	12,780
Auto	2018	Chev	Tahoe	20	151151	1	11,210	11,210
Total Assessed Value								24,090

Note: Tax information is current up to the minute. All other information is current as of 12/2/2023.

For questions, please contact the [Collection Division](#) at (314) 615-5500.



No Match Notification

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

Date of Search: 12/02/2023

Name (1): CHARLES DOWNS

Name (2):

Name (3):

Date Of Birth: 11/05/1945

SSN: xxx-xx-5464

~~Control Number: 6610199~~

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

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

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 7784

FROM J&J Pizza, LLC

TO Bajco Illinois, LLC

FOR Restaurant


ADDRESS 12735 New Halls Ferry, Florissant, MO 63033

Ward _____ Zoning _____ Date Filed 12/19/2023 Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Bajco Illinois, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 12735 New Halls Ferry, Florissant MO in the City of Florissant, Missouri. Legal interest: Lease or Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE 
Individual's Name

FOR: Bajco Illinois, LLC
Company, Corporation, Partnership

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

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

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

SIGNATURE _____

ADDRESS - 1275 Boardman - Canfield rd ste 2 Boardman OH 44512

Telephone No. (330) 533-0900 Email address lajcole@yahoo.com

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

PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.

SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual Partnership Corporation LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Razi Bilal Khan

1275 Beardman- Canfield rd. ste 2, Beardman, OH 44512

Telephone numbers & email addresses _____

Business name/address/phone Bajco Illinois, LLC

Date of incorporation/LLC August 2016

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

Photocopy of Corporation/LLC Articles and Certificate

TRANSFER OF SPECIAL USE PERMIT

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

TO: Bajco Illinois, LLC

FOR: Restaurant

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

Jamie Cartwright

PRINT - NAME OF APPLICANT

Jamie Cartwright

SIGNATURE OF APPLICANT

1 INTRODUCED BY COUNCILMAN SCHMIDT
2 APRIL 11, 2011

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BILL NO. 8721

ORDINANCE NO. : **7784**

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO J&J PIZZA CO. D/B/A PAPA JOHN'S PIZZA TO ALLOW FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT 12735 NEW HALLS FERRY ROAD.

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

WHEREAS, an application has been filed by J&J Pizza Co. d/b/a Papa John's Pizza for the property located at 12735 New Halls Ferry Road for the location and operation of a sit-down, carry-out restaurant.

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of March 21, 2011 has recommended that the said Special Use Permit be granted; and

WHEREAS, due notice of a public hearing on said application to be held on the 11th of April, 2011 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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


Section 1: A Special Use Permit is hereby granted to Sandlot J&J Pizza Co. d/b/a Papa John's Pizza for the property located at 12735 New Halls Ferry Road for the location and operation of a sit-down, carry-out restaurant with the stipulation that all dumpsters be enclosed with a 6 foot high solid vinyl fence and lockable gate.

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

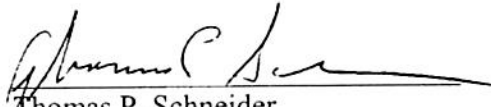
Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

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Adopted this 28 day of April, 2011.

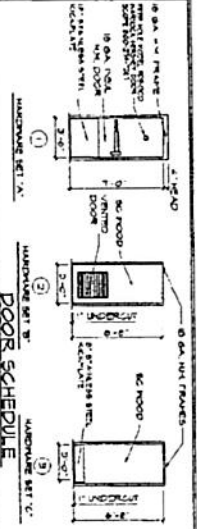

Keith English
President of the Council
City of Florissant

Approved this 26 day of APRIL, 2011.


Thomas P. Schneider
Mayor, City of Florissant

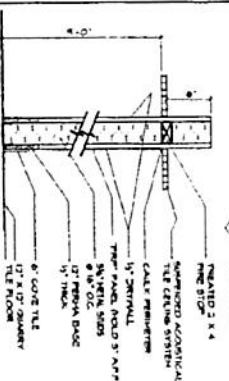
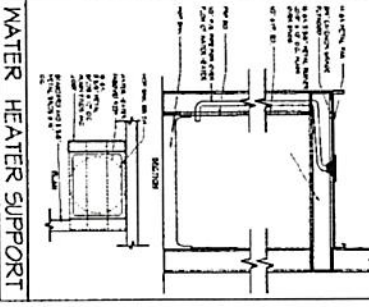
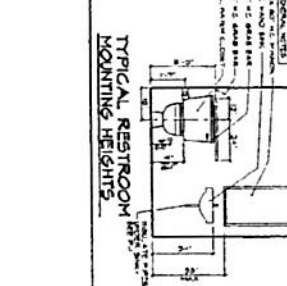
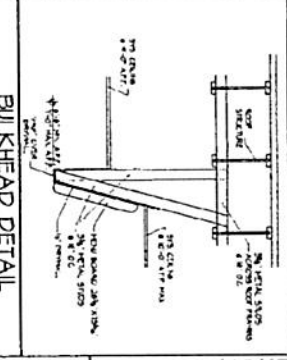
ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk



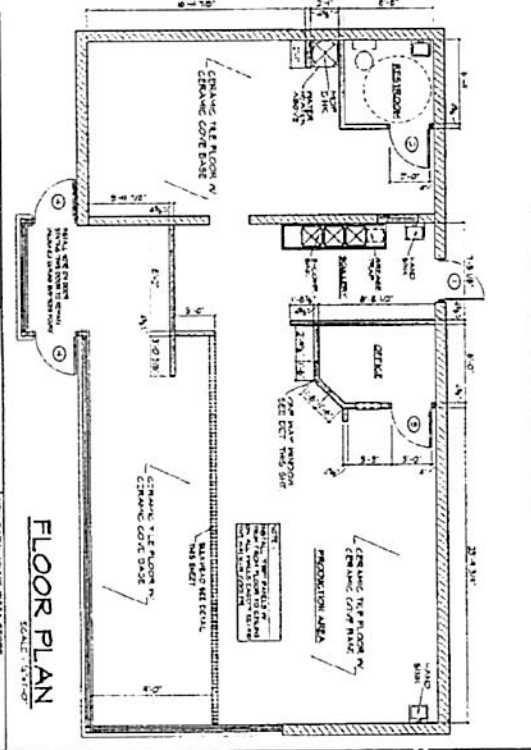
GENERAL NOTES:

1. GENERAL CONTRACTOR TO VERIFY ALL MATERIALS AND FINISHES ARE APPROVED BY THE ARCHITECT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
3. ALL MATERIALS SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
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HANDLING SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT
1	Handling Doors (No Floor)	3	EA
2	Handling Doors (Floor)	3	EA
3	Handling Doors (Floor & Stairs)	3	EA
4	Bulkhead	1	EA
5	Restroom Mounting	1	EA
6	Water Heater Support	1	EA
7	Interior Wall Section	1	EA
8	Office Window	1	EA
9	Base Tile Detail	1	EA



CONTRACTOR'S NOTE:

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO VERIFY ALL MATERIALS AND FINISHES ARE APPROVED BY THE ARCHITECT.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.

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

PAPA JOHN'S INTERNATIONAL, INC.
 2002 PAPA JOHN'S BLVD
 LOUISVILLE, KENTUCKY 40241

Better Ingredients. Better Pizzas.

BAVUS & EVOLA

Architectural Firm

NEW PAPA JOHN'S PIZZA STORE
 13076 NEW HALLS FERRY
 FLOISSANT, MO.

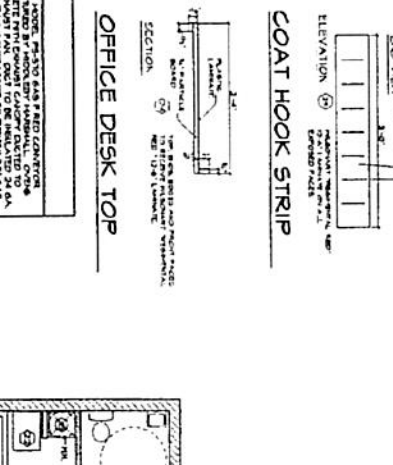
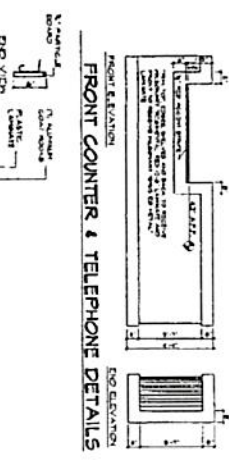
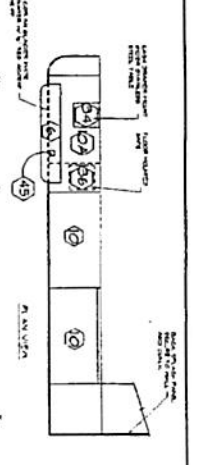
DATE: 9/17/09
 SHEET NO. 001

EQUIPMENT SCHEDULE

NO.	DESCRIPTION OF ITEM	UNIT	QTY.	NOTES
1	CEILING	SQ. FT.	350	AS NOTED
2	WALL	SQ. FT.	150	AS NOTED
3	FLOOR	SQ. FT.	350	AS NOTED
4	ROOF	SQ. FT.	350	AS NOTED
5	BASE	SQ. FT.	350	AS NOTED
6	EXTERIOR FINISH	SQ. FT.	350	AS NOTED
7	INTERIOR FINISH	SQ. FT.	350	AS NOTED
8	PAINT	SQ. FT.	350	AS NOTED
9	GLASS	SQ. FT.	100	AS NOTED
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35	GLASS	SQ. FT.	100	AS NOTED

NOTES:

1. FLOOR FINISH TO BE POLISHED CONCRETE TO BE MATCHED TO ADJACENT AREAS.
2. WOOD FINISH TO BE HARDWOOD PLANK TO BE MATCHED TO ADJACENT AREAS.
3. WALL FINISH TO BE GYP-SAND TO BE MATCHED TO ADJACENT AREAS.
4. CEILING FINISH TO BE POP TO BE MATCHED TO ADJACENT AREAS.
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DRIVERS DROP BOX HOLDER:

1. 12" x 18" x 12" (W x H x D) 100

2. 12" x 18" x 12" (W x H x D) 100

3. 12" x 18" x 12" (W x H x D) 100

4. 12" x 18" x 12" (W x H x D) 100

5. 12" x 18" x 12" (W x H x D) 100

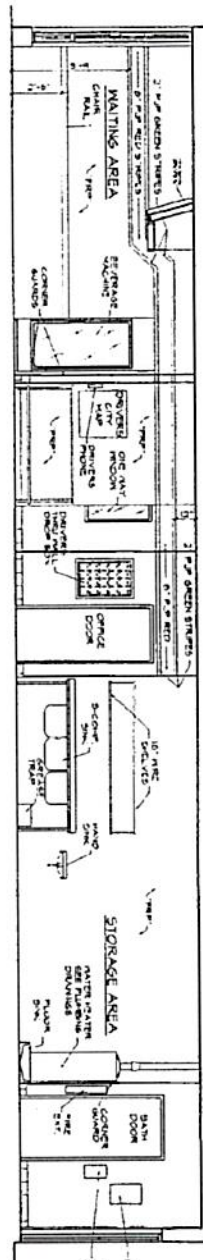
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3001 - ALL RIGHTS RESERVED
 BY **BAYUSA-EMERSON**
 2002 PAPA JOHN'S BLVD
 LOUISVILLE, KENTUCKY 40244
PAPA JOHN'S
 Better Ingredients.
 Better Pizza.

NEW PAPA JOHN'S PIZZA STORE.
 13076 NEW HALLS FERRY
 FLORESSANT, MO.
 3.7.97

SCALE: 1" = 1' - 0"
 13076 NEW HALLS FERRY
 FLORESSANT, MO.
 3.7.97



INTERIOR ELEVATION
SCALE: N=1/4"=1'-0"

INSTRUCTIONS FOR STRIPE INSTALLATION :

FOR STRIPE WITH CEILING OVER 4'-0", STRIPE IS TO START AT FRONT WALL 3/4" AFF. STRIPE CONTIGUOUS TO HEAD OF MIRROR AT A LOCATION OVER THE FRONT WALL STRIPE SHOULD BE PAINTED TO HEAD OF MIRROR. STRIPE TO BE PAINTED TO HEAD OF MIRROR TO BREAK AT 45 DEGREE ANGLE TO HEAD OF MIRROR. THE STRIPE ON CONTIGUOUS WALL FROM FRONT WALL SHOULD BREAK OVER THE CORNER MIRROR. STRIPE TO BE PAINTED TO HEAD OF MIRROR TO STRIKE EXACTLY FROM CORNER OF MIRROR TO HEAD OF MIRROR AT 45 DEGREE ANGLE.

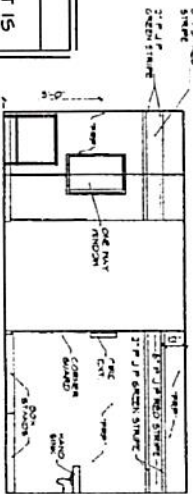
FOR STORES WITH CEILING HEIGHTS BELOW 4'-0" THE STRIPE IS TO START AT 60" AFF. AND BREAK TO 6" BELOW BOTTOM OF 2" OF MIRROR AT 2" OF MIRROR. 1" 2" OF MIRROR STRIPE ARE TO BE PAINTED BOTTOM OF 2" OF MIRROR AT 2" OF MIRROR.

PAINT COLORS :

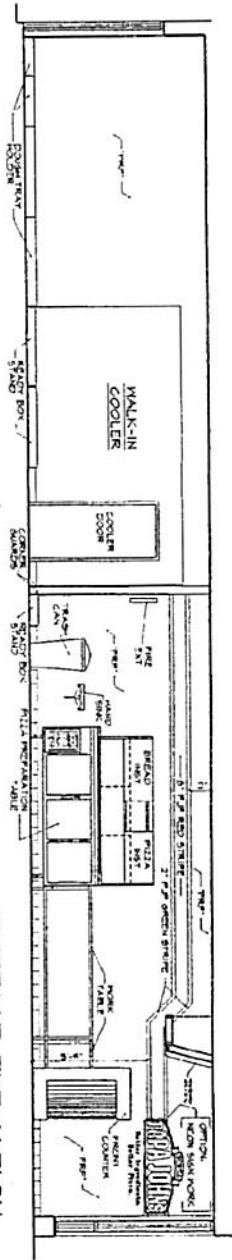
ALL PAINT MANUFACTURED BY DUNBAR PAINTS, INC.
 WHITE: DUNBAR PAINTS PWD 1000 4.25 LBS. 4952
 RED: DUNBAR PAINTS PWD 1000 4.25 LBS. 4953
 GREEN: DUNBAR PAINTS PWD 1000 4.25 LBS. 4954
 BLUE: DUNBAR PAINTS PWD 1000 4.25 LBS. 4955
 YELLOW: DUNBAR PAINTS PWD 1000 4.25 LBS. 4956
 BLACK: DUNBAR PAINTS PWD 1000 4.25 LBS. 4957
 GREY: DUNBAR PAINTS PWD 1000 4.25 LBS. 4958

NOTE: SPECIAL GREEN TINT MAY BE USED IN PLACE OF PAINT FOR STRIPE. THIS TINT IS TO BE ORDERED FROM PAINT REPAIR OR GREEN CARD WHEN ORDERING. CONTACT: (800) 431-2430

NOTE :
 THIS SHEET IS FOR REFERENCE OF THE PAINTED STRIPE ONLY, IT IS NOT INTENDED TO PORTRAY ANY ONE FLOOR PLAN, IT IS A TYPICAL PLAN.



INTERIOR ELEVATION
SCALE: N=1/4"=1'-0"



INTERIOR ELEVATION
SCALE: N=1/4"=1'-0"

SEE PAPA JOHN'S STORE TYPICAL INTERIOR STRIPE INSTALLATION ELEVATION FOR MORE INFORMATION.
 PAPA JOHN'S INTERNATIONAL, INC.
 2003 PAPA JOHN'S BLVD.
 LOUISVILLE, KY 40224
 2003 - ALL RIGHTS RESERVED

NEAR PAPA JOHN'S PIZZA STORE
 TYPICAL INTERIOR STRIPE INSTALLATION ELEVATION
 SCALE: N=1/4"=1'-0"

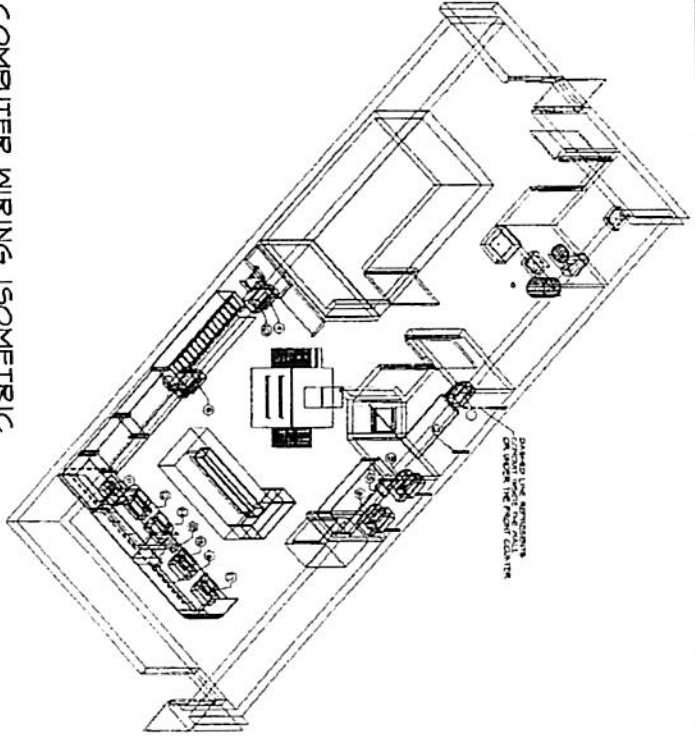
PAPA JOHN'S INTERNATIONAL, INC.
 2003 PAPA JOHN'S BLVD.
 LOUISVILLE, KY 40224



BAYLIS & EVOLA
 ARCHITECTS
 1000 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 (303) 733-1100

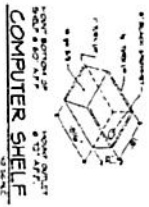
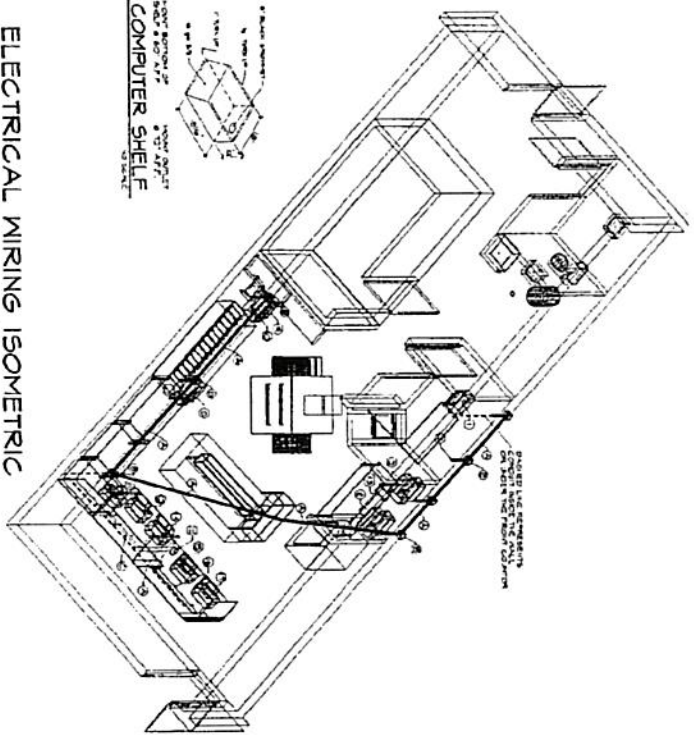
COMPUTER WIRING ISOMETRIC

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



ELECTRICAL WIRING ISOMETRIC

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



GENERAL COMPUTER NOTES

1. ALL ELECTRICAL CONNECTIONS TO THE OFFICE COMPUTERS SHALL BE MADE BY A WIRE RAMP OR CAT 5 CABLE DATA CABLE.
2. DRIVENS ARE PLUMBING SENSITIVE.
3. WIRING MUST BE HANGED AND RACKED DOWN AND CHECK FOR COMPLIANCE WITH ALL CONDUCTOR PROTECTIONS AND NOT BE REPAIRED OR REPLACED UNLESS THE WIRING IS IN COMPLIANCE.
4. ALL DATA CABLES TO BE RUN THROUGH 4" CONCRETE CONDUITS TO THE SERVICE.
5. ELECTRICAL CONDUCTIONS SHALL BE CAT 5 CABLE IN CONDUIT, FROM DOWN BLOCK TO THE POINTS AND ALL NECESSARY JUNCTIONS SHALL BE MADE IN THE SERVICE RACKS AND NOT IN THE OFFICE.
6. THE ELECTRICAL CONNECTIONS TO THE SERVERS AND ALL THE OTHER EQUIPMENT SHALL BE MADE IN THE SERVICE RACKS AND NOT IN THE OFFICE.
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WIRE LEGEND

1. MAIN SERVICE COOPERATIVE SYSTEM
2. POWER OFFICE SYSTEM
3. POWER STATION SYSTEM #1
4. SLAM PRINTERS
5. DRIVING STATION SYSTEM #2
6. POWER OFFICE SYSTEM #2
7. POWER OFFICE SYSTEM #3
8. POWER OFFICE SYSTEM #4
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101. POWER OFFICE SYSTEM #97
102. POWER OFFICE SYSTEM #98
103. POWER OFFICE SYSTEM #99
104. POWER OFFICE SYSTEM #100

NOTES

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9. THE ELECTRICAL CONNECTIONS TO THE SERVERS AND ALL THE OTHER EQUIPMENT SHALL BE MADE IN THE SERVICE RACKS AND NOT IN THE OFFICE.
10. THE ELECTRICAL CONNECTIONS TO THE SERVERS AND ALL THE OTHER EQUIPMENT SHALL BE MADE IN THE SERVICE RACKS AND NOT IN THE OFFICE.

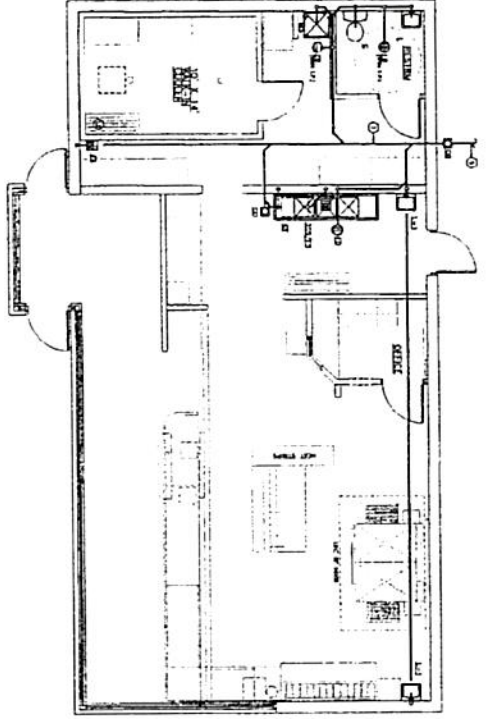
NOTE: FOR CORPORATE STORES ONLY, FIDELITY WILL SUPPLY, PULL AND TERMINATE THE "CAT 5" WIRE.

IDEAL COMPUTER PAGE
 2002 - ALL RIGHTS RESERVED
 PAPA JOHN'S INTERNATIONAL, INC.

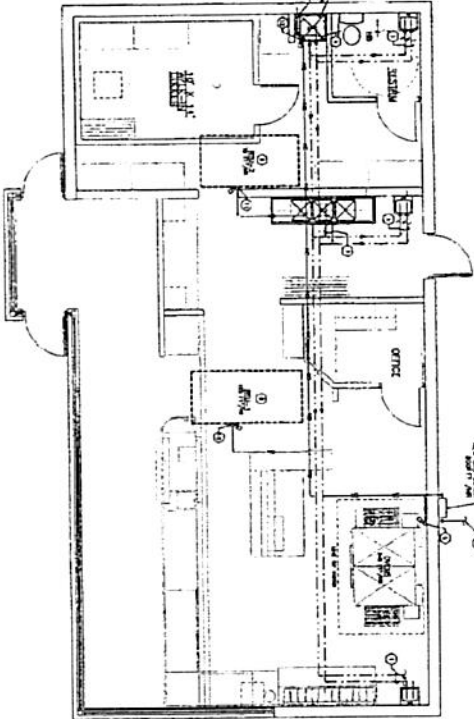
NEW PAPA JOHN'S PIZZA STORE
 IDEAL COMPUTER PAGE
 DATE: 11/20/02
 BY: J. J. [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]

PAPA JOHN'S INTERNATIONAL, INC.
 2002 PAPA JOHN'S BLVD.
 LOUISVILLE, KENTUCKY 40244

PRIMA PAPA JOHN'S
 Better Ingredients.
 Better Pizzas.



SANITARY PLAN



WATER AND GAS PIPING PLAN

PLUMBING KEY/NOTES

- 1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...
11. ...

PLUMBING FIXTURE SCHEDULE

Table with columns for fixture type, schedule, and description. Includes entries for Sinks, Toilets, and Showers.

PLUMBING NOTES

- GENERAL NOTES
1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...

GENERAL CONTRACTOR'S RESPONSIBILITY

- 1. ...
2. ...
3. ...
4. ...

Page 2

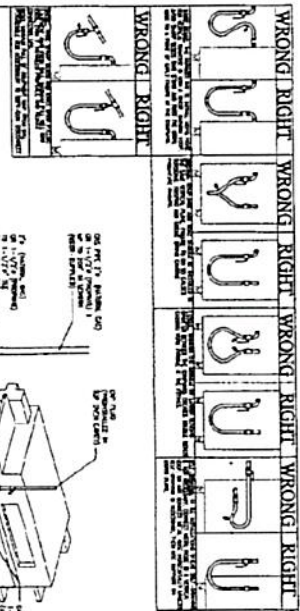
2002-10/11



PAPA JOHN'S INTERNATIONAL, INC.
1540 BLUEGRASS PARKWAY
LOUISVILLE, KENTUCKY 40208

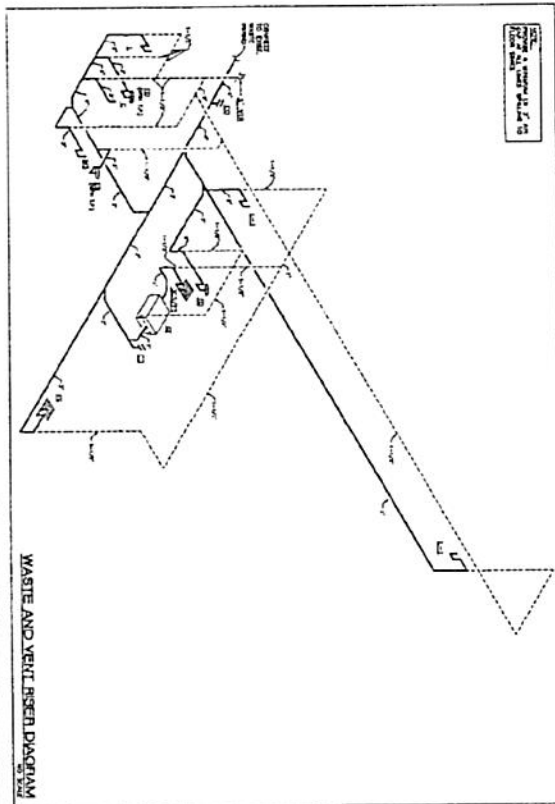
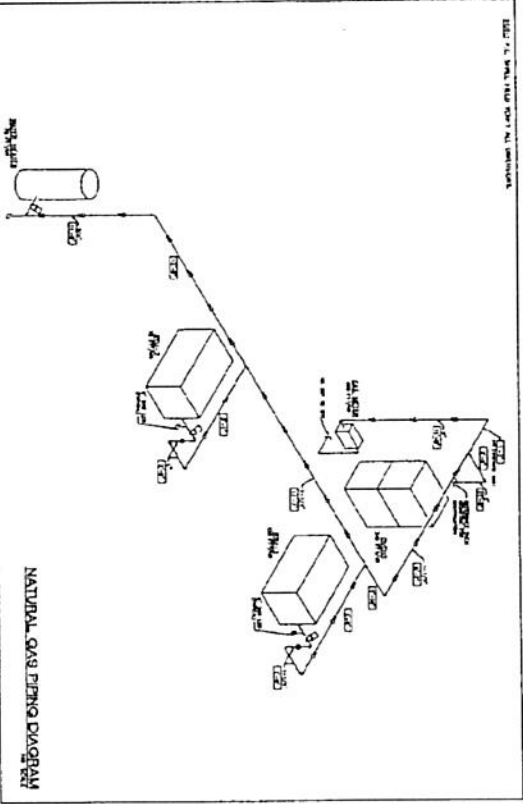
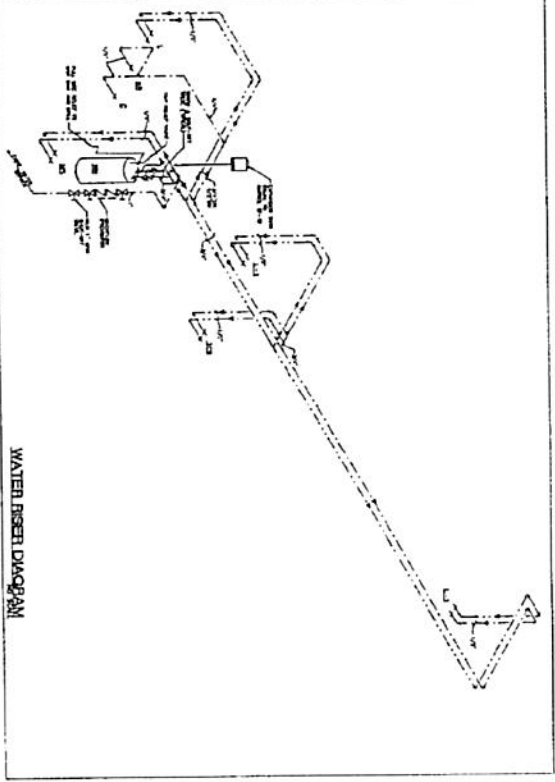
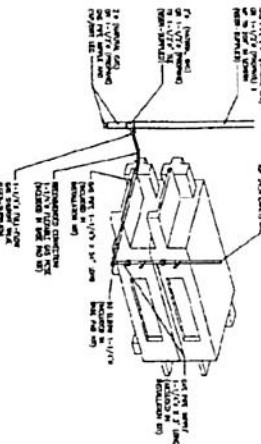


15076 NEM HALLS FERRY
FLORISSANT, MO.



DO NOT MIX THESE REQUIREMENTS
 WITH THE OTHERS
 THESE ARE THE ONLY TWO TO BE USED

FIG. 570 OPENING POLOCH - IN ISOMETRIC



PLAN # 2002-1011
 NON-STEEL LOCATION
 13076 NEW HALLS FERRY
 FLORISSANT, MO.
 2002 - ALL RIGHTS RESERVED

DATE: 08/2002
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

NON PAPA JOHN'S PIZZA STORE
 13076 NEW HALLS FERRY
 FLORISSANT, MO.



PAPA JOHN'S INTERNATIONAL, INC.
 11442 BLUEGRASS PARKWAY
 LOUISVILLE, KENTUCKY 40244



DATE: 08/2002
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 0354+7796

FROM J&J Pizza, LLC

TO Bajco Illinois, LLC

FOR Restaurant

ADDRESS 8209 N. Lindbergh, Florissant, MO 63031

Ward _____ Zoning _____ Date Filed 12/19/2023 Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Bajco Illinois, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 8209 N. Lindbergh, Florissant Mo in the City of Florissant, Missouri. Legal interest: Lease or Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE _____
Individual's Name

FOR: Bajco Illinois, LLC
Company, Corporation, Partnership

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

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

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

SIGNATURE _____

ADDRESS _____

Telephone No. (330) 533-0900 Email address bajcolle@yahoo.com

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



PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.



SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual Partnership Corporation LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Razi Bilal Khan
1275 Boardman-Canfield rd. ste 2 Boardman, OH 44512

Telephone numbers & email addresses (330) 533-0900

Business name/address/phone Bayco Illinois, LLC

Date of incorporation/LLC August 2016

Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
Photocopy of Corporation/LLC Articles and Certificate

TRANSFER OF SPECIAL USE PERMIT

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

TO: Rajco Illinois, LLC

FOR: Restaurant

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

Jamie Cartwright

PRINT - NAME OF APPLICANT



SIGNATURE OF APPLICANT

1 INTRODUCED BY COUNCILMAN ENGLISH
2 MAY 10, 2011

3
4 BILL NO. 8735

ORDINANCE NO. 7796

5
6
7 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 5354**
8 **FOR THE LOCATION AND OPERATION OF A RESTAURANT**
9 **LOCATED AT 8209 N. LINDBERGH FROM PIZZA/MIDWEST**
10 **DEVELOPMENT CO. TO J&J PIZZA CO. D/B/A PAPA JOHNS PIZZA.**
11

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

15 WHEREAS, pursuant to Ordinance No. 5354, Pizza/Midwest Development Co. was
16 granted a Special Use Permit for the location and operation of a restaurant on the property known
17 as 8209 N. Lindbergh; and

18 WHEREAS, an application has been filed by J&J Pizza Co. to transfer the Special Use
19 Permit authorized by Ordinance No. 5354 to his name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on May
21 10, 2011 that the business operated under Ordinance No. 5354 would be operated in a
22 substantially identical fashion as set out herein; and

23 WHEREAS, J&J Pizza Co. has accepted the terms and conditions set out in Ordinance
24 No. 5354.

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

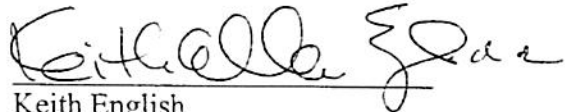
28
29 Section 1: The Special Use Permit authorized by Ordinance No. 5354 is hereby
30 transferred from Pizza/Midwest Development Co. to J& J Pizza Co. d/b/a Papa Johns Pizza for
31 the location and operation of a restaurant located at 8209 N. Lindbergh.

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


35 Section 3: This ordinance shall become in force and effect immediately upon its
36 passage and approval.
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Adopted this 23 day of May, 2011.


Keith English
President of the Council
City of Florissant

Approved this 25 day of May, 2011.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk

INTRODUCED BY COUNCILMAN SCHNEIDER
June 8, 1992

BILL NO. 6184

ORDINANCE NO. 5354

AN ORDINANCE GRANTING A SPECIAL PERMIT TO
PIZZA/MIDWEST DEVELOPMENT COMPANY D/B/A
PAPA JOHN'S PIZZA FOR THE OPERATION OF A
CARRY-OUT AND DELIVERY PIZZA RESTAURANT
ON THE PROPERTY HEREINAFTER DESCRIBED AND
KNOWN AS 8209 N. LINDBERGH, FLORISSANT, MO.

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 and operation of a restaurant; and

WHEREAS, an application has been filed by Pizza/Midwest Development Company d/b/a Papa John's Pizza for the location and operation of carry-out and delivery service restaurant on the property hereinafter described and known as 8209 N. Lindbergh; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said Special Permit be granted; and

WHEREAS, due notice of a public hearing on said application to be held on the 26th day of May, 1992 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Permit is hereby granted to Pizza/Midwest Development Company d/b/a Papa John's Pizza for the location and operation of a restaurant on the following described property:

Part of Parcel "J" of DE SMET CIRCLE, a Subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 83 page 45 of the St. Louis County Records, which said part of Parcel "J" is described as follows: Beginning at a point in the South line of Southwell Lane, 50 feet wide, said point being the Northeast corner of Lot 455 of said DeSmet Circle; thence Southwardly along the East line of said Lot 455, 104.62 feet to the Southeast corner of said Lot 455; thence along the rear lines of Lot 455, 454,

453 of said DeSmet Circle, 211.13 feet to the most Southern corner of Lot 453 of said DeSmet Circle, thence Southeastwardly along a line that is the direct prolongation Southeastwardly of the Southwest line of said Lot 453, 248.39 feet to a point in the West line of Highway 140, 60 feet wide; thence Northeastwardly along the West line of Highway 140, 221.87 feet to a point, thence along the rounded intersection of Southwell Lane, along a curve to the left, the radius of which is 30 feet, 47.12 feet to a point; thence Northwestwardly along the South line of Southwell Lane, 96.28 feet to the point of beginning, EXCEPTING THEREFROM that portion taken by Condemnation proceedings, being Cause No. 285655 of the Circuit Court of St. Louis County, Missouri, said property being known as and numbered 8209 N. Lindbergh, Florissant, Missouri.

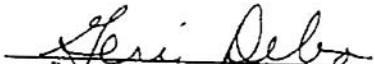
Section 2: The said Special Permit herein authorized shall remain in full force and effect only under the following terms and conditions, and subject to all of the ordinances of the City of Florissant:

- (1) There will be only carry-out and delivery service offered with no drive-in or drive-thru type of services offered on the premises.
- (2) There shall be no external loud speakers located on the premises.
- (3) That the holder of the Special Permit shall hire for delivery purposes only persons eighteen (18) years of age or older who have a current chauffeur's license or commercial driver's license.
- (4) That automobile liability insurance policies shall be maintained in accordance with the amount required by State Statute.
- (5) That placement and enclosure of any trash dumpster for the restaurant herein authorized shall be at a location as directed by the Director of Public Works.

Section 3: That when the named permittee discontinues the operation of said business, the Special Permit herein authorized shall no longer be in force and effect.

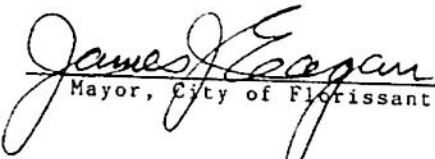
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 8th day of June, 1992.



President of the Council
City of Florissant

Approved this 9 day of June, 1992.



Mayor, City of Florissant

ATTEST:


City Clerk

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8158 + 7007

FROM YUMMY DELIGHTS INC D/B/A Cold Stone Creamery

TO CHICAGO SCOOPS LLC D/B/A Cold Stone Creamery

FOR ICE CREAM SHOP

ADDRESS 14013 NEW HALLS FERRY RD FLORISSANT MO 63033

Ward _____ Zoning _____ Date Filed _____ Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now CHICAGO SCOOPS LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 14013 New Halls Ferry Rd in the City of Florissant, Missouri. Legal interest: Lease or Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Abcabelle
Individual's Name

FOR: CHICAGO SCOOPS LLC
Company, Corporation, Partnership

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

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

SIGNATURE Abcabc

ADDRESS 1901 N CRYSTAL AVE 4th CHICAGO IL 60614

Telephone No. 312 755 6723 Email address ACCOUNTS.PAYABLE@CHICAGO-SCOOPS.COM

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

 Abcabc
PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.

X Ravinder (RAVINDER BHATNAGAR)
SIGNATURE OF OWNER YUMMY DELIGHTS INC

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual Partnership Corporation LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers KYLE WELCH - CEO, ANDREW

CARPENTER - CFO, 1901 N CLYBOURN AVE 401 CHICAGO IL 60614

Telephone numbers & email addresses 312 755 6723

Business name/address/phone CHICAGO SCOOPS LLC

Date of incorporation/LLC 3/12/2014

Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
Photocopy of Corporation/LLC Articles and Certificate

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8158+7007 which authorized a Special Permit:

TO: CHICAGO SCOOPS LLC

FOR: Ice cream store

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

Asia Babluk
PRINT - NAME OF APPLICANT

Ababluk
SIGNATURE OF APPLICANT

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF REGISTRATION

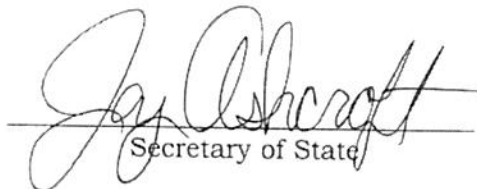
WHEREAS,

CHICAGO SCOOPS, LLC
FL001698256

existing under the laws of the State of Delaware has filed with this state its Application of Registration and whereas this Application of Registration conforms to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare that on the 18th day of April, 2023, the above Foreign Limited Liability Company is duly authorized to transact business in the State of Missouri and is entitled to any rights granted Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 18th day of April, 2023.


Secretary of State





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

X001790039
Date Filed: 1/18/2024
Expiration Date: 1/18/2029
John R. Ashcroft
Missouri Secretary of State

Registration of Fictitious Name

(Submit with filing fee of \$7.00)
(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

New Registration **Renewal** _____ *Charter number* **Amendment** _____ *Charter number* **Correction** _____ *Charter number*

The undersigned is doing business under the following name and at the following address:

Business name to be registered: COLD STONE CREAMERY
 Business Address: 14013 New Halls Ferry Rd
(PO Box may only be used in addition to a physical street address)
 City, State and Zip Code: Florissant, MO 63033-2708

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
CHICAGO SCOOPS, LLC	FL001698256	1209 N Orange St	Wilmington, DE	19801 - 1120	

All owners must affirm by signing below

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

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

CHICAGO SCOOPS, LLC - Kyle Welch CHICAGO SCOOPS, LLC - KYLE WELCH 01/18/2024
Owner's Signature or Authorized Signature of Business Entity *Printed Name* *Date*

Name and address to return filed document:

Name: Kyle Welch

Address: Email: accountspayable@chicago-scoops.com

City, State, and Zip Code: _____



State of Missouri
John R. Ashcroft, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

This form is de
Complete t

FL001698256
Date Filed: 4/18/2023
John R. Ashcroft
Missouri Secretary of State

Print Reset

**Application for Registration of a Foreign
Limited Liability Company**

(Submit with filing fee of \$105.00)

- The name of the foreign limited liability company is: Chicago Scoops, LLC
- The name under which the foreign limited liability company will conduct business in Missouri is (must contain "limited company, "limited liability company", "LC", "LLC", "L.C.", or "L.L.C.") (must be filled out if different from line (1)):

- The foreign limited liability company was formed under the laws of Delaware on the date of 3/20/2014
(month/day/year) *(state or jurisdiction)*
- The purpose of the foreign limited liability company or the general character of the business it proposes to transact in this state is:
To engage in any lawful act or activity for which limited liability companies may be organized under and as permitted by Missouri Limited Liability Company Act.
- The name and address of the limited liability company's registered agent in Missouri is (this line must be completed and include a street address):

<u>C T Corporation System</u>	<u>120 South Central Avenue</u>	<u>Clayton, MO 63105</u>
<i>Name</i>	<i>Address (PO Box may only be used in conjunction with a physical street address)</i>	<i>City/State/Zip</i>

The Secretary of State is appointed agent for service of process if the foreign limited liability company fails to maintain a registered agent. Note: failure to maintain a registered agent constitutes grounds to cancel the registration of the foreign limited liability company.
- The address of the registered office in the jurisdiction organized. If none required, then the principal office address of the foreign limited liability company is:

<u>1209 N Orange Street, Wilmington, Delaware</u>	<u>19801</u>
<i>Address (PO Box may only be used in conjunction with a physical street address)</i>	<i>City/State/Zip</i>
- This application must include a current certificate of good standing/existence from the secretary of state or other similar official in the state of domicile. Such document should be dated within 60 calendar days from filing.

(Please see next page)

Name and address to return filed document:

Name: _____

Address: _____

City, State, and Zip Code: _____

ORI-04182023-0680 State of Missouri
No of Pages 3 Pages



Creation - LLC/LP/LLP

LLC-4 (01/2017)

8. Series LLC (OPTIONAL) Pursuant to Section 347.186, the foreign limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company under which it has been admitted to transact business in this state and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 4A.)

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

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



Kyle Welch

4/14/23

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "CHICAGO SCOOPS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SEVENTEENTH DAY OF APRIL, A.D. 2023.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



5502136 8300

SR# 20231473473

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 203153082

Date: 04-17-23

1 INTRODUCED BY COUNCILMAN KING
2 APRIL 26TH, 2004

3
4
5 BILL NO. 7910

ORDINANCE NO. 7007

6
7
8 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LINHARDT, INC**
9 **D/B/A COLD STONE CREAMERY TO ALLOW FOR THE OPERATION OF**
10 **AN ICE CREAM PARLOR FOR THE PROPERTY LOCATED AT 14013 NEW**
11 **HALLS FERRY ROAD.**
12

13
14 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
15 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of an Ice Cream
16 Parlor; and

17 WHEREAS, an application has been filed Linhardt, Inc. d/b/a Cold Stone Creamery for the
18 property located at 14013 New Halls Ferry Road for the location and operation of an Ice Cream Parlor.

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
20 April 5, 2004 has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of a public hearing on said application to be held on the 26th of April,
22 2004 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

29 Section 1: A Special Use Permit is hereby granted to Linhardt Inc. d/b/a Cold Stone Creamery
30 for the property located 14013 New Halls Ferry Road for the location and operation of an Ice Cream
31 Parlor.

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

34 Section 3: This ordinance shall become in force and effect immediately upon its passage and
35 approval.
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Adopted this 4 day of May, 2004.



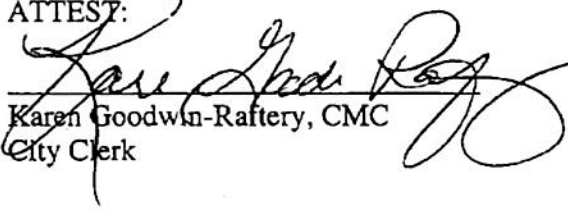
Mark Schmidt
President of the Council
City of Florissant

Approved this 18th day of May, 2004.



Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:



Karen Goodwin-Rafferty, CMC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 JULY 27, 2015

3
4 BILL NO. 9116

ORDINANCE NO. 8158

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT**
7 **NO. 7007 FROM LINHARDT, INC. D/B/A COLD STONE CREAMERY TO**
8 **YUMMY DELIGHTS, INC. D/B/A COLD STONE CREAMERY LOCATED**
9 **AT 14013 NEW HALLS FERRY ROAD**

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

14 WHEREAS, pursuant to Ordinance No. 7007, Lindhardt Inc d/b/a Cold Stone Creamery
15 was granted a Special Use Permit for the location and operation of an Ice Cream Parlor on the
16 property known as 14013 New Halls Ferry Road; and

17 WHEREAS, an application has been filed by Yummy Delights, Inc d/b/a Cold Stone
18 Creamery to transfer the Special Use Permit authorized by Ordinance No. 7007 to his name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on July
20 27th, 2015 that the business operated under Ordinance No. 7007 would be operated in a
21 substantially identical fashion as set out herein; and

22 WHEREAS, Yummy Delights, Inc. has accepted the terms and conditions set out in
23 Ordinance No. 7007.

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

26
27 Section 1: The Special Use Permit authorized by Ordinance No. 7007 is hereby
28 transferred from Lindhardt Inc. d/b/a Cold Stone Creamery to Yummy Delights Inc. d/b/a Cold
29 Stone Creamery located at 14013 New Halls Ferry Road.


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

33
34 Section 3: This ordinance shall become in force and effect immediately upon its
35 passage and approval.

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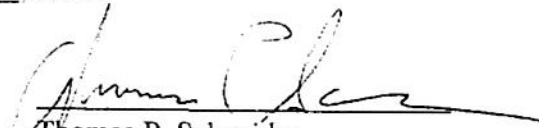
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Adopted this 27 day of July, 2015.




Joseph Eagan
President of the Council
City of Florissant

Approved this 28 day of July, 2015.



Thomas P. Schneider
Mayor, City of Florissant

ATTEST:



Karen Goodwin, MMC/MRCC
City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 12/4/2023

Open Closed

Report No. 90/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an amendment to the Zoning Code to add "Tobacco Store" as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice Zoning Code Change
2. Staff report
3. Business locations
4. Memo

INTRODUCED BY COUNCILMAN EAGAN
JANUARY 8, 2024

BILL NO. 9944

ORDINANCE NO.

ORDINANCE AUTHORIZING AN AMENDMENT TO TITLE IV “LAND USE”, CHAPTER 405 “ZONING CODE” TO ESTABLISH TOBACCO, ALTERNATIVE NICOTINE, OR VAPOR ESTABLISHMENTS AS A SPECIAL USE IN VARIOUS DISTRICTS WITH CERTAIN RESTRICTIONS.

WHEREAS the staff has recommended limiting the number of stores that primarily sell tobacco, alternative nicotine, or vapor products in the City of Florissant; and

WHEREAS the City Council feels it is in the best interest of the health and well being of the residents of the City of Florissant to limit the number and distance between businesses that sell primarily tobacco, alternative nicotine, or vapor products; and

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

Section 1: Article IV “District Regulations”, Section 405.115 “B-1” Local Shopping District, Section 405.120 “B-2” Central Business District, Section 405.125 “B3 Extensive Business District”, Section 405-130 “B-4” Highway Commercial District and Section 405.160 “H” Historic District, subsection “D” Historic Business District are hereby amended by adding the following to the Special Use section and renumbering accordingly:

Tobacco products, Alternative Nicotine products or Vapor products, provided, however that a store that sells primarily tobacco, alternative nicotine products or vapor products may not be permitted if the number of locations exceeds one (1) per 4 thousand (4,000) population in the city, or if the location of said store is within one-half (1/2) mile of another such store. In no event shall the City Council approve the issuance of a license for the sale of tobacco products, alternative nicotine products, or vapor products within one hundred (100) feet of any school, church or other building regularly used as a place of worship; except that when a school, church or place of worship shall thereafter be established within one hundred (100) feet of any place of business licensed to sell tobacco products, alternative nicotine products, or vapor products, renewal of the license shall not be denied for this reason.

Section 2: Section 405.035 “Definitions” is hereby amended to include the following definitions:

ALTERNATIVE NICOTINE PRODUCT

Any non-combustible product containing nicotine that is intended for human consumption, whether chewed, absorbed, dissolved, or ingested by any other means. "Alternative nicotine product" does not include any vapor product, tobacco product or any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the Food, Drug and Cosmetic Act.

TOBACCO PRODUCTS

Any substance containing tobacco leaf including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco or dipping tobacco, but does not include alternative nicotine products or vapor products.

VAPOR PRODUCT

Any non-combustible product containing nicotine that employs a heating element, power source, electronic circuit or other electronic, chemical or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form. "Vapor product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device and any vapor cartridge or other container of nicotine in a solution or other form that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device. "Vapor product" does not include an alternative nicotine product or tobacco product.

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

Adopted this _____ day of _____, 2024.

Joseph Eagan, Council President

Approved this _____ day of _____, 2024.

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with Chapter 405 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, January 8, 2023 at 7:00 p.m. on the following proposition:

To amend the Zoning Code to add “Tobacco Store” as a Special Use to Sections 405.115, 405.120, 405.125, 405.130, and 405.460. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM



CITY OF FLORISSANT

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

Memo To: Planning & Zoning Commission Date: November 21, 2023
Thru: Mayor Timothy Lowery
From: Patrick Mulcahy, Director of Economic Development

STAFF REPORT
CASE NUMBER PZ-120423-5

Subject: Amending the zoning categories to add limitations for stores that primarily sell tobacco products, alternative nicotine products, or vapor products:

Proposed Code section amendments for Tobacco, Alternative Nicotine, and Vapor products:

Chapter 405 "Land Use" Article IV "District Regulations"

- Section 405.115 "B-1" Local Shopping District
- Section 405.120 "B-2" Central Business District
- Section 405.125 "B-3" Extensive Business District
- Section 405.130 "B-4" Highway Commercial District
- Section 405.160 "H" Historic District, Subsection "D" Historic Business District.

All sections would be amended by deleting the permitted use "Tobacco Store" and adding a Special use to read as follows:

Tobacco products, Alternative Nicotine products or Vapor products, provided, however that a store that sells primarily tobacco, alternative nicotine products or vapor products may not be permitted if the number of locations exceeds one (1) per 4 thousand (4,000) population in the

city, or if the location of said store is within one-half (1/2) mile of another such store. In no event shall the City Council approve the issuance of a license for the sale of tobacco products, alternative nicotine products, or vapor products within one hundred (100) feet of any school, church or other building regularly used as a place of worship; except that when a school, church or place of worship shall thereafter be established within one hundred (100) feet of any place of business licensed to sell tobacco products, alternative nicotine products, or vapor products, renewal of the license shall not be denied for this reason.

Possible Definitions to be included in Section 405.035 Definitions (Identical to the definitions in the offenses Chapter)

ALTERNATIVE NICOTINE PRODUCT

Any non-combustible product containing nicotine that is intended for human consumption, whether chewed, absorbed, dissolved or ingested by any other means. "Alternative nicotine product" does not include any vapor product, tobacco product or any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the Food, Drug and Cosmetic Act.

TOBACCO PRODUCTS

Any substance containing tobacco leaf including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco or dipping tobacco, but does not include alternative nicotine products or vapor products.

VAPOR PRODUCT

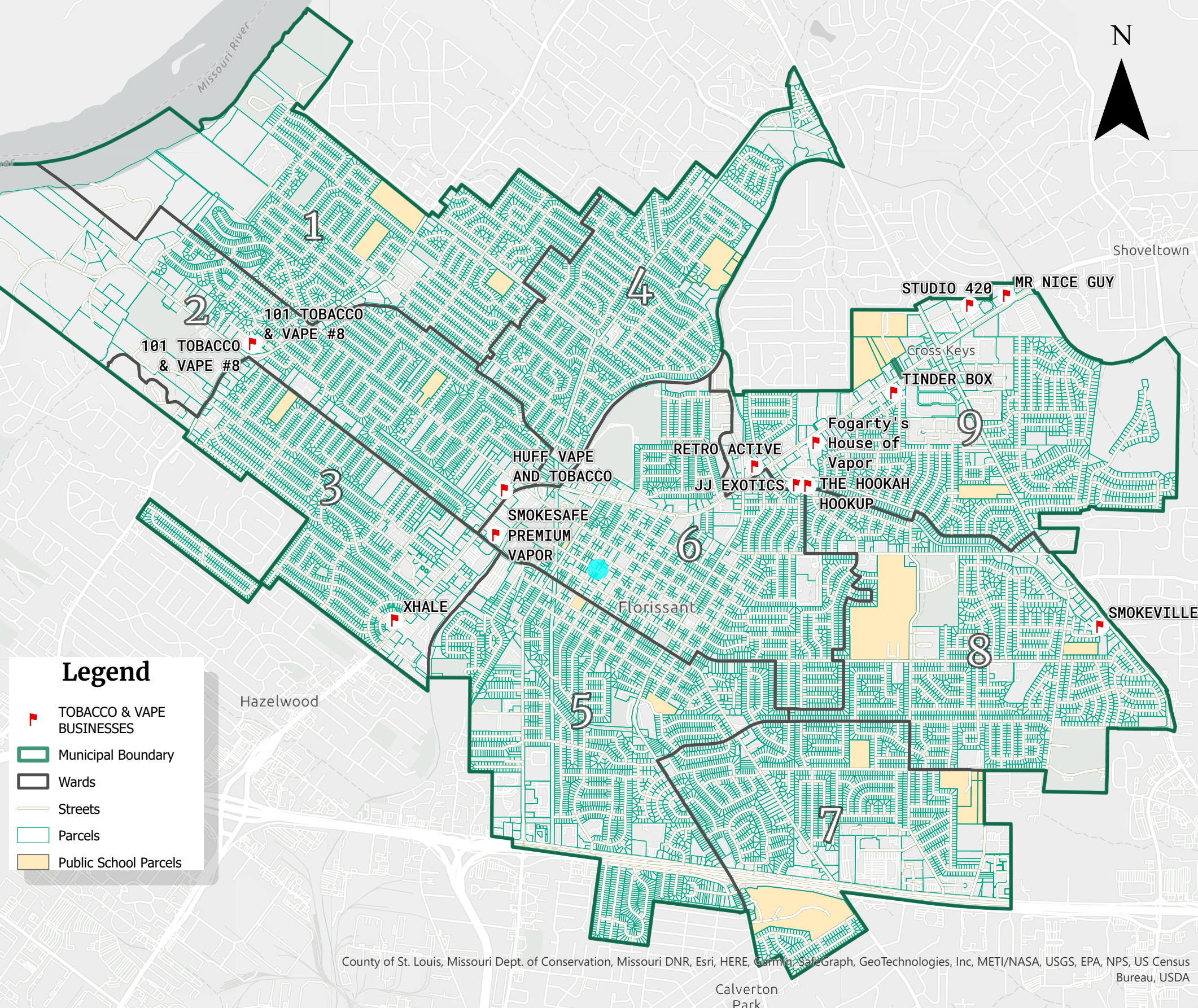
Any non-combustible product containing nicotine that employs a heating element, power source, electronic circuit or other electronic, chemical or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form. "Vapor product" includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device and any vapor cartridge or other container of nicotine in a solution or other form that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or similar product or device. "Vapor product" does not include an alternative nicotine product or tobacco product.



Tobacco & Vape Business Locations

City of Florissant

Business Florissant Address	Business DBA
111 FLOWER VALLEY SHOPPING CTR CITY OF FLORISSANT MO 63033	STUDIO 420
12761 NEW HALLS FERRY RD FLORISSANT MO 63033	SMOKEVILLE
2318 N HIGHWAY 67 A FLORISSANT MO 63033	Fogarty's House of Vapor
2164 N WATERFORD DR FLORISSANT MO 63033	JJ EXOTICS
739 N HIGHWAY 67 FLORISSANT MO 63031	HUFF VAPE AND TOBACCO
3359 N HIGHWAY 67 FLORISSANT MO 63033	MR NICE GUY
1764 N NEW FLORISSANT RD FLORISSANT MO 63033	RETRO ACTIVE
514 N HIGHWAY 67 FLORISSANT, MO 63031	SMOKESAFE PREMIUM VAPOR
2121 CHARBONIER RD FLORISSANT MO 63031	101 TOBACCO & VAPE #8
2123 CHARBONIER RD FLORISSANT MO 63031	101 TOBACCO & VAPE #8
2714 N HIGHWAY 67 FLORISSANT MO 63033	TINDER BOX
8215 N LINDBERGH BLVD FLORISSANT, MO 63031	XHALE
2250 N WATERFORD DR FLORISSANT, MO 63031	THE HOOKAH HOOKUP



County of St. Louis, Missouri Dept. of Conservation, Missouri DNR, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Map was generated from a SimpliCity Business License Report. These businesses were selected because of their described uses and retail sales of primarily tobacco and vape products. These are not convenience stores or other retailers that sell tobacco or vape as a secondary product.



Memo To: Planning & Zoning Commission Date: November 21, 2023
Thru: Mayor Timothy Lowery
From: Patrick Mulcahy, Director of Economic Development
Subject: Amending the zoning categories to add limitations for stores that primarily sell tobacco products, alternative nicotine products, or vapor products:

City staff is requesting that stores that primarily sell tobacco, alternative nicotine or vapor products be limited within the City of Florissant to allow for 1 location per 4,000 residents. This would allow for 13 locations, which is the number of stores currently operating. We are also requesting that locations cannot be within a ½ mile of another such store, and that locations cannot be within 100 feet of any school, church or other building regularly used as place of worship. The Department of Economic Development has been researching this issue along with staff from the Public Works Department, the City Clerks office, and the City Attorney and staff agrees that these changes would be in the best interest and health of the City of Florissant.

Staff are also requesting that the zoning categories be amended to remove “Tobacco Store” as a permitted use, and to add it as a special use. Currently city staff have no way to keep track of this specific use, and this will allow the City Clerk to better track them and enforce the proposed new limitations.

These changes would align with the recent *Florissant 2050: Comprehensive Plan Update* for several reasons. One of the biggest issues brought by residents regarding quality of life was to improve the quality and vibrancy of Florissant’s commercial amenities. In the *Economic Development, Business, and Job Growth* section of the plan it was noted that Florissant needs to provide unique retail experiences that celebrate Florissant’s unique history and community character, and that currently too many businesses lack variety. We believe limiting the number of these stores is in line with that goal.

Another reason for limitation is for health reasons. Not only is it well documented that tobacco and vapor products have adverse health effects for those who use them, but there are also increased environmental health effects with vapor devices. They are considered hazardous waste that cannot be easily or properly disposed of, and this is causing environmental issues in communities throughout

the United States. Finally, there are also studies which show that there is an association between density and proximity of tobacco stores with smoking behaviors by youths.

Vehicle filling stations, convenience stores or grocery stores that are authorized to sell tobacco or associated products do not apply to these limitations and are not considered to be Tobacco, Alternative Nicotine or Vape businesses.

The new zoning category would read:

- **Tobacco products, Alternative Nicotine products or Vapor products**, provided, however that a store that sells primarily tobacco, alternative nicotine products or vapor products may not be permitted if the number of locations exceeds one (1) per 4 thousand (4,000) population in the city, or if the location of said store is within one-half (1/2) mile of another such store. In no event shall the City Council approve the issuance of a license for the sale of tobacco products, alternative nicotine products, or vapor products within one hundred (100) feet of any school, church or other building regularly used as a place of worship; except that when a school, church or place of worship shall thereafter be established within one hundred (100) feet of any place of business licensed to sell tobacco products, alternative nicotine products, or vapor products, renewal of the license shall not be denied for this reason.

If you have any questions, please do not hesitate to let me know.

Respectfully submitted,

Patrick Mulcahy
Director of Economic Development

1 INTRODUCED BY COUNCILMAN PARSON
2 JANUARY 22, 2024

3
4 BILL NO. 9951

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE NO.**
7 **7784 FROM J&J PIZZA, LLC D/B/A PAPA JOHNS PIZZA TO BAJCO**
8 **ILLINOIS, LLC D/B/A PAPA JOHNS PIZZA LOCATED AT 12735 NEW**
9 **HALLS FERRY RD FOR THE OPERATION OF A RESTAURANT.**

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

14 WHEREAS J&J Pizza, LLC d/b/a Papa Johns Pizza was issued Special Use Permit no.
15 7784 for the operation of a restaurant located at 12735 New Halls Ferry Road; and

16 WHEREAS Bajco Illinois, LLC d/b/a Papa Johns Pizza has filed an application to transfer
17 Special use Permit no. 7784 authorizing the location and operation of a restaurant located at 12735
18 New Halls Ferry Road to its name; and

19 WHEREAS the City Council of the City of Florissant determined at its meeting on January
20 22, 2024 that the business would be operated in substantially identical fashion as set out herein;
21 and

22 WHEREAS Bajco Illinois, LLC d/b/a Papa Johns Pizza has accepted the terms and
23 conditions as they apply to a special use permit for a restaurant.

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

27 Section 1: Special Use Permit no. 7784 is hereby transferred from rom J&J Pizza, LLC
28 d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 12735 New Halls
29 Ferry Rd for the operation of a restaurant.

30 Section 2: Said Permit herein authorized shall remain in full force and effect and subject
31 to all of the ordinances of the City of Florissant.

32 Section 3: When the named permittee discontinues the operation of said business for longer
33 than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer
34 be in force and effect.

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

37

38

39 Adopted this ____ day of _____, 2024.

40

41

Joseph Eagan, Council President

42

43 Approved this ____ day of _____, 2024.

44

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Mayor Timothy J. Lowery

47

48 ATTEST:

49

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51 _____
Karen Goodwin, MPPA/MMC/MRCC

52 City Clerk

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 7784

FROM J&J Pizza, LLC

TO Bajco Illinois, LLC

FOR Restaurant


ADDRESS 12735 New Halls Ferry, Florissant, MO 63033

Ward _____ Zoning _____ Date Filed 12/19/2023 Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Bajco Illinois, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 12735 New Halls Ferry, Florissant MO in the City of Florissant, Missouri. Legal interest: Lease or Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE 
Individual's Name

FOR: Bajco Illinois, LLC
Company, Corporation, Partnership

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

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

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

SIGNATURE _____

ADDRESS 1275 Boardman - Canfield rd ste 2 Boardman OH 44512

Telephone No. (330) 533-0900 Email address lajcole@yahoo.com

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

PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.

SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual Partnership Corporation LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Razi Bilal Khan
1275 Beardman- Canfield rd. ste 2, Beardman, OH 44512

Telephone numbers & email addresses _____

Business name/address/phone Bajco Illinois, LLC

Date of incorporation/LLC August 2016

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

Photocopy of Corporation/LLC Articles and Certificate

TRANSFER OF SPECIAL USE PERMIT

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

TO: Bajco Illinois, LLC

FOR: Restaurant

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

Jamie Cartwright

PRINT - NAME OF APPLICANT

Jamie Cartwright

SIGNATURE OF APPLICANT

1 INTRODUCED BY COUNCILMAN SCHMIDT
2 APRIL 11, 2011

3
4
5 BILL NO. 8721 ORDINANCE NO. 7784

6
7
8 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO J&J PIZZA CO.**
9 **D/B/A PAPA JOHN'S PIZZA TO ALLOW FOR THE OPERATION OF A SIT-**
10 **DOWN, CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT**
11 **12735 NEW HALLS FERRY ROAD.**

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

15 WHEREAS, an application has been filed by J&J Pizza Co. d/b/a Papa John's Pizza for the
16 property located at 12735 New Halls Ferry Road for the location and operation of a sit-down, carry-out
17 restaurant.

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
19 March 21, 2011 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of a public hearing on said application to be held on the 11th of April,
21 2011 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

27
28 Section 1: A Special Use Permit is hereby granted to Sandlot J&J Pizza Co. d/b/a Papa John's
29 Pizza for the property located at 12735 New Halls Ferry Road for the location and operation of a sit-
30 down, carry-out restaurant with the stipulation that all dumpsters be enclosed with a 6 foot high solid
31 vinyl fence and lockable gate.


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

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

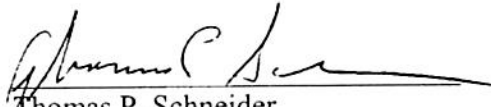
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Adopted this 28 day of April, 2011.

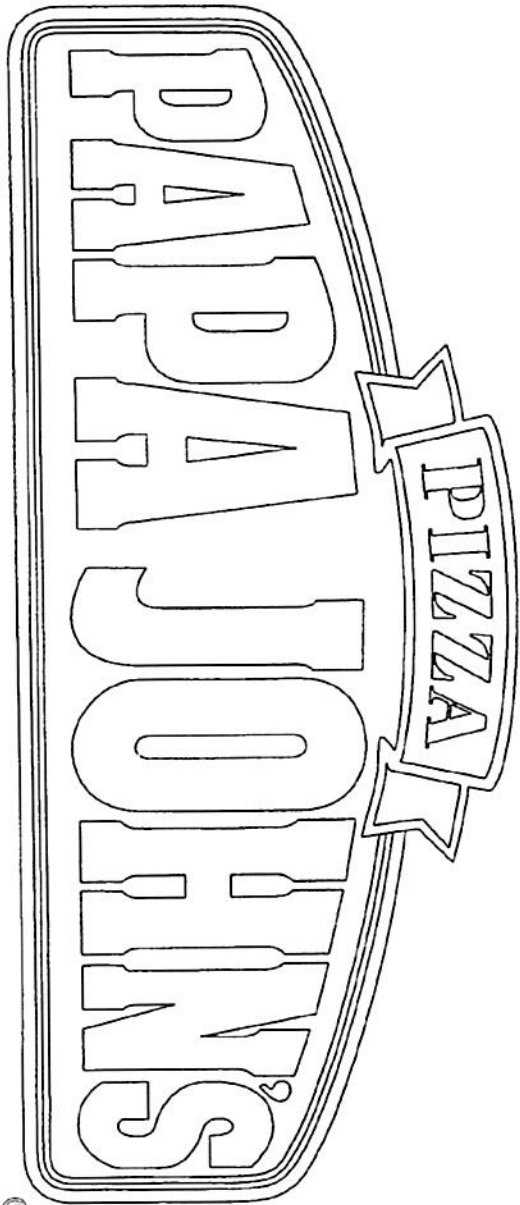

Keith English
President of the Council
City of Florissant

Approved this 26 day of APRIL, 2011.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk



1235 New Maus Ferry

NEW STORE LOCATION

~~3016~~ NEW HALLS FERRY
FLORISSANT, MO.

MARCH 7, 2002

NOTE: THESE PLANS ARE THE PROPERTY OF PAPA JOHN'S INTERNATIONAL, INC. AND THEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PAPA JOHN'S INTERNATIONAL, INC. 2002 PAPA JOHN'S BLVD. LOUISVILLE KENTUCKY 40244

CONSTRUCTION IS IN ACCORDANCE WITH THE FOLLOWING CODES:

- 1946 BOCA NATIONAL BUILDING CODE
- 1946 INTERNATIONAL MECHANICAL CODE
- 1945 INTERNATIONAL PLUMBING CODE
- 1946 NATIONAL ELECTRICAL CODE

PROJECT LEGEND:	
CONTRACT CLASSIFICATION:	TEL.
TYPE OF CONSTRUCTION:	RE-USE/ALTERATION
SPANNED:	NO ONE BUILDING: ONE
NO OF STORIES:	TWO
OCCUPANT LOAD:	12100 SQ. FEET PER PERSON
PAPA JOHN'S SQUARE FOOTAGE OF SPACE:	1200

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN: *[Signature]* DATE: 2/21/02

SHEET INDEX:

- A1 - FLOOR PLAN
- A2 - EQUIPMENT PLAN
- STR1 - INTERIOR ELEVATIONS
- C1 - COMPUTER WIRING DIAGRAM
- P1 - PLUMBING PLAN
- P2 - PLUMBING PLAN
- M1 - MECHANICAL PLAN
- M2 - HOOD DETAILS
- E1 - ELECTRICAL PLAN
- E2 - ELECTRICAL PLAN

CORPORATE ARCHITECT:

DAVIS - EVOLA ARCHITECTS
2408 EASTPOINT PARKWAY
LOUISVILLE, KENTUCKY 40222
(502)-426-8020

ENGINEER:

KERR-GREULICH ENGINEERS, INC.
1534 ORMSBY STATION CT.
LOUISVILLE, KENTUCKY 40224
(502)-426-4451

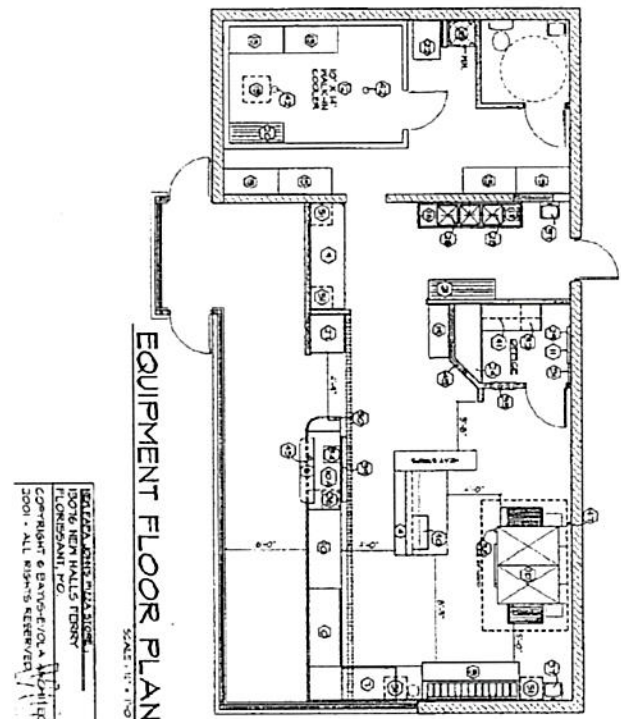
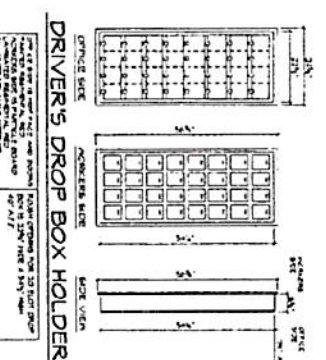
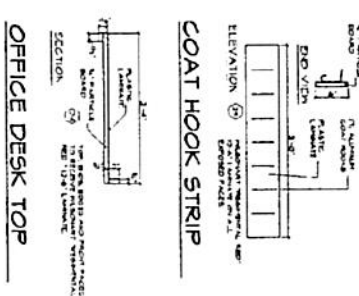
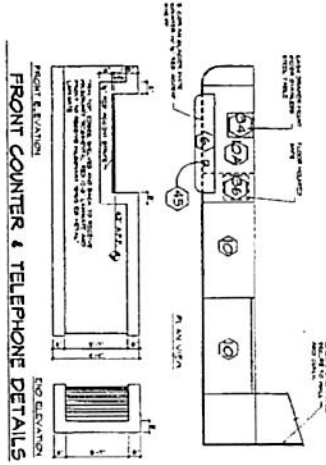


EQUIPMENT SCHEDULE

NO.	DESCRIPTION OF ITEM	QTY	UNIT	REMARKS
1	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
2	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
3	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
4	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
5	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
6	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
7	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
8	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
9	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
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12	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
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14	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
15	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
16	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
17	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
18	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
19	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
20	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
21	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
22	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
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45	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
46	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
47	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
48	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
49	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	
50	STAINLESS STEEL SINK WITH 12" DIA. SINK	1	EA	

NOTES:

1. FLOOR SINK TO BE ABOVE FINISH FLOOR CONSTRUCTION WITH A MINIMUM CLEARANCE FROM FINISH FLOOR TO TOP OF SINK. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
2. SINK TO BE INSTALLED WITH 1/2" COMPENSATION AND COVERED AS INDICATED BY ARCHITECT.
3. FLOOR SINK TO BE 2" ABOVE FINISH FLOOR CONSTRUCTION WITH A MINIMUM CLEARANCE FROM FINISH FLOOR TO TOP OF SINK. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR. SINK SHALL BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
4. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION STRIPS AND CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS AND PARTITIONS AND TO BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
5. ELECTRICAL CONNECTION TO MAKE ALL REQUIRED REVISIONS.
6. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION STRIPS AND CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS AND PARTITIONS AND TO BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
7. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION STRIPS AND CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS AND PARTITIONS AND TO BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
8. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION STRIPS AND CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS AND PARTITIONS AND TO BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
9. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION STRIPS AND CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS AND PARTITIONS AND TO BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.
10. FINISH FLOOR CONSTRUCTION TO HAVE ALL COMPENSATION STRIPS AND CONNECTIONS FROM SINK TO FINISH FLOOR AND THROUGH WALLS AND PARTITIONS AND TO BE INSTALLED TO BE 2" ABOVE FINISH FLOOR.



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

DATE: 10/11/11
DRAWN BY: J. W. BAYUS
CHECKED BY: J. W. BAYUS
APPROVED BY: J. W. BAYUS

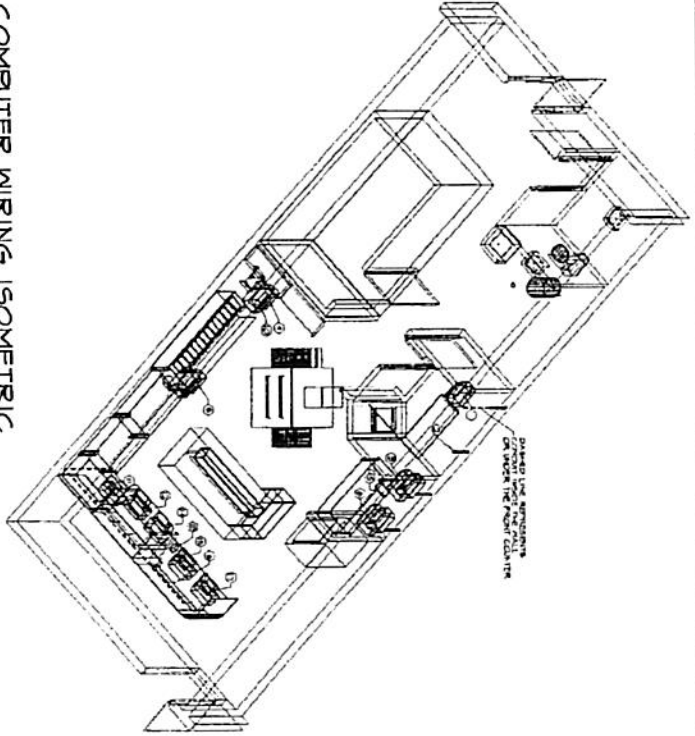
13076 NEW HALLS FERRY
 FLOISSANT, MO.
 2001 - ALL RIGHTS RESERVED

PAPA JOHN'S INTERNATIONAL, INC.
 2002 PAPA JOHN'S BLVD
 LOUISVILLE, KENTUCKY 40244

PAPA JOHN'S
 Better Ingredients.
 Better Pizza.

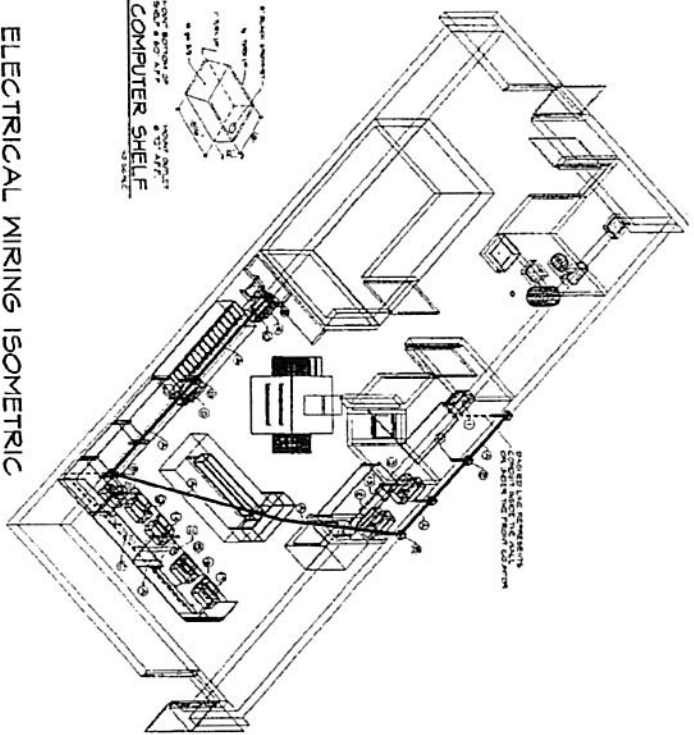
COMPUTER WIRING ISOMETRIC

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



ELECTRICAL WIRING ISOMETRIC

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



GENERAL COMPUTER NOTES

1. ALL DATA CABLES TO BE RUN THROUGH 4\"/>

WIRE LEGEND

1. MAIN STORES COOPERATIVE SYSTEM
2. POWER OFFICE SYSTEM
3. DRIVER STATION SYSTEM #1
4. SLAM PRINTER
5. DRIVER STATION SYSTEM #2
6. POWER OFFICE LINE
7. POWER OFFICE LINE
8. POWER OFFICE LINE
9. POWER OFFICE LINE
10. POWER OFFICE LINE
11. POWER OFFICE LINE
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47. POWER OFFICE LINE
48. POWER OFFICE LINE
49. POWER OFFICE LINE
50. POWER OFFICE LINE

NOTES

1. ALL ELECTRICAL WIRING TO BE RUN THROUGH 4\"/>

NOTE:

FOR CORPORATE STORES ONLY. FIDELITY WILL SUPPLY, PULL AND TERMINATE THE "CAT 5" WIRE.

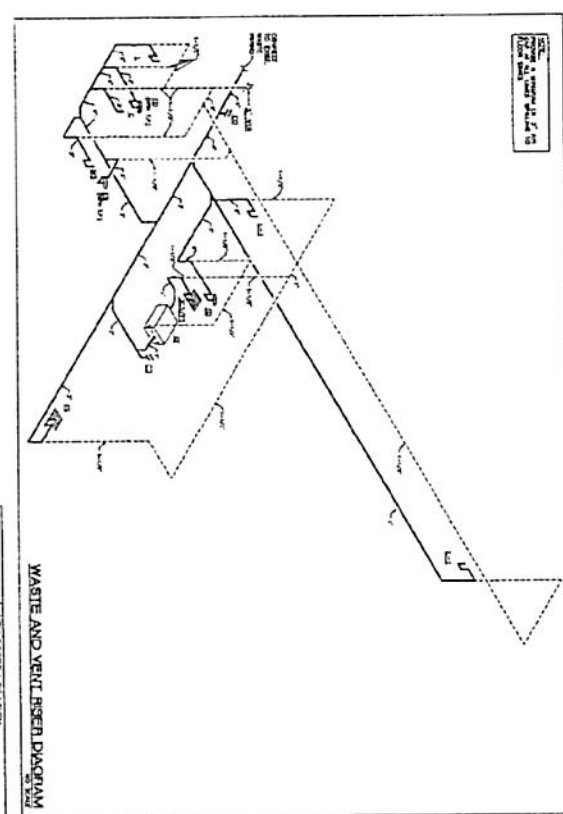
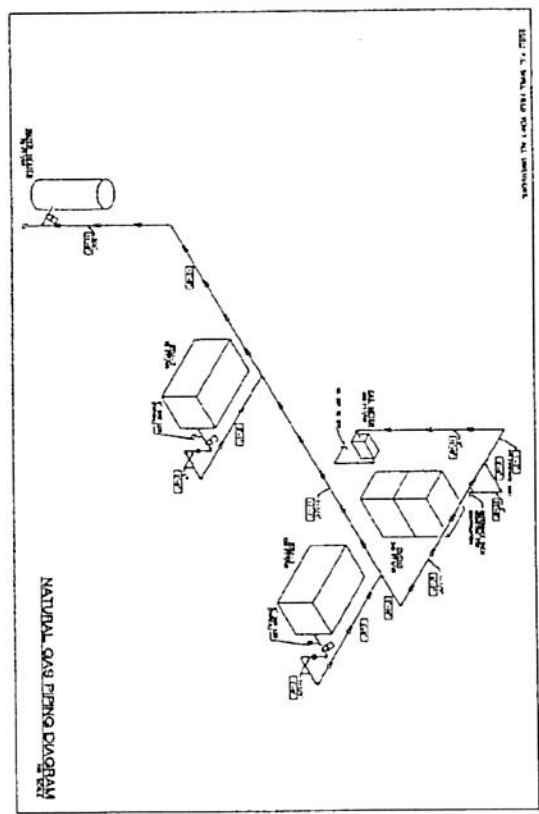
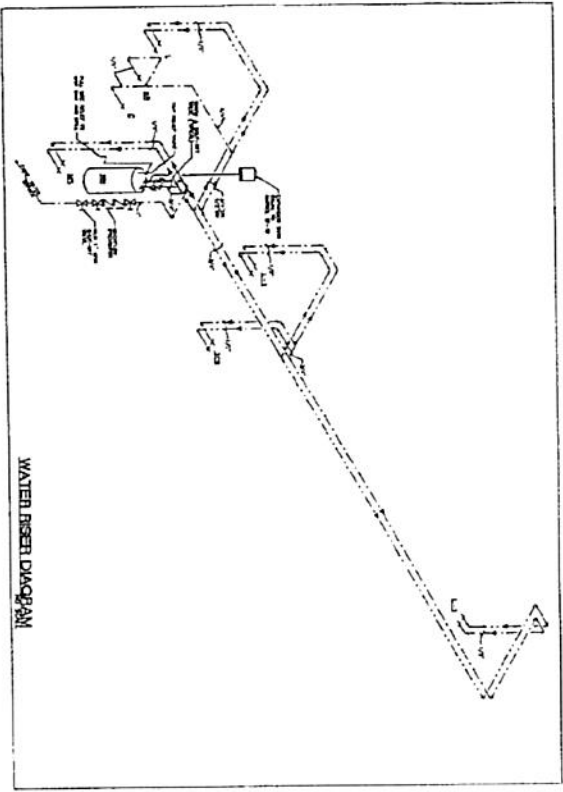
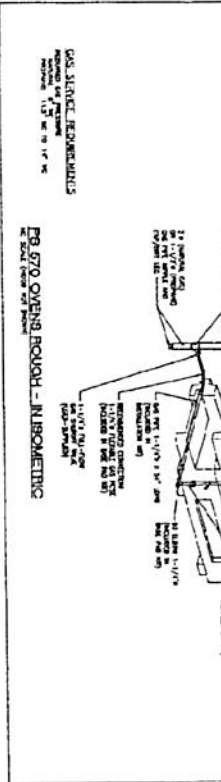
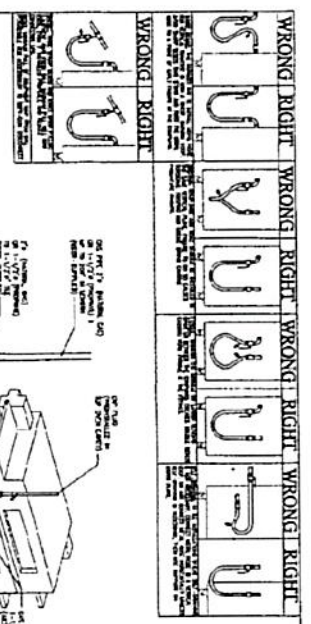
IDEAL COMPUTER PAGE
 COMPANY & PAPA JOHN'S INTERNATIONAL, INC.
 2002 PAPA JOHN'S BLVD.
 LOUISVILLE, KY 40244

NEW PAPA JOHN'S PIZZA STORE
 IDEAL COMPUTER PAGE
 DATE: 11/20/93
 BY: J. J. [unclear]
 CHECKED BY: [unclear]
 APPROVED BY: [unclear]

PAPA JOHN'S INTERNATIONAL, INC.
 2002 PAPA JOHN'S BLVD.
 LOUISVILLE, KENTUCKY 40244



DATE: 11/20/93
 BY: J. J. [unclear]
 CHECKED BY: [unclear]
 APPROVED BY: [unclear]



P.J. # 2002-1011
 NON PAPA JOHN'S PIZZA STORE
 13076 NEW HALLS FERRY
 FLORENSSANT, MO.
 2002 - ALL RIGHTS RESERVED

DATE: 11/11/02
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 SCALE: AS SHOWN

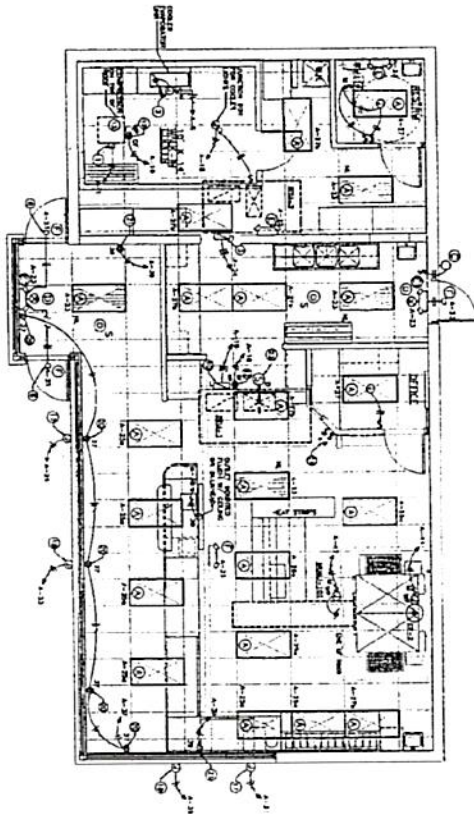
NON PAPA JOHN'S PIZZA STORE
 13076 NEW HALLS FERRY
 FLORENSSANT, MO.



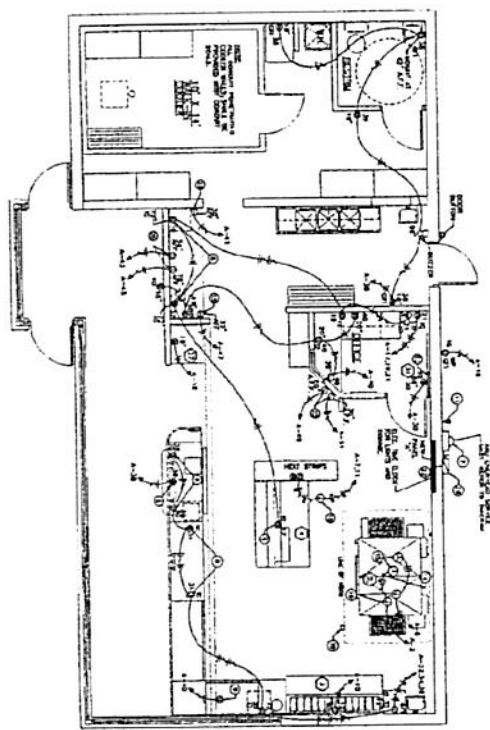
PAPA JOHN'S INTERNATIONAL, INC.
 11442 BLUEGRASS PARKWAY
 LOUISVILLE, KENTUCKY 40244



11-18-02-1011-0000



UPPER LEVEL ELEC. PLAN



LOWER LEVEL ELEC. PLAN

ELECTRICAL SHEET NOTES

1. All work shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.
2. All wiring shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.
3. All wiring shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.
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10. All wiring shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.

EQUIPMENT SCHEDULE

NO.	DESCRIPTION	QTY.
1	120V, 15A, 20' SWG	1
2	120V, 15A, 20' SWG	1
3	120V, 15A, 20' SWG	1
4	120V, 15A, 20' SWG	1
5	120V, 15A, 20' SWG	1
6	120V, 15A, 20' SWG	1
7	120V, 15A, 20' SWG	1
8	120V, 15A, 20' SWG	1
9	120V, 15A, 20' SWG	1
10	120V, 15A, 20' SWG	1

GENERAL NOTES

1. All work shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.

2. All wiring shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.

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7. All wiring shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.

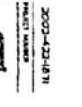
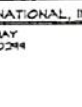
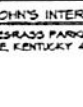
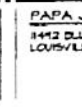
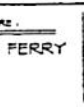
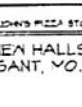
8. All wiring shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.

9. All wiring shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.

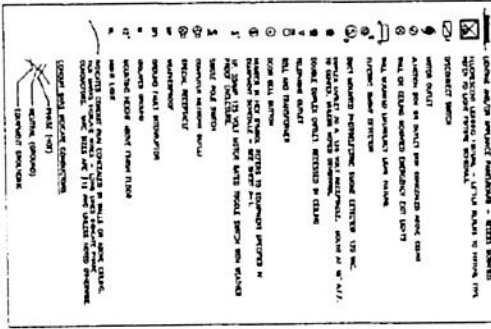
10. All wiring shall be done in accordance with the National Electrical Code, 1999 Edition, and all applicable local codes and ordinances.

PAPA JOHN'S INTERNATIONAL, INC.
 1492 BLESBRASS PARKWAY
 LOUISVILLE, KENTUCKY 40294

18076 NEW HALLS FERRY
 FLORISSANT, MO.



ELECTRICAL LEGEND

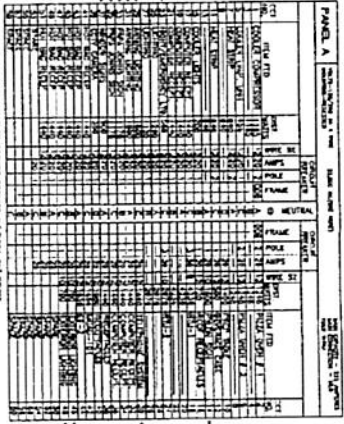


LIGHT FIXTURE SCHEDULE

NO.	DESCRIPTION	QUANTITY	MODEL NO.	MANUFACTURER
1	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
2	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
3	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
4	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
5	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
6	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
7	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
8	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
9	RECESSED DOWN LIGHT	10	4110-1000	OSRAM
10	RECESSED DOWN LIGHT	10	4110-1000	OSRAM

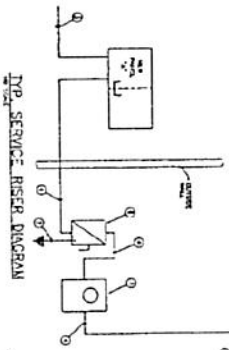
SPECIAL LIGHT CALCULATION DATA

TYPE OF LIGHT	GENERAL LIGHT	NO. OF LAMPS	200
WATTAGE PER LAMP	100 WATT		
AREA OF ROOM	1000 SQ. FT.		
ROOM CATEGORY	GENERAL LIGHTING		
DESIGN ILLUMINATION	100 FC		
DESIGN LUMEN OUTPUT	10000 LM		
DESIGN EFFICIENCY	100%		
DESIGN WATTAGE	10000 W		
DESIGN CURRENT	100 A		
DESIGN VOLTAGE	120 V		
DESIGN PHASE	3 PHASE		
DESIGN FREQUENCY	60 HZ		
DESIGN POWER FACTOR	1.0		
DESIGN EFFICIENCY	100%		
DESIGN WATTAGE	10000 W		
DESIGN CURRENT	100 A		
DESIGN VOLTAGE	120 V		
DESIGN PHASE	3 PHASE		
DESIGN FREQUENCY	60 HZ		
DESIGN POWER FACTOR	1.0		



GENERAL CONTRACTOR NOTE
 THE CONTRACTOR SHALL VERIFY THE EXISTING ELECTRICAL SYSTEM FOR THE PROJECT AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

ELECTRICAL SHEET NOTES
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL CODES.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SCHEDULE.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT BUDGET.



GENERAL CONTRACTOR NOTE
 THE CONTRACTOR SHALL VERIFY THE EXISTING ELECTRICAL SYSTEM FOR THE PROJECT AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

PROJECT INFORMATION
 PROJECT NO. 2002-1071
 PROJECT LOCATION: 1207 NEW HALLS FERRY, FLORISSANT, MO.
 CONTRACTOR: PAPA JOHN'S INTERNATIONAL, INC.
 DATE: 10/20/01

PAPA JOHN'S INTERNATIONAL, INC.
 1442 BLUEGRASS PARKWAY
 LOUISVILLE, KENTUCKY 40244

CRUISE
 1207 NEW HALLS FERRY
 FLORISSANT, MO.

NEA PAPA JOHN'S PIZZA STORE
 1207 NEW HALLS FERRY
 FLORISSANT, MO.

PAPA JOHN'S

1 INTRODUCED BY COUNCILMAN EAGAN
2 JANUARY 22, 2024

3
4 BILL NO. 9952

ORDINANCE NO.

5

6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE NO.**
7 **7796 FROM J&J PIZZA, LLC D/B/A PAPA JOHNS PIZZA TO BAJCO**
8 **ILLINOIS, LLC D/B/A PAPA JOHNS PIZZA LOCATED AT 8209 N**
9 **LINDBERGH FOR THE OPERATION OF A RESTAURANT.**

10

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

14 WHEREAS J&J Pizza, LLC d/b/a Papa Johns Pizza was issued Special Use Permit no.
15 7796 for the operation of a restaurant located at 8209 N. Lindbergh; and

16 WHEREAS Bajco Illinois, LLC d/b/a Papa Johns Pizza has filed an application to transfer
17 Special use Permit no. 7796 authorizing the location and operation of a restaurant located at 8209
18 N. Lindbergh to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on January
20 22, 2024 that the business would be operated in substantially identical fashion as set out herein;
21 and

22 WHEREAS, Bajco Illinois, LLC d/b/a Papa Johns Pizza has accepted the terms and
23 conditions as they apply to a special use permit for a restaurant.

24

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

27 Section 1: Special Use Permit no.7796 is hereby transferred from J&J Pizza, LLC d/b/a
28 Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 8209 N Lindbergh for
29 the operation of a restaurant.

30 Section 2: Said Permit herein authorized shall remain in full force and effect and subject to
31 all of the ordinances of the City of Florissant.

32 Section 3: When the named permittee discontinues the operation of said business for longer
33 than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer
34 be in force and effect.

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

37

38

.

39

Adopted this _____ day of _____, 2024.

40

41

Joseph Eagan, Council President

42

43

Approved this _____ day of _____, 2024.

44

45

46

Mayor Timothy J. Lowery

47

48

ATTEST:

49

50

51

Karen Goodwin, MPPA/MMC/MRCC

52

City Clerk

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 0354+7796

FROM J&J Pizza, LLC

TO Bajco Illinois, LLC

FOR Restaurant

ADDRESS 8209 N. Lindbergh, Florissant, MO 63031

Ward _____ Zoning _____ Date Filed 12/19/2023 Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Bajco Illinois, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 8209 N. Lindbergh, Florissant Mo in the City of Florissant, Missouri. Legal interest: Lease or Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE

Individual's Name

FOR:

Bajco Illinois, LLC

Company, Corporation, Partnership

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

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

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

SIGNATURE

ADDRESS

Telephone No. (330) 533-0900 Email address bajcolle@yahoo.com

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



PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.



SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual Partnership Corporation LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Razi Bilal Khan
1275 Boardman-Canfield rd. ste 2 Boardman, OH 44512

Telephone numbers & email addresses (330) 533-0900

Business name/address/phone Bayco Illinois, LLC

Date of incorporation/LLC August 2016

Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
Photocopy of Corporation/LLC Articles and Certificate

TRANSFER OF SPECIAL USE PERMIT

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

TO: Rajco Illinois, LLC

FOR: Restaurant

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

Jamie Cartwright

PRINT - NAME OF APPLICANT



SIGNATURE OF APPLICANT

1 INTRODUCED BY COUNCILMAN ENGLISH
2 MAY 10, 2011

3
4 BILL NO. 8735

ORDINANCE NO. 7796

5
6
7 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 5354**
8 **FOR THE LOCATION AND OPERATION OF A RESTAURANT**
9 **LOCATED AT 8209 N. LINDBERGH FROM PIZZA/MIDWEST**
10 **DEVELOPMENT CO. TO J&J PIZZA CO. D/B/A PAPA JOHNS PIZZA.**
11

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

15 WHEREAS, pursuant to Ordinance No. 5354, Pizza/Midwest Development Co. was
16 granted a Special Use Permit for the location and operation of a restaurant on the property known
17 as 8209 N. Lindbergh; and

18 WHEREAS, an application has been filed by J&J Pizza Co. to transfer the Special Use
19 Permit authorized by Ordinance No. 5354 to his name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on May
21 10, 2011 that the business operated under Ordinance No. 5354 would be operated in a
22 substantially identical fashion as set out herein; and

23 WHEREAS, J&J Pizza Co. has accepted the terms and conditions set out in Ordinance
24 No. 5354.

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

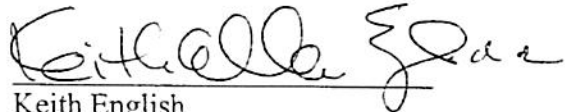
28
29 Section 1: The Special Use Permit authorized by Ordinance No. 5354 is hereby
30 transferred from Pizza/Midwest Development Co. to J& J Pizza Co. d/b/a Papa Johns Pizza for
31 the location and operation of a restaurant located at 8209 N. Lindbergh.

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


35 Section 3: This ordinance shall become in force and effect immediately upon its
36 passage and approval.
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Adopted this 23 day of May, 2011.


Keith English
President of the Council
City of Florissant

Approved this 25 day of May, 2011.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk

INTRODUCED BY COUNCILMAN SCHNEIDER
June 8, 1992

BILL NO. 6184

ORDINANCE NO. 5354

AN ORDINANCE GRANTING A SPECIAL PERMIT TO
PIZZA/MIDWEST DEVELOPMENT COMPANY D/B/A
PAPA JOHN'S PIZZA FOR THE OPERATION OF A
CARRY-OUT AND DELIVERY PIZZA RESTAURANT
ON THE PROPERTY HEREINAFTER DESCRIBED AND
KNOWN AS 8209 N. LINDBERGH, FLORISSANT, MO.

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 and operation of a restaurant; and

WHEREAS, an application has been filed by Pizza/Midwest Development Company d/b/a Papa John's Pizza for the location and operation of carry-out and delivery service restaurant on the property hereinafter described and known as 8209 N. Lindbergh; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said Special Permit be granted; and

WHEREAS, due notice of a public hearing on said application to be held on the 26th day of May, 1992 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Permit is hereby granted to Pizza/Midwest Development Company d/b/a Papa John's Pizza for the location and operation of a restaurant on the following described property:

Part of Parcel "J" of DE SMET CIRCLE, a Subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 83 page 45 of the St. Louis County Records, which said part of Parcel "J" is described as follows: Beginning at a point in the South line of Southwell Lane, 50 feet wide, said point being the Northeast corner of Lot 455 of said DeSmet Circle; thence Southwardly along the East line of said Lot 455, 104.62 feet to the Southeast corner of said Lot 455; thence along the rear lines of Lot 455, 454,

453 of said DeSmet Circle, 211.13 feet to the most Southern corner of Lot 453 of said DeSmet Circle, thence Southeastwardly along a line that is the direct prolongation Southeastwardly of the Southwest line of said Lot 453, 248.39 feet to a point in the West line of Highway 140, 60 feet wide; thence Northeastwardly along the West line of Highway 140, 221.87 feet to a point, thence along the rounded intersection of Southwell Lane, along a curve to the left, the radius of which is 30 feet, 47.12 feet to a point; thence Northwestwardly along the South line of Southwell Lane, 96.28 feet to the point of beginning, EXCEPTING THEREFROM that portion taken by Condemnation proceedings, being Cause No. 285655 of the Circuit Court of St. Louis County, Missouri, said property being known as and numbered 8209 N. Lindbergh, Florissant, Missouri.

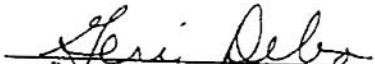
Section 2: The said Special Permit herein authorized shall remain in full force and effect only under the following terms and conditions, and subject to all of the ordinances of the City of Florissant:

- (1) There will be only carry-out and delivery service offered with no drive-in or drive-thru type of services offered on the premises.
- (2) There shall be no external loud speakers located on the premises.
- (3) That the holder of the Special Permit shall hire for delivery purposes only persons eighteen (18) years of age or older who have a current chauffeur's license or commercial driver's license.
- (4) That automobile liability insurance policies shall be maintained in accordance with the amount required by State Statute.
- (5) That placement and enclosure of any trash dumpster for the restaurant herein authorized shall be at a location as directed by the Director of Public Works.

Section 3: That when the named permittee discontinues the operation of said business, the Special Permit herein authorized shall no longer be in force and effect.

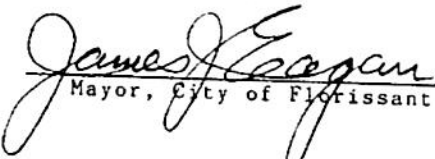
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 8th day of June, 1992.



President of the Council
City of Florissant

Approved this 9 day of June, 1992.



Mayor, City of Florissant

ATTEST:


City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 JANUARY 22, 2024

3
4 BILL NO. 9953

ORDINANCE NO.

5

6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE NO.**
7 **8158 FROM YUMMY DELIGHTS INC D/B/A COLD STONE**
8 **CREAMERY TO CHICAGO SCOOPS, LLC D/B/A COLD STONE**
9 **CREAMERY LOCATED AT 14013 NEW HALLS FERRY FOR THE**
10 **OPERATION OF RESTAURANT.**

11

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

15

16 WHEREAS Yummy Delights Inc d/b/a Cold Stone Creamery was issued Special Use
17 Permit no. 8158 for the operation of a restaurant located at 14013 New Halls Ferry Road; and

18

19 WHEREAS Chicago Scoops, LLC d/b/a Cold Stone Creamery has filed an application to
20 transfer Special use Permit no. 8158 authorizing the location and operation of a restaurant located
21 at 14013 New Halls Ferry Road to its name; and

22

23 WHEREAS the City Council of the City of Florissant determined at its meeting on January
24 22, 2024, that the business would be operated in substantially identical fashion as set out herein;
25 and

26

27 WHEREAS, Chicago Scoops, LLC d/b/a Cold Stone Creamery has accepted the terms and
28 conditions as they apply to a special use permit for a restaurant.

29

30

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

33

34 Section 1: Special Use Permit no. 8158 is hereby transferred from Yummy Delights Inc
35 d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013
New Halls Ferry for the operation of an ice cream shop.

36

37 Section 2: Said Permit herein authorized shall remain in full force and effect and subject
38 to all of the ordinances of the City of Florissant.

39

40 Section 3: When the named permittee discontinues the operation of said business for longer
41 than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer
42 be in force and effect.

43

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8158 + 7007

FROM YUMMY DELIGHTS INC D/B/A Cold Stone Creamery

TO CHICAGO SCOOPS LLC D/B/A Cold Stone Creamery

FOR ICE CREAM SHOP

ADDRESS 14013 NEW HALLS FERRY RD FLORISSANT MO 63033

Ward _____ Zoning _____ Date Filed _____ Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now CHICAGO SCOOPS LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 14013 New Halls Ferry Rd in the City of Florissant, Missouri. Legal interest: Lease or Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Abcabelle
Individual's Name

FOR: CHICAGO SCOOPS LLC
Company, Corporation, Partnership

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual Partnership Corporation LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers KYLE WELCH - CEO, ANDREW

CARPENTER - CFO, 1901 N CLYBOURN AVE 401 CHICAGO IL 60614

Telephone numbers & email addresses 312 755 6723

Business name/address/phone CHICAGO SCOOPS LLC

Date of incorporation/LLC 3/12/2014

Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
Photocopy of Corporation/LLC Articles and Certificate

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8158+7007 which authorized a Special Permit:

TO: CHICAGO SCOOPS LLC

FOR: Ice cream store

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

Asia Babluk
PRINT - NAME OF APPLICANT

Ababluk
SIGNATURE OF APPLICANT

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF REGISTRATION

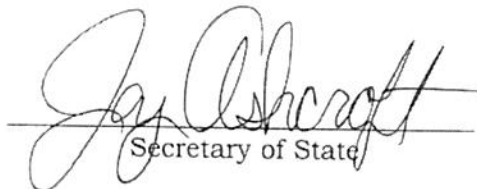
WHEREAS,

CHICAGO SCOOPS, LLC
FL001698256

existing under the laws of the State of Delaware has filed with this state its Application of Registration and whereas this Application of Registration conforms to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare that on the 18th day of April, 2023, the above Foreign Limited Liability Company is duly authorized to transact business in the State of Missouri and is entitled to any rights granted Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 18th day of April, 2023.


Secretary of State





State of Missouri
John R. Ashcroft, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

This form is de
Complete t

FL001698256
Date Filed: 4/18/2023
John R. Ashcroft
Missouri Secretary of State

Print Reset

**Application for Registration of a Foreign
Limited Liability Company**

(Submit with filing fee of \$105.00)

- The name of the foreign limited liability company is: Chicago Scoops, LLC
 - The name under which the foreign limited liability company will conduct business in Missouri is (must contain "limited company, "limited liability company", "LC", "LLC", "L.C.", or "L.L.C.") (must be filled out if different from line (1)):

 - The foreign limited liability company was formed under the laws of Delaware on the date of 3/20/2014
(month/day/year) (state or jurisdiction)
 - The purpose of the foreign limited liability company or the general character of the business it proposes to transact in this state is:
To engage in any lawful act or activity for which limited liability companies may be organized under and as permitted by Missouri Limited Liability Company Act.
 - The name and address of the limited liability company's registered agent in Missouri is (this line must be completed and include a street address):
C T Corporation System 120 South Central Avenue Clayton, MO 63105
Name Address (PO Box may only be used in conjunction with a physical street address) City/State/Zip
- The Secretary of State is appointed agent for service of process if the foreign limited liability company fails to maintain a registered agent. Note: failure to maintain a registered agent constitutes grounds to cancel the registration of the foreign limited liability company.*
- The address of the registered office in the jurisdiction organized. If none required, then the principal office address of the foreign limited liability company is:
1209 N Orange Street, Wilmington, Delaware 19801
Address (PO Box may only be used in conjunction with a physical street address) City/State/Zip
 - This application must include a current certificate of good standing/existence from the secretary of state or other similar official in the state of domicile. Such document should be dated within 60 calendar days from filing.

(Please see next page)

Name and address to return filed document:

Name: _____

Address: _____

City, State, and Zip Code: _____

ORI-04182023-0680 State of Missouri
No of Pages 3 Pages



Creation - LLC/LP/LLP

LLC-4 (01/2017)

8. Series LLC (OPTIONAL) Pursuant to Section 347.186, the foreign limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company under which it has been admitted to transact business in this state and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 4A.)

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

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



Kyle Welch

4/14/23

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "CHICAGO SCOOPS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SEVENTEENTH DAY OF APRIL, A.D. 2023.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



5502136 8300

SR# 20231473473

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 203153082

Date: 04-17-23

1 INTRODUCED BY COUNCILMAN KING
2 APRIL 26TH, 2004

3
4
5 BILL NO. 7910

ORDINANCE NO. 7007

6
7
8 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO LINHARDT, INC**
9 **D/B/A COLD STONE CREAMERY TO ALLOW FOR THE OPERATION OF**
10 **AN ICE CREAM PARLOR FOR THE PROPERTY LOCATED AT 14013 NEW**
11 **HALLS FERRY ROAD.**
12

13
14 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
15 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of an Ice Cream
16 Parlor; and

17 WHEREAS, an application has been filed Linhardt, Inc. d/b/a Cold Stone Creamery for the
18 property located at 14013 New Halls Ferry Road for the location and operation of an Ice Cream Parlor.

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
20 April 5, 2004 has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of a public hearing on said application to be held on the 26th of April,
22 2004 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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


29 Section 1: A Special Use Permit is hereby granted to Linhardt Inc. d/b/a Cold Stone Creamery
30 for the property located 14013 New Halls Ferry Road for the location and operation of an Ice Cream
31 Parlor.

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

34 Section 3: This ordinance shall become in force and effect immediately upon its passage and
35 approval.
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Adopted this 4 day of May, 2004.



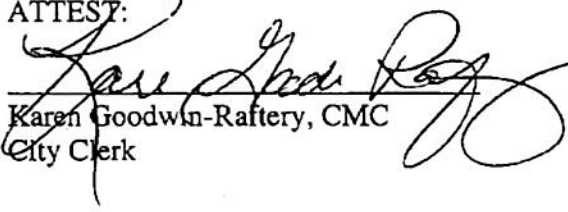
Mark Schmidt
President of the Council
City of Florissant

Approved this 18th day of May, 2004.



Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:



Karen Goodwin-Rafferty, CMC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 JULY 27, 2015
3

4 BILL NO. 9116

ORDINANCE NO. 8158

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT**
7 **NO. 7007 FROM LINHARDT, INC. D/B/A COLD STONE CREAMERY TO**
8 **YUMMY DELIGHTS, INC. D/B/A COLD STONE CREAMERY LOCATED**
9 **AT 14013 NEW HALLS FERRY ROAD**
10

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

14 WHEREAS, pursuant to Ordinance No. 7007, Lindhardt Inc d/b/a Cold Stone Creamery
15 was granted a Special Use Permit for the location and operation of an Ice Cream Parlor on the
16 property known as 14013 New Halls Ferry Road; and

17 WHEREAS, an application has been filed by Yummy Delights, Inc d/b/a Cold Stone
18 Creamery to transfer the Special Use Permit authorized by Ordinance No. 7007 to his name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on July
20 27th, 2015 that the business operated under Ordinance No. 7007 would be operated in a
21 substantially identical fashion as set out herein; and

22 WHEREAS, Yummy Delights, Inc. has accepted the terms and conditions set out in
23 Ordinance No. 7007.

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


27 Section 1: The Special Use Permit authorized by Ordinance No. 7007 is hereby
28 transferred from Lindhardt Inc. d/b/a Cold Stone Creamery to Yummy Delights Inc. d/b/a Cold
29 Stone Creamery located at 14013 New Halls Ferry Road.

30 Section 2: The Special Use Permit herein authorized shall terminate if the business
31 ceases operation for a period of more than ninety (90) days or when the named permittee ceases
32 to be the owner and operator of the said restaurant operation.
33

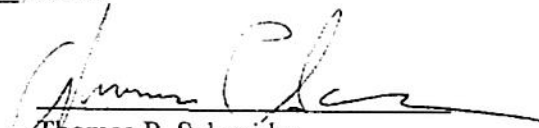
34 Section 3: This ordinance shall become in force and effect immediately upon its
35 passage and approval.
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Adopted this 27 day of July, 2015.


Joseph Eagan
President of the Council
City of Florissant

Approved this 28 day of July, 2015.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk