

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, April 10, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, April 10, 2023 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: Parson, Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, O'Donnell, and Pagano. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

III. APPROVAL OF MINUTES

- 3-27-2023. City Council Regular Meeting Minutes
Councilman Manganelli made a motion to approve the City Council Minutes of March 27, 2023, seconded by Parson. Motion carried.
- 3-27-2023. Executive meeting minutes
Councilman Manganelli made a motion to approve the Executive Minutes of March 27, 2023, seconded by Parson. Motion carried.

IV. HEARING FROM CITIZENS

Lucia Greer, 2360 Love Lane, stated the American Legion Post on Old Jamestown Rd is doing much better and the Lenten Fish Fry brought in almost \$10,000 in profit and they plan to keep it going as a monthly fish fry. The Legion Post is holding a benefit concert on April 22nd with four bands performing to benefit Veterans Suicide Awareness and PTSD Treatment with tickets available online. Ms. Greer stated the National American Legion has designated the last Saturday in April as Legion Family Day and the Post will be open to the public with local businesses, non-profits, and various participants from the community. The doors will be open from 2pm to 6pm on Saturday, April 29th, 2023.

V. COMMUNICATIONS

There were none.

VI. PUBLIC HEARINGS

- 23-04-009. Request to rezone the property located at 495 Howdershell from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash and storage building. (Planning and Zoning recommended denial on 3/27/2023).
The Clerk reported that Public Hearing 23-04-009 for the Request to rezone the property located at 495 Howdershell from 'B-3' Extensive Business District to a 'B-5'

Planned Commercial District to allow for a car wash and storage building. The Chair declared the Public Hearing open.

Elizabeth Lum, attorney for petitioner, noted the location is a heavily trafficked area as the former Bank of America. She noted uses on the property include gas and service stations which are currently surrounding the property. Ms. Lum stated the only car washes in the area are hand washing stations and no self-service stations are in the vicinity of the proposed business. The business hours are 8am to 8pm, 7 days a week with peak hours from 11am to 4pm and peak days on Thursday and Sunday. Ms. Lum noted there would be no impact on traffic during peak hours since the traffic will only enter and exit on Flordawn. The elevations note the buildings are not completely matching, but are complimentary. The Site Plan shows the vacuum turbines surrounded by a privacy fence to buffer noise as well as the privacy fence around the property and landscaping which will also help block light. Ms. Lum stated the storage unit is climate controlled which is much more in demand and the photometric plan shows lighting cast downward and the lighting being minimal at the property line. The landscaping plan does show 248 plants including flowering bushes and trees as well as evergreen trees. Ms. Lum stated the applicant does not have loud speakers out to play music and customers are not allowed to play music over the sound of the vacuums. The blower housing bottoms are located in the ceiling which will mitigate the sound of the blower, decibels tests were shown 50 feet from the tunnel at 48.5 decibels and 36.4 decibels at 30 feet from the side of the tunnel exit.

Councilman Eagan noted when you exit Howdershell at McDonnell Blvd, two car washes are located in the vicinity and between McDonnell Blvd and Hwy 270 there are three car washes within 3 miles. Additionally, there are two storage facilities in the same area. Councilman Eagan noted concerns with the construction of the aquatic center taking place in the area soon as well as the noise of the car wash. He stated the storage building in the rear of the property seems out of character for the area.

Todd Buckner, owner of Scrubbles, noted at peak times the car wash will see between 50 to 75 vehicles since they hand-brush and prep each vehicle before they enter the tunnel. Mr. Buckner stated the hand brushing and prepping style of each car is completely different from any car wash available in the area. He noted the storage facility will be open from 6am to 11pm, 7 days a week. The doors were strategically pointed towards the road to mitigate noise from the apartment complexes. Mr. Buckner noted the raised ceilings and lowered doors allows the sound to become muffled and the exit of the tunnel is proposed at 80 feet from the property line. Mr. Buckner stated he is targeting the apartment buildings with the storage units to allow residents to be as close as possible to their items. He noted about 65% of the client base will be the apartment complexes.

Ms. Lum noted the storage facilities down the road from the proposed locations has a small percentage of units which are climate controlled and this proposed facility will be completely climate controlled.

Councilman Manganelli clarified no vehicles will be able to enter or exit from Howdershell and about 400 cars will be washed in a 12-hour day. He noted concerns of a constant hum of vacuum motors and the dryers from the tunnel. Councilman Manganelli stated the stacking of vehicles could back onto Flordawn and extend to Howdershell. He noted concerns with the storage facilities in the area not being at capacity.

Mr. Buckner did note the fencing will be a 6-foot privacy fence, not an aluminum fence as previously depicted which will strongly mitigate the sound and keep the decibel levels very low at the property line. Additionally, he stated the turbines are about 180 to 185 feet from the property line and are screened. Mr. Buckner denied the possibility of vehicles stacking onto Howdershell and Flordawn because of the amount of stacking available at the location and the business is designed to hold more cars on the property

than they can clean in an hour. The storage facility is key-card protected as well as a full sprinkler system, fire alarms, and call buttons on elevators, this storage facility is a completely different style than others in the area.

Cameron Coleman, car wash architect, noted the block integrally colored CMU block, not a stick-on veneer material.

Mr. Buckner noted he has proposed storage buildings on two other Scrubbles locations which are in the process of opening.

Councilman Harris noted he did not think the storage building is in the appropriate location for the area. He stated community concern with the project and many questions received from the residents.

Councilman Caputa noted concerns of silica dust which would be emitted into the air during the demolition of the current building and asked for that dust to be controlled. Mr. Buckner stated this will be the third complete masonry building demolition of the construction company for Scrubbles and they would control the silica dust during demolition of this building.

Councilman Eagan noted the Planning and Zoning Commission did not recommend approval of the rezoning.

Resident Lou Jearls, 1355 Swallow Lane, made a statement regarding the development. See attached letter.

Phil Lum, Building Commissioner, noted Commissioner Lou Jearls made a motion to have a decibel limit of 60 decibels at the property line added to the staff suggested motion. This amendment failed 2-4. He clarified the commission recommended against the rezoning of a 'B-5' and no conditions were added by the commission to be included to the ordinance. Mr. Lum noted he did not want anyone to confuse trade masonry with the masonry ordinance in section 500.040, the proposal is concrete masonry units colored to look like brick.

John Hessel clarified with Mr. Lum that the Planning and Zoning Commission did not make any recommendations to be included in the staff recommendations with the ordinance. He stated the City Council could, if approved, send the request back to the Planning and Zoning Commission to have recommended conditions added to the 'B-5' Ordinance.

Phil Lum noted the ground sign on the property should be relocated behind the 40-foot setback and the petitioner agreed to move the sign.

Lucia Greer, 2360 Love Lane, noted she does consider sales tax and employment when hearing about new businesses in Florissant. She stated she lives within the area of the proposed business and she can quickly find car washes and storage facilities while driving through town. Ms. Greer noted she has stored her belongings in storage units many times and she has never had a problem with non-climate-controlled facilities and she would be concerned with noise and music.

Ms. Lum stated the business does not have speakers for music or allow their customers to play music over their cars while vacuuming their vehicles and precautions have been taken to prevent a lot of noise at the property line which would affect the apartments.

Mr. Buckner noted he did not show the presentation to the Planning and Zoning Commission because he had confidence in staff recommendations to the Planning and Zoning Commission and City Council. He stated he does not have any business which are operational in the St. Louis area right now, but his first one would be opening in May in Cave Springs.

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

VII. OLD BUSINESS

BILLS FOR SECOND READING

There were none.

VIII. NEW BUSINESS

BOARD APPOINTMENTS

Mayor. Re-appoint John Jaworski to the Senior Board Commission Ward 9

Councilman Schildroth moved to accept the mayor's reappointment of John Jaworski to the Senior Commission as a member from Ward 9 with a term expiring 2/24/2026. Seconded by Harris, motion carried.

Councilman Siam moved to appoint Kellyn Holliday to the Citizen's Participation Commission as a member from Ward 9 with a term expiring 4/10/2026, seconded by Parson. Motion carried.

REQUESTS

Liquor. Request for a Beer and Wine by the Drink License for JACCK Art Studio located at 20 Patterson Plaza.

Councilman Caputa moved to approve the Request for a Beer and Wine by the Drink License for JACCK Art Studio located at 20 Patterson Plaza, seconded by Pagano. 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	X			
Councilman Siam, Tommy	X			

Dance Hall. Request for a temporary Dance Hall License for Kingston 10

Councilman O'Donnell made a motion to approve the Request for a temporary Dance Hall License for Kingston 10, seconded by Eagan.

Councilman Eagan made a motion to suspend the rules to speak with the petitioner, seconded by Caputa.

Dean Treston, owner of Kingston 10, stated the event would be a comedy shows with 3-4 acts with some music between acts. Mr. Treston noted the event is on April 15 and would not change any other elements of the Special Use Permit.

VOTING

Motion by: Councilman O'Donnell, Thomas

Second by: Councilman Eagan, Joseph

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
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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	X			
Councilman Siam, Tommy	X			

BILLS FOR FIRST READING

E9876. Ordinance to amend the 2023 Budget by amending the Park Department Personnel Schedule.

Bill No. 9876 was read for the first time.

Councilman Schildroth moved that Bill No. 9876 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9876 was read for a second time. Councilman Schildroth moved that Bill No. 9876 be read for a third time, seconded by Manganelli.

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

Having received a unanimous vote of all members present Bill No. 9876 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 Caputa, Jeff

Second by: Councilman Manganelli, Paul

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	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9876 to have passed and become Ordinance No. 8883.

9877. Ordinance approving the Community Development Block Grant (CDBG) Fiscal Year 2023 Annual Action Plan for the City of Florissant, Missouri and authorizing and directing the Mayor to submit such plan to the United States Department of Housing and Urban Development.

Bill No. 9877 was read for the first time.

VIII. COUNCIL ANNOUNCEMENTS

Councilman Manganelli reminded residents of the Florissant Food Truck Knights Event on April 21st at 50 rue St. Francois with food truck and the band Wheelhouse playing. On June 3, the Florissant Italian Festival will be holding their bocce tournament with more information available on the Knights of Columbus website.

Councilman Harris stated he had a great time at the Confluence Trash Bash. He thanked all volunteers for their hard work with trash collection. He noted a litter pick up in Ward 1 on Saturday, April 22nd, 2023 starting at Northwest Middle School cleaning on Shackelford and hopefully Humes from 10am to noon. He stated his excitement with new residents joining Neighborhood Watch and encouraged more residents to join.

Councilman Caputa reminded residents of the benefit concert on April 22nd at the American Legion Post with four bands performing to benefit Veterans Suicide Awareness and PTSD Treatment with tickets available online as well as the Open House on April 29th. He reminded residents not to leave firearms unlocked and in their vehicles.

IX. MESSAGE FROM THE MAYOR

Mayor Lowery thanked the citizens who voted in the April Municipal Election and the passage of Proposition M. The City of Florissant has earned the Silver Shovel award from Spire Gas Company for their commitment to natural gas line awareness and safe digging. The Senior Resource Day is taking place at the Eagan Center on Tuesday, April 11th. On April 22nd, St. Ferdinand Park will host Free Document Shredding Day from 9am to noon.

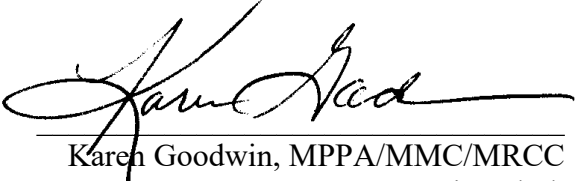
X. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, April 24, 2023 at 7:00 pm.

Councilman Parson moved to adjourn the meeting, seconded by Pagano. Motion carried.

Adjourned at 8:25 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk