

# CITY OF FLORISSANT



## COUNCIL MINUTES

Monday, June 26, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, June 26, 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: Manganelli, Eagan Caputa, Schildroth, O'Donnell, Pagano, Parson, Siam, and Harris. 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**

#### **6-12-2023. City Council Minutes 6-12-2023**

Councilman Harris made a motion to approve the City Council Minutes of June 12, 2023, seconded by Pagano. Motion carried.

### **IV. HEARING FROM CITIZENS**

June Schmidt, 1470 Estes Dr, thanked the City Council for their service to the City of Florissant. She stated she has no problem with the rezoning of the property at 1 Flower Valley Shopping Center, but is against another car wash being built. Ms. Schmidt stated there are two car washes near this proposed car wash. She noted she does not think this request should be approved until the council has more information on what other businesses will be proposed for the location.

### **V. COMMUNICATIONS**

There were none.

### **VI. PUBLIC HEARINGS**

#### **23-06-012. Request to authorize a Special Use Permit to Town Grill to allow for the operation of a carry-out restaurant for the property located at 18 Patterson Plaza Shopping Center in a 'B-3' Extensive Business District. (Planning and Zoning recommended approval 6-5-2023)**

The Clerk reported that Public Hearing 23-06-012 for the Request to authorize a Special Use Permit to Town Grill to allow for the operation of a carry-out restaurant for the property located at 18 Patterson Plaza Shopping Center in a 'B-3' Extensive Business District. The Chair declared the Public Hearing to be open.

Ibraheem Esheh, petitioner, noted he wants to open a carry-out sandwich/burger shop. Mr. Esheh stated all cooking would take place inside the building and the hours of operation would be from 10am to 7pm, 7 days a week. Councilman Caputa noted his concerns with trash at the front and rear of the building and asked the petitioner to keep his area clean as well as add a trash can outside the front of his business. Mr. Esheh noted he would not be serving any alcohol at his business. He

stated he previously had 3 businesses around St. Louis County, but had to sell them and intends to employ 2 to 3 employees. Mr. Eshel noted he does intend to add an indoor seating area in the future at 17 Patterson Plaza, but would be working with the city on the project. The previous cooking area in the rear would not be used and the dumpster will be located next to the previous outdoor cooking area.

Being no further comments, Councilman Caputa made a motion to close the Public Hearing, seconded by Siam. Motion carried.

**VI. OLD BUSINESS**

**BILLS FOR SECOND READING**

S9885. Ordinance to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx).

Councilman Harris made a motion to accept Substitute Bill No. 9885, seconded by Manganelli. Motion carried.

Councilman Siam moved that Substitute Bill No. 9885 be read for a second time, seconded by Manganelli. Motion carried and Substitute Bill No. 9885 was read for a second time.

Councilman Siam moved that Substitute Bill No. 9885 be read for a third time, seconded by Parson. Motion carried and Substitute Bill No. 9885 was read for a third time and placed upon its passage.

Councilman O'Donnell stated he understands the public's feelings about the car washes in Florissant and wanting something different. He noted he sees potential for development of the parcel and the intention is to demolish the old building to allow for better development of the property.

Councilman Caputa made a motion to suspend the rules to speak to Kevin Kamp, seconded by Eagan. Motion carried.

Kevin Kamp, engineer, noted the intention is to break down the old K-Mart building some time next year as agreements are approved. Mr. Kamp stated the demolition contractor for the business is capable of demolishing the building and certified to safely tear down the building.

Mike Yavorski, 2959 Willow Creek Estates Dr, thanked Mr. O'Donnell for his comments on the Bill. He stated he does not have an opinion of the car wash on the building, but is concerned if the Bill is not approved, what would happen to the site.

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 Siam, Tommy

Second by: Councilman Parson Jr., Robert

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 Substitute Bill No. 9885 to have passed and become Ordinance No. 8891.

**VII. NEW BUSINESS**

**BOARD APPOINTMENTS**

Ward 5. Re-Appointment of Jennifer Osborne to the Parks and Recreation Advisory Board  
 Re-Appointment of Christine Keil to the Landmarks and Historic District Commission

Councilman Schildroth made a motion to re-appoint Jennifer Osborne to the Parks and Recreation Advisory Board as a member from Ward 5 with a term expiring July 8, 2026. Seconded by Parson, motion carried.

Councilman Schildroth made a motion to re-appoint Christine Keil to the Landmarks and Historic District Commission as a member from Ward 5 with a term expiring April 14, 2026. Seconded by Manganelli, motion carried.

Mayor. Appointment of Lucy Baker to Youth Advisory Commission as a representative from Ward 6

Councilman Caputa moved to accept the mayor's appointment of Lucy Baker to the Youth Advisory Commission as a member from Ward 6 with a term expiring June 26, 2026. Seconded by Parson, motion carried.

#### **BILLS FOR FIRST READING**

9886. Ordinance authorizing a Special Use Permit to Town Grill to allow for the operation of a carry-out restaurant for the property located at 18 Patterson Plaza Shopping Center in a 'B-3' Extensive Business District.

Bill No. 9886 was read for the first time.

#### **VIII. COUNCIL ANNOUNCEMENTS**

Councilman O'Donnell noted Fritz's Frozen Custard had an issue with a neighbor due to a light in the rear of the building and caused a disturbance. He stated he reached out to the owner of the business and worked to resolve the problem. Councilman O'Donnell thanked Fritz's for being good neighbors and a great corporation in the City.

Councilman Caputa stated next Tuesday is July 4<sup>th</sup> and wished everyone a safe 4<sup>th</sup> of July. He reminded residents to secure their firearms safely in their homes.

#### **IX. MESSAGE FROM THE MAYOR**

Mayor Lowery reminded residents that fireworks are prohibited within the city limits of Florissant. Mayor Lowery noted the city's Fourth of July Celebration will take place at the Eagan Center beginning at 7:15pm and fireworks beginning at 9:15pm.

The next plaque dedication is on June 28<sup>th</sup>, 2023 for the late Herold "Bud" and Bernice Foley directly across from City Hall with a Wednesday Night Out to follow at Jefferson St and St. Francois.

The First Responder Canteen Bowling Fundraiser which will raise money to help provide food and drinks to first responders during and after a major incident. The event will take place on July 8<sup>th</sup> from 1pm to 4pm at Crest Bowl in Florissant.


#### **X. ADJOURNMENT**

The Council President stated the next regular City Council Meeting will be Monday, July 10, 2023 at 7:00 pm.

Councilman Harris moved to adjourn the meeting, seconded by Schildroth. Motion carried.

Adjourned at 7:27 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC  
City Clerk