



## **FLORISSANT CITY COUNCIL AGENDA**

**City Hall  
955 rue St. Francois  
Monday, January 10, 2022  
7:00 PM  
Karen Goodwin, MMC/MRCC**



### **I. PLEDGE OF ALLEGIANCE**

### **II. ROLL CALL OF MEMBERS**

### **III. APPROVAL OF MINUTES**

- City Council Meeting of December 13, 2021

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

### **V. COMMUNICATIONS**

### **VI. PUBLIC HEARINGS**

22-01-001 (Ward 3) Application Staff Rept Plans	Request to amend B-5 ordinance no. 6439 to allow for the addition of an accessory structure for a restaurant located at 5 N. Hwy 67. (Planning and Zoning recommended approval on 12/6/2021)	Haytham Aydi
22-01-002 (Ward 2) Application Staff Rept Plans	Request to approve a Special Use Permit to Café De LaSha for the operation of a sit-down, carry-out restaurant for the property located at 119 Florissant Oaks Shopping Center. (Planning and Zoning recommended approval on 12/6/2021)	LaSha Truong

### **VII. OLD BUSINESS**

#### **A. BILLS FOR SECOND READING**

9747 Memo	Ordinance of the city of Florissant, Missouri, authorizing and directing the submission of a ballot proposition to the qualified voters of the city of Florissant, Missouri, to consider imposing a local use tax at the same rate as the local sales tax of the city of Florissant, Missouri, for purchases from out-of-state vendors that exceed two thousand dollars.	Council as a whole
9748 Memo	Ordinance calling an election in the city of Florissant, Missouri, on the question of issuing General Obligation Bonds for the purpose of constructing an aquatic center.	Council as a whole

## **VIII. NEW BUSINESS**

### **A. BOARD APPOINTMENTS**

### **B. REQUESTS**

Liquor (Ward 9) Application	Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road. (Postponed to this date on 12/13/2021)	Prince Koroma
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### **C. RESOLUTIONS**

1034 Memo	Resolution authorizing the Mayor of the City of Florissant to make application under the Municipal Parks grant of St. Louis County for planning services at St. Ferdinand Park for relocation and construction of a new restroom.	Council as a Whole
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### **D. BILLS FOR FIRST READING**

9752	Ordinance authorizing an amendment to B-5 ordinance no. 6439 to allow for the addition of an accessory structure for a restaurant located at 5 N. Hwy 67	Eagan
9753	Ordinance to approve a Special Use Permit to Café De LaSha for the operation of a sit-down, carry-out restaurant for the property located at 119 Florissant Oaks Shopping Center.	Manganelli

## **IX. COUNCIL ANNOUNCEMENTS**

**X. MESSAGE FROM THE MAYOR**

**XI. ADJOURNMENT**

***HAPPY NEW YEAR FROM THE CITY OF FLORISSANT!***

**THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JANUARY 7<sup>TH</sup>, 2022 BY 12:00 PM.**

**ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, JANUARY 10<sup>TH</sup>, 2022.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

December 13, 2021

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, December 13, 2021 at 7:00 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Manganelli, Caputa, Schildroth, Mulcahy, Pagano, Parson, Siam, and Harris. 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.

Councilman Manganelli moved to approve the City Council minutes and Executive Session minutes of November 22<sup>nd</sup>, 2021, seconded by Schildroth. Motion carried.

The next item on the Agenda was *Hearing from Citizens* of which there were none.

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

The Chair stated that the next item on the agenda was *Second Readings*.

Councilman Mulcahy moved to accept Substitute Bill No. 9730, seconded by Eagan. Motion carried. Councilman Mulcahy moved Substitute Bill No. 9730 an Ordinance authorizing a Special Use Permit to Kingston 10, LLC to allow for the operation of a restaurant/bar for the property located at 1157-1159 N. Hwy 67 be read for a second time, seconded by Harris. Motion carried and Substitute Bill No. 9730 was read for a second time.

Councilman Mulcahy moved that Substitute Bill no. 9730 be read for a third time, seconded by Eagan. Motion carried and Substitute Bill No. 9730 was read for a third time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

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

Whereupon the Chair declared Substitute Bill No. 9730 to have passed and become Ordinance No. 8751.

Councilman Eagan moved that Bill No. 9744 an Ordinance to authorize a Special Use Permit to Tamir LLC to allow for the operation of a sit-down, carry-out restaurant for the property located at 8457

31 N. Lindbergh be read for a second time, seconded by Parson. Motion carried and Bill No. 9744 was read  
32 for a second time.

33 Councilman Eagan moved that Bill no. 9744 be read for a third time, seconded by Pagano. Motion  
34 carried and Bill No. 9744 was read for a third time and placed upon its passage. Before the final vote all  
35 interested persons were given an opportunity to be heard.

36 On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes,  
37 Parson yes, Siam yes, Harris yes, and Manganelli yes.

38 Whereupon the Chair declared Bill No. 9744 to have passed and become Ordinance No. 8752.

39 The Chair stated the next item on the agenda was *Board Appointments*.

40 Councilman Harris moved to appoint Susan Geerling, 1575 Harkee, to the Redistricting  
41 Commission as a member from Ward 1. Seconded by Schildroth and the appointment was made.

42 Councilman Manganelli moved to appoint Jeff Plodzien, 17 Ronda Dr, to the Redistricting  
43 Commission as a member from Ward 2. Seconded by Schildroth and the appointment was made

44 Councilman Eagan moved to appoint Al Schneider, 1670 Flordawn, to the Redistricting  
45 Commission as a member from Ward 3. Seconded by Schildroth and the appointment was made.

46 Councilman Caputa moved to appoint Jerry Chancey, 445 Myrtle Dr, to the Redistricting  
47 Commission as a member from Ward 4. Seconded by Pagano and the appointment was made.

48 Councilman Mulcahy moved to appoint Debbie O'Donnell, 585 St. Gabrielle Dr., to the  
49 Redistricting Commission as a member from Ward 6. Seconded by Caputa. Appointment was made.

50 Councilwoman Pagano moved to appoint Ronald Wood, 7 St. Genevieve Ct., to the Redistricting  
51 Commission as a member from Ward 7. Seconded by Mulcahy and the appointment was made.

52 Councilman Parson moved to appoint Darlene Mathis, 3945 Fairway Drive, to the Redistricting  
53 Commission as a member from Ward 8. Seconded by Eagan and the appointment was made.

54 Councilman Siam moved to appoint Jenniqua Johnson, 5 Whitney Circle, to the Redistricting  
55 Commission as a member from Ward 9. Seconded by Mulcahy and the appointment was made.

56 Councilman Schildroth moved to appoint John Heithaus Jr., 27 Lowery Estates Ct, to the  
57 Redistricting Commission as a member from Ward 5. Seconded by Pagano and the appointment was  
58 made.

59 The Chair stated the next item on the agenda was *Requests*.

60 Councilman Mulcahy moved to approve a Full Liquor by the Drink license for Kingston 10, LLC  
61 for a restaurant/bar located at 1157-1159 N. Hwy 67, seconded by Schildroth. On roll call the Council

voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes. Motion carried.

Councilman Parson moved to suspend the rules for the purpose of discussion for the Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road, seconded by Eagan.

Prince Koroma, petitioner, stated he has cleaned up his social media and has started work on the kitchen inside the business. He stated the kitchen should have been done in a week however they ran into issues and hired a contractor to fix the kitchen and fire suppression system. He asked the issue be postponed until the next meeting to allow for the changes to be completed.

Councilman Parson made a motion to postpone the request to the January 10, 2021 meeting, seconded by Pagano. Motion carried.

Councilman Mulcahy moved to accept the Request to accept the application for a transfer of an existing non-conforming Special Use from Henke's Tavern to Flomo LLC d/b/a Henke's Tavern for the operation of a restaurant-bar located at 901 N. Lafayette, seconded by Siam. Motion carried and the application was accepted.

Councilman Mulcahy made a motion to approve a Full Liquor by the Drink license for Henke's Tavern located 901 N. Lafayette, seconded by Schildroth. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes. Motion carried.

Councilman Eagan made a motion to accept the Request to transfer Special Use Permit no. 7356 from the Beck Group LLC d/b/a Little Caesar's Pizza to Clotgott Enterprises, LLC d/b/a Little Caesar's Pizza for the operation of a restaurant located at 340 Howdershell Road, seconded by Caputa. Motion carried and the application was accepted.

The Chair stated that the next item on the agenda was *Bills for First Reading*.

Councilman Mulcahy introduced Bill No. 9745 an Ordinance authorizing transfer of an existing non-conforming Special Use from Henke's Tavern to Flomo LLC d/b/a Henke's Tavern for the operation of a restaurant-bar located at 901 N. Lafayette was read for the first time.

Councilman Mulcahy moved that Bill No. 9745 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9745 was read for a second time.

Councilman Mulcahy moved that Bill No. 9745 be read for a third time, seconded by Caputa. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes,

Siam yes, Harris yes, and Manganelli yes. Having received a unanimous vote of all members present Bill No. 9745 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.

Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Whereupon the Chair declared Bill No. 9745 to have passed and become Ordinance No. 8753.

Councilman Schildroth introduced Bill No. 9746 an Ordinance amending ordinance number 8008 establishing the Property Acquisition Program by updating certain sections was read for the first time.

Councilman Parson moved that Bill No. 9746 be read for a second time, seconded by Siam. Motion carried and Bill No. 9746 was read for a second time.

Councilman Mulcahy moved that Bill No. 9746 be read for a third time, seconded by Pagano. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes. Having received a unanimous vote of all members present Bill No. 9746 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.

Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Whereupon the Chair declared Bill No. 9746 to have passed and become Ordinance No. 8754.

The Council as a whole introduced Bill No. 9747 an Ordinance of the city of Florissant, Missouri, authorizing and directing the submission of a ballot proposition to the qualified voters of the city of Florissant, Missouri, to consider imposing a local use tax at the same rate as the local sales tax of the city of Florissant, Missouri, for purchases from out-of-state vendors that exceed two thousand dollars was read for the first time.

The Council as a whole introduced Bill No. 9748 an Ordinance calling an election in the city of Florissant, Missouri, on the question of issuing General Obligation Bonds for the purpose of construction an aquatic center was read for the first time.

Councilman Schildroth introduced Bill No. 9749 an Ordinance authorizing the mayor to enter into an agreement to accept ownership on behalf of the City of Florissant of real estate property located at 2 Menke Place, as gifted to the city was read for the first time.

Councilman Schildroth moved that Bill No. 9749 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9749 was read for a second time.

Councilman Caputa moved that Bill No. 9749 be read for a third time, seconded by Eagan. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes. Having received a unanimous vote of all members present Bill No. 9749 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.

Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Whereupon the Chair declared Bill No. 9749 to have passed and become Ordinance No. 8755.

Councilman Eagan introduced Bill No. 9750 an Ordinance authorizing a transfer of Special Use Permit no. 7356 from the Beck Group LLC d/b/a Little Caesar's Pizza to Clotgott Enterprises, LLC d/b/a Little Caesar's Pizza for the operation of a restaurant located at 340 Howdershell Road was read for the first time.

Councilman Eagan moved that Bill No. 9750 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9750 was read for a second time.

Councilman Eagan moved that Bill No. 9750 be read for a third time, seconded by Harris. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes. Having received a unanimous vote of all members present Bill No. 9750 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.

Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Whereupon the Chair declared Bill No. 9750 to have passed and become Ordinance No. 8756.

Councilman Schildroth introduced Bill No. 9751 an Ordinance amending ordinance no. 8743 establishing a new compensation plan for seasonal employees of the City of Florissant to allow for a correction was read for the first time.

Councilman Schildroth moved that Bill No. 9751 be read for a second time, seconded by Harris. Motion carried and Bill No. 9751 was read for a second time.

Councilman Manganelli moved that Bill No. 9751 be read for a third time, seconded by Siam. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes. Having received a unanimous vote of all members present Bill



No. 9751 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.

Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Whereupon the Chair declared Bill No. 9751 to have passed and become Ordinance No. 8757.

The next item on the Agenda was *Council Announcements*.

Councilman Eagan offered his condolences to those impacted by the tornadoes. He reminded residents to donate to the TEAM food pantry during the holidays. Mr. Eagan continued by wishing everyone a Merry Christmas.

Councilman Manganelli offered his condolences and prayers to the residents of Illinois and Kentucky who were impacted by the tornadoes. He wished everyone a Merry Christmas and Happy New Year. He reminded residents to break down boxes after opening gifts.

Councilman Caputa asked residents to keep firearms locked up inside their house and not in their vehicles. He wished everyone a Merry Christmas and Happy New Year. Mr. Caputa wished all veterans and active duty a Merry Christmas and Happy New Year.

Councilman Mulcahy noted Ward 6 would be holding a Town Hall Meeting the Florissant Council Chambers on Wednesday, January 26 at 6:30pm with Mayor Lowery and Chief Fagan. He wished everyone a Merry Christmas and Happy Holidays.

Councilwoman Pagano wished all residents a Merry Christmas and Happy New Year.

Councilman Parson extended his thoughts and prayers for those impacted by the tornadoes. He thanked residents who attended the joint Ward 8 & 9 meeting. Mr. Parson congratulated the Navy Midshipmen who beat the Army football team. He wished everyone a Merry Christmas and encouraged residents to show some love and kindness to their neighbors.

Councilman Siam extended his thoughts and prayers for those impacted by the tornadoes. He thanked residents who attended the joint Ward 8 & 9 meeting and noted he would be sending an email with information from the meeting to those who could not attend. Mr. Siam wished everyone a Merry Christmas.

Councilman Schildroth congratulated Florissant Detective Dustin Chandler for winning his fight at the Guns and Hoses Event in November. He congratulated Ward 5 resident Mike Padrole, a St. Louis County officer, who won his fight. Mr. Schildroth wished all residents and city staff a Merry Christmas and Happy New Year as well as a Happy 39th Anniversary to his wife.

185 The next item was *Mayor Announcements*.

186 Mayor Lowery thanked everyone who attended the First Annual Miracle on St. Francois. He  
187 thanked the Florissant Valley of Flowers Committee, Florissant Old Town Partners, and St. Ferdinand  
188 Shrine for helping sponsor the event. Mayor Lowery noted a business decorating competition took place  
189 with Cuginos taking the prize. He stated the city is collecting Christmas lights for recycling at the Health  
190 Department until January 14<sup>th</sup> as well as Christmas tree disposal during the regular recycling days. He  
191 wished everyone a Merry Christmas, Happy Holidays, and a Happy New Year on behalf of the Lowery  
192 Family.

193 The Council President stated that the next regular City Council Meeting will be Monday, January  
194 10, 2022 at 7:00 pm.

195 Councilman Schildroth moved to adjourn the meeting, seconded by Eagan. Motion carried. The  
196 meeting was adjourned at 7:29 p.m.

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198

199

200

201

202 The following Bills were signed by the Mayor:

203 Bill No. 9730 Ord. No. 8751

204 Bill No. 9744 Ord. No. 8752

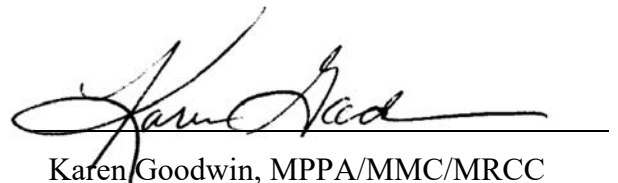
205 Bill No. 9745 Ord. No. 8753

206 Bill No. 9746 Ord. No. 8754

207 Bill No. 9749 Ord. No. 8755

208 Bill No. 9750 Ord. No. 8756

209 Bill No. 9757 Ord. No. 8757



Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE  
2 DECEMBER 13, 2021

3  
4 BILL NO. 9748

ORDINANCE NO.

5  
6 AN ORDINANCE CALLING AN ELECTION IN THE CITY OF  
7 FLORISSANT, MISSOURI, ON THE QUESTION OF ISSUING  
8 GENERAL OBLIGATION BONDS FOR THE PURPOSE OF  
9 CONSTRUCTING AN AQUATIC CENTER.  
10

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11  
12 WHEREAS, the City Council finds it necessary and hereby declares its intent to borrow  
13 \$9,000,000 for the purpose of constructing an aquatic center (the "Project") and to evidence such borrowing  
14 by the issuance of general obligation bonds of the City in the amount of \$9,000,000; and  
15

16 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
17 FLORISSANT, MISSOURI, AS FOLLOWS:  
18

19 Section 1. An election is hereby ordered to be held in the City on April 5, 2022, on the following  
20 proposition:  
21

22 PROPOSITION A

23  
24 Shall the City of Florissant, Missouri, issue its general obligation  
25 bonds in an amount up to Nine Million Dollars (\$9,000,000) for the  
26 purpose of constructing an aquatic center?  
27

28 The authorization of the bonds (the "Bonds") will authorize the levy and collection of an annual  
29 tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient  
30 to pay the interest and principal of the Bonds as they fall due and to retire the same within twenty years  
31 from the date thereof.  
32

33 Section 2. The form of the Notice of Bond Election for said election, a copy of which is attached  
34 hereto as **Exhibit A** and made a part hereof, is hereby approved.  
35

36 Section 3. The City Clerk is hereby authorized and directed to notify the Board of Election  
37 Commissioners of St. Louis County, Missouri, of the adoption of this Ordinance no later than 5:00 p.m. on  
38 January 25, 2022, and to include in said notification all of the terms and provisions required by Chapter 115  
39 of the Revised Statutes of Missouri, as amended, and the City Charter.  
40

41 Section 4. The City expects to make expenditures on and after the date of adoption of this  
42 Ordinance in connection with the Project, and the City intends to reimburse itself for such expenditures  
43 with the proceeds of the Bonds. The maximum principal amount of Bonds expected to be issued for the  
44 Project is \$9,000,000.  
45

46 Section 5. The City Council hereby authorizes and empowers the officers and representatives of  
47 the City to take all such acts and to execute, acknowledge and deliver all such documents as may in their  
48 discretion be determined to be necessary or desirable in order to carry out or comply with the terms and  
49 provisions of this Ordinance, including but not limited to submittal of election documents as provided  
50 herein with such final changes consistent herewith as may be necessary and proper, the conduct of such  
51 election, the issuance of such Bonds upon voter approval, the related adjustment of tax rates, and the

52 payment of related expenses as provided herein. All of the acts and undertakings of such officers and  
53 representatives which are in conformity with the intent and purpose of this Ordinance whether heretofore  
54 or hereafter taken or done shall be and the same are hereby in all respects ratified, confirmed and approved.  
55

56 **Section 6.** This Ordinance will take effect and be in full force from and after its passage by the  
57 City Council and approval by the Mayor.  
58

59  
60 **PASSED AND APPROVED** by the City Council of the City of Florissant, Missouri, this \_\_\_\_\_  
61 day of January, 2022.  
62

63 Adopted this \_\_\_\_\_ day of January, 2022.  
64  
65  
66  
67

68 \_\_\_\_\_  
69 **Keith Schildroth**  
70 President of the Council  
71

72 Approved this \_\_\_\_\_ day of January, 2022.  
73  
74  
75  
76

77 \_\_\_\_\_  
78 **Timothy J. Lowery**  
79 Mayor  
80

81 (SEAL)  
82  
83

84 ATTEST:  
85  
86  
87

88 \_\_\_\_\_  
89 Karen Goodwin, MPPA, MMC, MRCC  
90 City Clerk  
91  
92

93 First Reading: December 13, 2021

**EXHIBIT A**

**NOTICE OF BOND ELECTION  
CITY OF FLORISSANT, MISSOURI**

Notice is hereby given to the qualified voters of the City of Florissant, Missouri (the "City"), that the City Council of the City has called an election to be held in the City on April 5, 2022, commencing at 6:00 a.m. and closing at 7:00 p.m., on the propositions contained in the following sample ballot:

**OFFICIAL BALLOT  
CITY OF FLORISSANT, MISSOURI**

**APRIL 5, 2022**

**PROPOSITION A**

**Shall the City of Florissant, Missouri, issue its general obligation bonds in an amount up to Nine Million Dollars (\$9,000,000) for the purpose of constructing an aquatic center?**

YES ☐  
NO ☐

**INSTRUCTIONS TO VOTERS:** If you are in favor of a proposition, place an X in the box opposite "YES." If you are opposed to a proposition, place an X in the box opposite "NO."

The authorization of said bonds will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient to pay the interest and principal of said bonds as they fall due and to retire the same within twenty years from the date thereof.

The election will be held at the following polling places in the City:

**PRECINCT**

**POLLING PLACE**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DATED: \_\_\_\_\_, 2022.

\_\_\_\_\_  
Board of Election Commissioners  
of St. Louis County, Missouri

## Continuation of the Local Motor Vehicle Sales Tax - Talking Points

### **Background**

- <City Name> residents used to pay city sales tax and Missouri highway use tax (equal to state sales tax) on vehicles bought out of state when we licensed them. All tax was paid in Missouri, not in the state where the vehicle was purchased.
- A 2012 change in the interpretation of the law changed everything. Under the ruling when a <City Name> resident licenses a car purchased out of state or from an individual, they did not pay city sales tax. (They don't pay sales tax in the state where they made the purchase, either.)
- In 2013, the Missouri Legislature provided municipalities with temporary relief from this tax loophole. Local sales tax on such sales would be collected, but cities must receive voter approval to keep the loophole closed by November of 2016.
- If the loophole isn't closed a <City Name> resident who purchases a vehicle from a Missouri car dealer, they must still pay local sales tax. This means that with tax, the same car sold at the same price will cost more if purchased locally than if it is purchased from out-of-state dealers. This puts local dealers at a disadvantage, encouraging <City Name> residents to do business outside of Missouri.
- <City Name> needs these tax dollars for basic services like street and sewer maintenance and police and fire protection.
- This is not a "double tax". The Local Use Tax applies only on transactions where no sales tax was already applied. If you paid tax when you made the purchase, you don't pay it a second time.

### **The Ballot measure:**

- <City Name>'s Measure to Discontinue the Local Sales Tax on Vehicle Purchases issue will be on the (Date) ballot.

### **Why is the Continuation of the Local Sales Tax on Out-Of-State Vehicle Purchases so important to <City Name>?**

- <City Name> has depended on this important revenue source in the past to fund ongoing city projects. The (\$ amount) in projected annual lost revenue could fund (# pothole replacements, # police officers, # firemen, etc).
- Today, <City Name> businesses are at a competitive disadvantage to out-of-state businesses, who don't charge sales tax on our vehicle purchases. These out-of state businesses don't create local jobs or reinvest in our community. It's not fair or wise that tax breaks encourage <City Name> residents to leave Missouri to make large purchases.

## **Benefits from the Local Use Tax**

### **Why is a vote to discontinue the Local Sales Tax on Out-of-State Vehicles necessary?**

A 2012 court ruling created a loophole allowing out-of-state vehicle sales to escape paying the local sales tax. The state sales tax is still imposed on these sales. In 2013 the Missouri Legislature re-imposed the local sales tax on out-of-state vehicle purchases with the caveat that citizen be provided the option to discontinue the tax by November 2016.

### **How much annual revenue does <City Name> expect to generate from the imposition of the local sales tax on out-of-state vehicle purchases?**

(Fill in the blank)

### **What local services would be lost if the local sales tax on out-of-state vehicle sales is discontinued?**

The Use Tax will go into <City Name>'s general revenue fund, providing funding resources for city services from street repair to police and fire protection. [insert appropriate info. i.e., "The expected revenues would be enough to repair 10,000 pot holes in our streets, fund the salaries of two additional policemen, or purchase a new fire truck."]

### **Will continuation of the Sales Tax on Out-Of-State vehicle purchases have other local benefits?**

In addition to providing an important source of revenue for city services, continuation of the local Sales Tax on Out-Of-State Vehicle purchases is an important tool in leveling the playing field for local businesses. With no local use tax in place, local residents have an incentive to cross state lines to buy instead of buying locally. This costs us local jobs and sends [tens of thousands of] dollars out of our local economy.

## **Election information**

### **What is the date of the election when the Discontinuation of the local Sales Tax on Out-Of-State Vehicles will be on the ballot?**

The <City Name> Use Tax measure has been placed on the [date] ballot.

### **Can I vote absentee?**

Yes. Absentee votes will be accepted until (\_\_\_\_\_). Contact (\_\_\_\_\_ at \_\_\_\_\_) to obtain an absentee ballot.

## **Other Questions/Speaker Requests**

### **Who can I contact for more information about the local Sales Tax on Out-Of-State Vehicles?**

If you have other questions about the local Use Tax or would like to arrange for a speaker to present information to your group, please contact [contact info].

1 INTRODUCED BY COUNCIL AS A WHOLE

3 BILL NO. 9747

ORDINANCE NO.

5 AN ORDINANCE OF THE CITY OF FLORISSANT, MISSOURI,  
6 AUTHORIZING AND DIRECTING THE SUBMISSION OF A BALLOT  
7 PROPOSITION TO THE QUALIFIED VOTERS OF THE CITY OF  
8 FLORISSANT, MISSOURI, TO CONSIDER IMPOSING A LOCAL USE TAX AT  
9 THE SAME RATE AS THE LOCAL SALES TAX OF THE CITY OF  
10 FLORISSANT, MISSOURI, FOR PURCHASES FROM OUT-OF-STATE  
11 VENDORS THAT EXCEED TWO THOUSAND DOLLARS.

14 WHEREAS, the City of Florissant, Missouri, believes a local use tax will help level the economic  
15 playing field between local retail merchants and out-of-state vendors, and that the revenue from such a  
16 tax will support the provision of critical municipal services and, therefore seeks to have the ballot  
17 proposition hereinafter referenced presented to qualified voters of the City at an election to be held on  
18 April 5, 2022.

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

23 **Section 1.**

25 Pursuant to the requirements of Article X, Section 22 of the Missouri Constitution and in  
26 accordance with Section 144.757, RSMo., the following proposition shall be submitted to the qualified  
27 voters of the City of Florissant at the election to be held on April 5, 2022, to wit:

29 **PROPOSITION U**

31 “Shall the City of FLORISSANT be authorized to impose a local use tax at the same rate as the  
32 local sales tax by a vote of the governing body, provided that if any local sales tax is repealed,  
33 reduced or raised by voter approval, the respective local use tax shall also be repealed, reduced or  
34 raised by the same action? A use tax return shall not be required to be filed by persons whose  
35 purchases from out-of-state vendors do not in total exceed two thousand dollars in any calendar  
36 year”.

38 Yes ☐

No ☐

40 **INSTRUCTIONS TO VOTERS:** If you are in favor of the Proposition, fill in the circle  
41 opposite the word “Yes”. If you are opposed to the Proposition, fill in the circle opposite the  
42 word “No”.

44 **Section 2.**

46 The City Clerk shall prepare and cause to be forwarded to the Board of Election Commissioners  
47 of St. Louis County, Missouri, a Notice of Election in compliance with this ordinance and take such  
48 other steps as may be required so that an election may be lawfully conducted.



49  
50 **Section 3.**  
51

52 The Board of Election Commissioners of St. Louis County shall conduct such election according  
53 to the law and certify the results thereof. Said Board of Election Commissioners shall designate such  
54 polling places as shall be required for said election and shall appoint such necessary election officials as  
55 may be required for the conduct thereof. Said Board of Election Commissioners shall also publish such  
56 notice of said election as shall be required by law and shall do and perform such other necessary acts as  
57 may be required to conduct such election in accord with the statutes of the State of Missouri and the  
58 ordinances of the City of Florissant, Missouri.  
59

60  
61 **Section 3:** This ordinance shall become in full force and effect immediately upon its passage  
62 and approval.

63  
64 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
65

66 \_\_\_\_\_  
67 Keith Schildroth  
68 President of the Council  
69

70  
71 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
72

73  
74 \_\_\_\_\_  
75  
76 Timothy J. Lowery  
77 Mayor, City of Florissant  
78

79 ATTEST:  
80

81 \_\_\_\_\_  
82 Karen Goodwin, MPPA/MMC/MRCC  
83 City Clerk  
84

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: December 8, 2021

Mayor's Approval:

Agenda Date Requested: I

13-Dec-21

Approval of Prop A - General Obligation Bond for Aquatic Center approval to submit for the April 2022 Election to collect \$9 million dollars for construction of a new Aquatic Center in the City of Florissant.

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment	X		

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

YES

Back up materials attached:

Minutes

Maps

Memo

Draft Ord.

Back up materials needed:

Minutes

Maps

Memo

Draft Ord.

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

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

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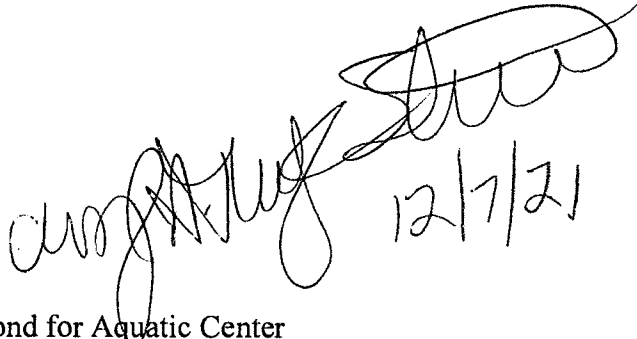
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**CITY OF FLORISSANT**  
**PARKS AND RECREATION DEPARTMENT**  
**Memorandum**

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**Date:** December 7, 2021  
**To:** City Council  
**Thru:** Mayor Tim Lowery  
**From:** Cheryl A. Thompson-Stimage  
**Subject:** Prop A –General Obligation Bond for Aquatic Center



12/7/21

The attached ordinance is calling for an election in April for a General Obligation Bond for the purpose of constructing a new aquatic center. This Bond is asking for a total of \$9 million dollars. The bond issue will be called Prop A and would go on the ballot in April.

Thank you for your consideration on this matter.

## 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 renewal of 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)

Name of **Business**: Plush Lounge Phone: 217-554-6068

Business Address: 12667 New Halls ferry Email: PKoroma23@gmail.com

Names of **Applicant, Corp., or LLC**: Plush hookah LLC

Address of Owner: 1675 Verlene Dr. Florissant, 63031 Phone: 217-556-6068  
Street City State Zip

Name of **Managing Officer**: Prince Koroma

Home Address: 1675 Verlene Dr. Florissant 63031 Years at Address: 5 yrs  
Street City State Zip

**Managing Officer**: Date of Birth: 01-01-1990 Cell Phone: 217-556-6068

Driver's License No. T059331003  
(Provide photo copy)

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

Email: PKoroma23@gmail.com

**Managing Officer**: Personal Property Taxes 20\_\_ Paid? ☒ Yes ☐ No (Attached recent)

Registered Voter of Missouri? ☒ Yes ☐ No \*\*Attach Voter Registration Certificate

Have you ever been arrested? No What Charge? None

Where? \_\_\_\_\_ Disposition? \_\_\_\_\_

Citizen of U.S.A.? ☒ Yes No Naturalized? Yes Date \_\_\_\_\_ No

If Naturalized, Give Number: \_\_\_\_\_ Dist. \_\_\_\_\_  
(Provide Documents)

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

Give details: \_\_\_\_\_

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

If so, when & where? \_\_\_\_\_

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

Give details: \_\_\_\_\_

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

Give details: \_\_\_\_\_

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: Jay's ultra lounge

Is the location within 200 feet of property used for church, school, or public playground? Yes ☒ No

If Individual Applicant:

\_\_\_\_\_

If Partnership, Corp., or LLC, complete below:

Plush Hookah LLC

Trade Name

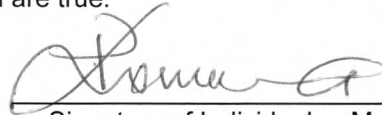
[Signature]

Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

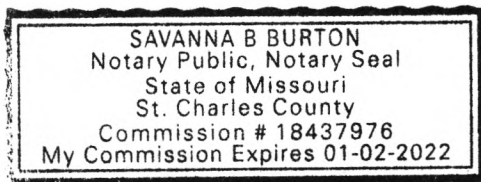
\_\_\_\_\_, of lawful age, being first duly sworn upon \_\_\_\_\_  
(Individual or Managing Officer)

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.



Signature of Individual or Managing Officer

Subscribed and sworn to before me this 18 day of Oct Nov., 2021.

  
Notary Public

My Commission Expires: 01-02-2022

**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 \_\_\_\_\_

Date \_\_\_\_\_

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

1. FULL NAME: Prince Koroma  
SOC. SEC. NO. [REDACTED] SEX: male  
DATE OF BIRTH: 01-01-1990 PLACE OF BIRTH: Sierra Leone  
PHONE NUMBER: 217-556-6068  
ADDRESS: 1675 Verlene Dr. Florissant, MO 63031  
LAST PREV. ADDRESS: 759 W. Cantebury Rd St. Louis MO  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_
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**

OWNER OF PROPERTY \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

NAME OF BUSINESS \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS HOURS \_\_\_\_\_

OWNER/MANAGER \_\_\_\_\_ PHONE \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_

**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 Prince Koroma ADDRESS 1675 Verlene Drive

CITY & STATE Florissant, MO PHONE 217-556-6868

CONTACT #2 HAS KEY YES NO

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

CITY & STATE \_\_\_\_\_ PHONE \_\_\_\_\_

ARE THERE LIGHTS LEFT ON AFTER HOURS? ☒ YES NO

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

IF YES, WHO? Cleaning staff & managing Officer

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS? ☒ YES NO

DESCRIBE: 2005 Infiniti Gold  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? ☒ YES NO

WHERE IS IT LOCATED? Office

CAN IT BE SEEN FROM THE OUTSIDE? YES ☒ NO

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? ☒ YES NO

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





## 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: 11/17/2021

Name (1): PRINCE KOROMA

Name (2):

Name (3):

Date Of Birth: 01/01/1990

SSN: xxx-xx-1354

Control Number: 5762083

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Prince M. Koroma, RESIDING AT

1675 Verlene Drive IN THE

CITY OF Florissant. STATE OF  
MISSOURI

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

[Signature]  
Witness

[Signature]  
Signature

11-17-21  
Date

01-01-1990  
Date of Birth

[Redacted]  
Social Security Number\*\*

1059331003 & MO  
Driver's License No. & State

\*\*Social Security Number and Driver's License Numbers will be used for the purpose of identification in completing record check.

**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 9:00 am to midnight.

**TYPE OF OPERATION:**

Individual

Partnership

Corporation

Limited Liability Corp

**NAME OF BUSINESS**

Plush Lounge

**LOCATION**

12667 New halls ferry

**PHONE**

217 - 556 - 6068

**EXACT TRADE NAME, LLC, OR CORP**

Plush Hookah LLC

The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk,

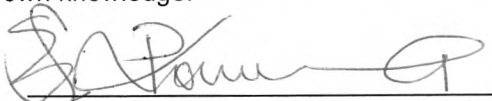
City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 am to midnight for the period beginning on \_\_\_\_\_

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.

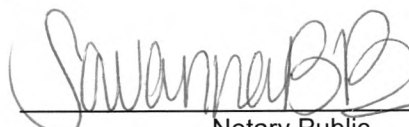
STATE OF MISSOURI )SS  
COUNTY OF ST. LOUIS )

I \_\_\_\_\_ of lawful age, being first duly sworn upon my oath, depose and say that I  
(Print name of Managing Officer)  
have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.

  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 18/NOV day of 2021.

My Commission Expires: 01-02-2022

  
Notary Public

SAVANNA B BURTON  
Notary Public, Notary Seal  
State of Missouri  
St. Charles County  
Commission # 18437976  
My Commission Expires 01-02-2022

**INTRODUCED BY COUNCIL AS A WHOLE  
JANUARY 10, 2022**

**RESOLUTION NO. 1034**

**A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF FLORISSANT TO MAKE APPLICATION UNDER THE MUNICIPAL PARKS GRANT OF ST LOUIS COUNTY FOR PLANNING SERVICES AT ST. FERDINAND PARK FOR RELOCATION AND CONSTRUCTION OF A NEW RESTROOM**

**WHEREAS**, the City of Florissant is an expanding City in the growing county of St. Louis; and

**WHEREAS**, the existing city has a population in excess of 52,000 people, and

**WHEREAS**, the City Council deems it necessary to construct an inclusive playground in Manion Park.

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

RESOLVED, that grant-in-aid applications be made under the Municipal Parks Grant of St. Louis County for 80% of costs for planning services at Manion Park, reimbursable upon completion by the Municipal Parks Grant Commission.

FURTHER RESOLVED, that a project proposal be submitted to the Municipal Parks Grant Commission and that the City Council authorizes the Mayor to sign and execute the necessary documents of said project proposal.

FURTHER RESOLVED, that if a grant is awarded, the City of Florissant will enter into an agreement or contract with the Municipal Parks Grant Commission regarding said grant.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI ON THIS 10<sup>th</sup> DAY OF JANUARY 2022.

---

Keith Schildroth, Council President

ATTEST:

---

Karen Goodwin, MMC/MRCC  
City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: January 5, 2022

Mayor's Approval:

Agenda Date Requested: 1

10-Jan-22

Approval of a Resolution to support a Planning Grant for relocation and new restroom at St. Ferdinand Park

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment	X		

Public Hearing needed: Yes / No

No

3 readings? : Yes / No

No

Back up materials attached:

Minutes

Maps

Memo

Draft Ord.

Back up materials needed:

Minutes

Maps

Memo

Draft Ord.

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

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

# ***RESOLUTION***

**A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF FLORISSANT TO MAKE APPLICATION UNDER THE MUNICIPAL PARKS GRANT FOR PLANNING SERVICES AT ST. FERDINAND PARK FOR RELOCATION AND CONSTRUCTION OF A NEW RESTROOM.**

**WHEREAS**, the City of Florissant is an expanding City in the growing county of St. Louis; and

**WHEREAS**, the existing city has a population in excess of 52,000 people, and

**WHEREAS**, the City Council deems it necessary to construct an inclusive playground in Manion Park

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

**RESOLVED**, that grant-in-aid applications be made under the Municipal Parks Grant of St. Louis County for 80% of costs for planning services at Manion Park, reimbursable upon completion by the Municipal Parks Grant Commission.

**FURTHER RESOLVED**, that a project proposal be submitted to the Municipal Parks Grant Commission and that the City Council authorizes the Mayor to sign and execute the necessary documents of said project proposal.

**FURTHER RESOLVED**, that if a grant is awarded, the City of Florissant will enter into an agreement or contract with the Municipal Parks Grant Commission regarding said grant.

**PASSED AND RESOLVED THIS 11 DAY OF JANUARY, 2022.**

---

Keith Schildroth  
President of the Council  
City of Florissant

ATTEST:

---

Karen Goodwin, MMC/MRCC  
CITY CLERK

# **CITY OF FLORISSANT**

## **Public Hearing**



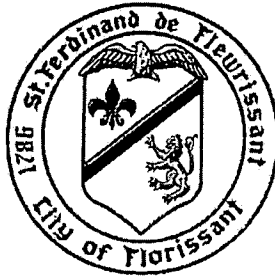
**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 10, 2022 at 7:00 p.m. on the following proposition:**

**To amend the provisions of a 'B-5' Planned Commercial District to allow for the addition of an accessory structure located at 5 N Highway 67 (IHOP). 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 [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

pd. 11/19/21  
rec'd 12/4/21

Application to the City of Florissant Planning & Zoning Commission (P&Z) to  
Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the  
Provisions of an Existing 'B-5' Ordinance



PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Address of Property:

5 N. Highway 67

Council Ward 3 Zoning 'B-5'

SIGN. [Signature]

DATE: 12-6-2021

Initial Date Petitioner Filed \_\_\_\_\_  
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT  
ORDINANCE # 6438

Enter ordinance number or number(s) if requesting to amend.

- 1) Comes Now TAMARA MO, INC DBA IHOP  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property TENANT  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of  
authorization from owner to sponsor such a bill.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which  
the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description  
is found identical on requirements of "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn  
to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street  
intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and  
distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 1.2
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in  
a 'B-5' District and is presently being used as IHOP RESTAURANT

State current use of property, (or, state: vacant).



3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: TO ALLOW FOR A SHED TO BE PLACED ON PROPERTY

List reason for this request, i.e. "to allow for..."

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S REPRESENTATIVE HAYTHAM AYDI HAYDI4011@CHARTER.NET  
Print Name Email address

PETITIONER(S) SIGNATURE (S) [Signature]

FOR TAMARA MO, INC

(company, corporation, partnership)

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

6. I (we) hereby certify that (indicate one of the following):

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME \_\_\_\_\_  
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS \_\_\_\_\_  
STREET CITY STATE ZIP CODE

PHONE \_\_\_\_\_  
BUSINESS

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

\_\_\_\_\_  
Signature of Petitioner(s) or Authorized Agent

**NOTE:** Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporation registration.

1) Type of Operation: Individual: ☐ Partnership: ☐ Corporation: ☒

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners HAYTHAM AYDI, MOHAMMED HADI  
AKHMAO ABDEL SALAM
- (2) Phone Number 636 448 8444 Email \_\_\_\_\_
- (3) Business address 5 N HWY 67
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation 11/20/2001
- (6) Missouri Corporate Number 00502664
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated D7OP
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

## REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c).  
Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:  
Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation X

(a) If an individual:

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

(b) If a partnership:

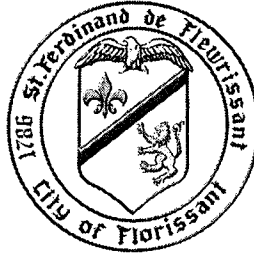
- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Telephone numbers \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) Name under which business is operated \_\_\_\_\_
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners HAYTHAM AYDI, MOHAMMED AL AIDI, AHMAD ADEL SALAM \_\_\_\_\_
- (2) Telephone numbers 6364488441
- (3) Business address 5 N HWY 67, FLORISSANT, MO 63031
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation 11202001
- (6) Missouri Corporate Number 00502664
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated IHOP
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

1

## MEMORANDUM



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### CITY OF FLORISSANT- BUILDING DEPARTMENT

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

7 To: Planning and Zoning Commissioners

Date: December 1, 2021

8  
9 From: Philip E. Lum, AIA-Building Commissioner cc:

Todd Hughes, P.E.

Director of Public Works

Deputy City Clerk

Applicant

File

10  
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12  
13  
14  
15 Subject: Request Recommended Approval to amend a 'B-5', Ordinance No. 6439  
16 at **5 N. Highway 67 (IHOP)**, to allow for the addition of an accessory structure for a sit-  
17 down, carry-out restaurant Use in an existing 'B-5' District.  
18  
19

20  
21  
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### **STAFF REPORT**

### **CASE NUMBER PZ-120621-3**

23  
24

#### **I. PROJECT DESCRIPTION:**

25 This is a Request for Recommended Approval to amend a 'B-5', Ordinance No. 6439  
26 located at **5 N. Highway 67 (IHOP)**, to allow for the addition of an accessory structure  
27 for a sit-down, carry-out restaurant Use in an existing 'B-5' District. The structure is a  
28 wooden storage building intended for storage which is an expansion of the business  
29 operation.  
30

31  
32

#### **II. SITE CONDITIONS:**

33 The existing property at **5 N. Highway 67** is an existing restaurant under Ordinance No.  
34 6439. The approval of the 'B-5' Rezoning was on September 21, 2000.  
35

36 The subject building on the property contains 5000 square feet constructed of red and  
37 gray brick masonry and beige EIFS. The building has white aluminum and glass  
38 storefront, with blue signage and blue canopies on parts of the façades.  
39

Parking spaces required by the current ordinance indicates required parking to be per "Attachment A" which shows 79 spaces, The number proposed is shown on the site plan submitted states there are 81 and current parking requirements would require there to be 68 per the site plan submitted.

The "shed" is proposed to occupy one of the current parking spaces.

### III. SURROUNDING PROPERTIES:

The property to the west is an R-6 Multiple Dwelling District, the IHOP to the North is in a B-5 District and the property to the south is a 'B-3' Extensive Business District.

### IV. STAFF ANALYSIS:

The application is accompanied by a site plan and architectural drawings of the proposed location of the shed, technically an expansion of the operations. The existing 18x10 or 180 s.f. shed has a painted wood exterior. The building is currently 2 colors of masonry and a complimentary color Exterior Insulation and Finish System (EIFS).

The City Code Exterior Design Regulations, section 405.250 ordinance requires accessory buildings to be reviewed by the Commission:

*Section 405.250 Exterior Design Regulations.*

*[Ord. No. 7249 §1, 2-13-2006]*

*A. The plans for all proposed buildings shall be reviewed against the standards set out below. The Building Commissioner shall review such plans in the case of an application for one (1) isolated single-family dwelling or for minor renovations for structures. The plans for all other buildings shall be reviewed by the Planning and Zoning Commission.*

*1. Every dwelling erected within the City of Florissant shall have a minimum ground floor area as follows:*

*a. Single-family dwellings: One thousand one hundred (1,100) square feet.*

*b. Two-family dwellings: Seventy hundred fifty (750) square feet.*

*c. Multiple-dwellings: Five hundred (500) square feet per unit.*

*2. With respect to single-family dwellings and structures, the subject matter of the application, if erected, would not be detrimental, inharmonious or inconsistent with the property in the surrounding area. Specific inconsistencies would be:*

*a. Varying significant design features such as material, construction of or quality of architectural design that is of such nature as to be expected to provoke beyond reasonable doubt an adverse effect on the stability and value of surrounding property and that the finding is not based on personal preference as to taste or choice of architectural style.*

*3. With respect to the erection, improvement or alteration of commercial, industrial, institutional or multiple-family dwelling buildings and structures, that same shall be harmonious and consistent with the property in the surrounding area with respect to the following factors:*

*a. Use of space.*

*(1) Ratio of structure(s) to the building site.*

*(2) Position of structure(s) and other improvements to adjoining properties and streets.*

*(3) Position of structures and other improvements on the site.*

*(4) Landscaping materials.*

*(5) Effective screening, such as fences, walls and/or landscaping.*

*(6) All other factors contributing to the most desirable use of space.*

*(7) Parking facilities including entrances and exits.*

- 91 *b. Design.*  
92 *(1) Plans and elevations.*  
93 *(2) Color, material and texture.*  
94 *(3) Relation to the site and to adjoining properties.*  
95 *(4) Signs as related to proposed structure(s) and adjoining properties.*  
96 *(5) Landscaping, fences, garden walls and entrances.*  
97 *(6) Other factors pertaining to overall civic design and the use of the City Comprehensive Plan.*  
98 *c. Future development.*  
99 *(1) Proposed highways.*  
100 *(2) Street widening(s).*  
101 *(3) Public buildings, schools and churches.*  
102 *(4) Parks, parkways and other proposed or contemplated developments.*  
103 *d. Accessory buildings. All accessory buildings more than one hundred forty-four (144) square feet in area*  
104 *or more than eight (8) feet high shall meet the following requirements:*  
105 *(1) The siding must be composed of one (1) or more of the following approved materials:*  
106 *(a) Painted aluminum lap siding, painted steel lap siding or vinyl lap siding.*  
107 *(b) Masonry.*  
108 *(c) Hardboard siding.*  
109 *(d) Stucco or exterior plaster.*  
110 *(e) Wood siding or shingles.*  
111 *(2) The roof covering shall be composed of one (1) or more of the following BOCA approved materials:*  
112 *(a) Asphalt or fiberglass material.*  
113 *(b) Wood shingles.*  
114 *(c) Wood shakes.*  
115 *(d) Slate shingles.*  
116 *(e) Copper.*  
117 *B. Plans containing the aforementioned material shall be presented to the Building Commissioner for*  
118 *review or for submission to the Planning and Zoning Commission. The developer (or his/her*  
119 *representative) of all proposed commercial, industrial, institutional or multiple-family dwelling buildings*  
120 *or structures shall appear before the Planning and Zoning Commission when such proposals are reviewed*  
121 *and the applicable filing fees paid.*  
122 *1. If the Planning and Zoning Commission returns the application to the Building Commissioner without*  
123 *disapproval, the Building Commissioner may issue the Building Permit. Failure by the Planning and*  
124 *Zoning Commission to act within thirty (30) days after the Building Commissioner shall have delivered the*  
125 *plans to said Planning and Zoning Commission shall be authority for the Building Commissioner to issue*  
126 *said Building Permit.*  
127 *2. If the Planning and Zoning Commission shall return the application to the Building Commissioner with*  
128 *disapproval and recommendations, the Building Commissioner may issue the permit, provided that the*  
129 *applicant shall make appropriate changes in the drawings and specifications and agree, in writing, to*  
130 *comply with the recommendations of the Planning and Zoning Commission.*  
131 *3. If the Planning and Zoning Commission shall return the application to the Building Commissioner with*  
132 *its disapproval and without recommendation or with its disapproval with recommendations and the*  
133 *applicant shall refuse to comply with the recommendations in either case, the Building Commissioner shall*  
134 *refuse to issue the Building Permit.*  
135 *4. In the event a Permit is refused by the Building Commissioner under the provisions stated above, the*  
136 *applicant may appeal from said action to the Board of Adjustment.*  
137 *5. In the event that a Building Permit is refused by the Planning and Zoning Commission, the applicant*  
138 *may appeal to the City Council who shall act as an administrative body in hearing such appeal.*  
139

140 **VI. STAFF RECOMMENDATIONS:**  
141

142 If the Commission recommends approval, staff recommends the attached suggested  
143 motion, drafted as an amendment to the Ord. No. 6439  
144

**Suggested Motion 5 n Highway 67 (IHOP):**

I move to recommend approval to amend the 'B-5', Ordinance No 6439 as depicted by the Preliminary Site Development Plans represented by drawings A-1 dated 11/19/21 by Levine Associates, which indicate a change in the Development Plan, including an accessory structure located in the parking lot, subject to the regulations of the B-5 Planned Commercial District, and the following changes to the ordinance:

1. Section 6 FINAL SITE DEVELOPMENT PLAN CRITERIA, Paragraph c. Minimum parking/Loading Requirements shall be changed to read:
  - 1) Parking regulations shall be as required by the Florissant Zoning Ordinance, except as otherwise varied herein. With a total of 78 parking spaces including 7 accessible spaces provided as shown on Exhibit "A" attached hereto and made a part hereof.
2. Section 6 FINAL SITE DEVELOPMENT PLAN CRITERIA, Paragraph i. Miscellaneous Design Criteria, Paragraph 3, shall be changed to read:
  - 3) The building shall be constructed of brick masonry and EIFS
    - i. An accessory structure of 180 s.f. shall be included as depicted by the Preliminary Site Development Plans represented by drawings A-1 dated 11/19/21 by Levine Associates.

**PROJECT COMPLETION.**

Construction shall start within 30 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 90 days of start of construction.

(end report)

INTRODUCED BY COUNCILMAN SCHNEIDER  
SEPTEMBER 11, 2000

BILL NO. 7328 (AS AMENDED)

ORDINANCE NO. 6439

AN ORDINANCE AMENDING THE REZONING OF THE PROPERTY AT #5  
NORTH HWY. 67 FROM B-3 EXTENSIVE COMMERCIAL DISTRICT TO B-5  
PLANNED COMMERCIAL DISTRICT FOR THE LOCATION AND  
OPERATION OF A RESTAURANT.

WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant district classifications for the purpose of regulating their construction and use of land, buildings and property within the said various districts, and said Ordinance provides the nature, kind and character of buildings that may be erected in each of the said districts and the use to which the land and buildings may be put; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council that Ordinance No. 1625 be amended to change the classification of the property at #5 North Hwy. 67 from B-3 Extensive Commercial District to B-5 Planned Commercial District ; and

WHEREAS, due and lawful notice of a public hearing on said proposed zoning change was duly published, held and concluded on Monday, August 28, 2000 at 8:00 P.M. 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 the amendment of Ordinance No. 1625, as amended, as hereinafter set forth, to be 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: Ordinance No. 1625, as amended, is hereby further amended by changing the classification of the following described property from B-3 Extensive Commercial District to B-5 Planned Commercial District:

A tract of land in U.S. Survey 166 and 167 of St. Ferdinand Common Fields in Township 47 North, Range 6 East, described as: Commencing at an iron rod in the northwest line of Lindbergh Boulevard (Highway 140) 60 feet wide, being also the most southern corner of property conveyed to Kenneth Poslosky et al by deed recorded in Book 4127 Page 615; thence North 52 degrees 15'00" wide a distance of 15.00 feet to a point being on the northwesterly right-of-way line of Lindbergh Boulevard as now exists, said point also being the point of beginning; thence north 56 degrees 00' 24" west a distance of 362.00 feet; Thence North 41 degrees 13'36" east a distance of 146.77 feet; thence south 55 degrees 48'22" east a distance of 353.00 feet to a point being on the westerly right-of-way line of Lindbergh Boulevard; thence south 37 degrees 45'00" west on the westerly right-of-way line a distance of 144.68 feet to the point of beginning. Contains 51,841 square feet or 1.19 acres more or less, subject to easements, restrictions and reservations now of records.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5



Planned Commercial District be carried out in accordance with the preliminary plans dated 8/3/2000 filed with the Planning & Zoning Commission of the City of Florissant, and having received a recommended approval by the Planning & Zoning Commission on 8/7/2000 with certain conditions, and forwarded by said Planning & Zoning Commission to the Florissant City Council, a further amended copy of which bears a received date of 8/18/2000 and is attached hereto marked as Exhibit "A", adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

#### **1. PERMITTED USES**

The use permitted in the B-5 Planned Commercial District shall be limited to:

A sit-down restaurant with no other use shall be authorized unless fully approved by amendment of this ordinance.

#### **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

Total gross floor area of the one-story building shall be approximately 5,011 square feet with a height limitation of 20 feet to the roof parapet with a tower of 29'4". The exterior of the building should be earth tone colored brick with a blue metal roof. The trash enclosure on the rear of the property shall be a textured split-face colored block to blend with the main building.

#### **3. PERFORMANCE STANDARDS**

Uses within the B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

#### **4. PLAN SUBMITTAL REQUIREMENTS**

Within ninety (90) days of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval thereby in accordance with Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission.

#### **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.

- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary stormwater and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.

#### 6. FINAL SITE DEVELOPMENT PLAN CRITERIA

The above Final Site Development Plan shall adhere to the following specific design criteria:

##### a. Structure Setbacks.

- (1) No building, excluding retaining walls, light standards, fences, and authorized freestanding pole sign shall be located within forty (40) feet of the right-of-way of N. Hwy. 67.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

##### b. Parking, Loading and Internal Drives Setbacks.

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the preliminary site development plan attached hereto as Exhibit "A", dated 8/3/2000, or as subsequently approved by the Planning and Zoning Commission.
- (2) All of the setbacks shall be approved by the Planning and Zoning Commission.

##### c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by Section 17 of the Florissant Zoning Ordinance, except as otherwise varied herein. With 34 parking spaces required a total of 72 parking spaces with 7 handicapped spaces are provided as shown on Exhibit "A" attached hereto and made a part hereof.
- (2) Off street loading shall be at the rear of the structure in front of the trash enclosure.

##### d. Road Improvements, Access and Sidewalks.

- (1) Access to the property shall be substantially as shown on Exhibit "A" attached hereto. The Director of Public Works and the Missouri Department of Transportation (MODOT) shall approve all access from North Hwy. 67. The Petitioner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving the noted access.
- (2) Petitioner shall provide a permanent 30 foot wide access easement to the adjacent property located generally to the west of the subject property, which is presently zoned R-4 or, alternatively, proceed with the subdivision of the property to create a flag lot with a 50 foot wide street frontage for the aforementioned adjacent property located generally to the west of the subject property.

##### e. Lighting Requirements.

That lighting of the property shall comply with the following standards and requirements:

- (1) That all lighting be directed inward to the property.
- (2) The light standards will have a maximum height of 25 feet above grade with one-half foot candle at the property line per lighting drawing and photometrics marked "SE-1", dated 6/28/00, attached hereto as Exhibit "A".
- (3) That light standards, along with yard easements, shall be located in accordance with both Exhibit "A" except if repositioning of light standards is approved by the Planning & Zoning Commission. The Planning & Zoning Commission may authorize the repositioning of light standards and adjustments in lighting levels on the property in accordance with good planning practices and other standards and requirements as set forth herein. Repositioning and adjustments may be approved to accommodate landscaping and green space requirements.

f. Sign Requirements.

- (1) All signage shall comply with the sign ordinance.

g. Landscaping and Fencing.

- (1) Landscaping shall be installed in general accordance with the preliminary site plan attached hereto as Exhibit "A" and marked "LP-1", or as otherwise approved by the Planning & Zoning Commission. Such landscaping shall be in sufficient quantity as approved by the Planning & Zoning Commission to meet the minimum requirements as set forth in Section 17 (9) of the Florissant Zoning Ordinance. Variations in such required landscaping may be approved by the Planning and Zoning Commission.
- (2) Landscaping shall be maintained in good condition and shall be subject to review by the Director of Public Works. In the event that such landscaping is not maintained in accordance herewith and with directives of the Director of Public Works of maintenance thereof, renewal of the business license for the property may be refused until, or conditioned on, correction of the maintenance problems, as determined by the Director of Public Works.
- (3) The fencing indicated on "LP-1" as being removed shall remain.

h. Stormwater.

Stormwater and drainage facilities shall comply with the following standards and requirements:

- (1) That the required stormwater detention for the property be constructed to be below ground and be adequately maintained.
- (2) That written approval of the below ground stormwater detention by the Metropolitan St. Louis Sewer District be filed with the Department of Public Works
- (3) That a recorded copy of any easements for the stormwater and drainage facilities and/or improvements or alterations thereto as reflected on Exhibit "A" attached hereto be filed with the Department of Public Works.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks and all other site design features shall comply with the Florissant City Code.

- (2) The minimum yard requirements shall be as shown on the preliminary site plan attached hereto and incorporated herein as Exhibit "A".
- (3) The building shall be constructed of brick masonry.
- (4) The dumpster shall be screened in accordance with the preliminary site plan attached hereto as Exhibit "A".
- (5) All stormwater and drainage facilities shall be constructed, and all landscaping shall be installed prior to the use of the property unless remitted by the Director of Public Works due to weather related factors.
- (6) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
- (7) The Planning & Zoning Commission may permit recontouring and reconfiguration of parking areas to coordinate with developments on adjacent properties.

#### **7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.**

Prior to the approval of the Final Site Development Plan, the petitioner shall:

##### **a. Stormwater.**

- (1) Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided and that the Preliminary Engineering Plan has been approved by the Metropolitan Sewer District and is in accordance with accepted engineering standards.
- (2) No increase in surface water runoff to adjacent property shall result. Documentation shall be provided to the Director of Public Works for verification, if requested.
- (3) Curbing shall be constructed to deflect water runoff from adjacent properties.

##### **b. Access and Curb Cuts.**

- (1) Provide written verification of the requirements of, and approval by, MODOT of the location of proposed curb cuts, and the access points, if needed.
- (2) Access for the R-4 zoned property to the west of the subject property will be established per final site development plan criteria and in accordance with the Subdivision Code.

##### **c. Layout Plan.**

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

d. Subdivision.

Petitioner shall submit and obtain approval of a subdivision of the property being rezoned herein and the adjacent property located to the west and presently zoned R-4.

8. **RECORDING**

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. **VERIFICATION PRIOR TO BUILDING PERMITS**

After approval of the Final Site Development Plan and prior to the issuance of any building permit, the following verifications shall be provided:

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District and the Department of Public Works.

b. Stormwater Sewers.

Written verification of stormwater plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, as required by the Planning & Zoning Commission, exceeds an estimated cost of one thousand dollars (\$1,000.00), as determined by the Director of Public Works, a bond or escrow shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

e. Street Improvement/Parking/Curbing Signs/Pavement Marking/Sidewalks/Traffic Signals. Bond or Escrows.

The petitioner shall furnish a two (2) year bond or escrow, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

f. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded Final Site Development Plan, showing book, page, and recording date, shall be filed with the director of public works.

g. Notification of the Department of Public Works.

Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, MODOT and other appropriate organizations must be received by the Department of Public Works.

**10. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

- a. Required roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Underground stormwater detention shall be completed prior to the issuance of any occupancy permit.
- c. All fencing and/or landscaping intended as screening abutting adjoining residential properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

**11. GENERAL DEVELOPMENT CONDITIONS.**

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided.
- b. All deliveries shall be made between the hours of 9:00 a.m. and 5:00 p.m.
- c. The hours of operation shall be 24 hour inside dining.
- d. The Director of Public Works may authorize a delay in the completion of any roadway improvements and/or landscaping along N. Hwy. 67, or any changes thereto, or the placing of funds in escrow in lieu thereof, to facilitate development of the property in accordance with plans hereafter adopted for the North Lindbergh Enhancement Project.
- e. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- f. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

**12. PROJECT COMPLETION.**

Construction shall start within sixty (60) days of the issuance of building permits, and completion of the planned commercial development, in accordance with the approved Final Site Development Plan, shall be effected within six (6) months of the start of construction.

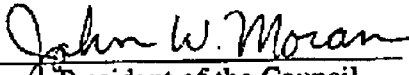
Section 3: The application and preliminary plans are returned to the Planning and Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4), of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to a B-3 Extensive Commercial District, in accordance with Section 14.5, subsection 13, of the Florissant Zoning Ordinance.

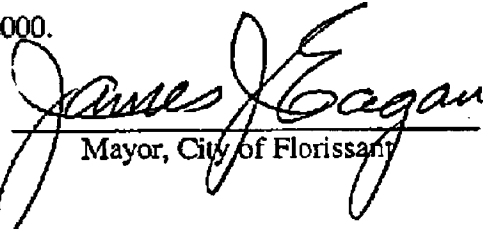
Section 5: There shall be an annual review of the performance standards on this development.

Section 6: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this 25th day of September, 2000.

  
\_\_\_\_\_  
President of the Council  
City of Florissant

Approved this 29 day of September, 2000.

  
\_\_\_\_\_  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
City Clerk

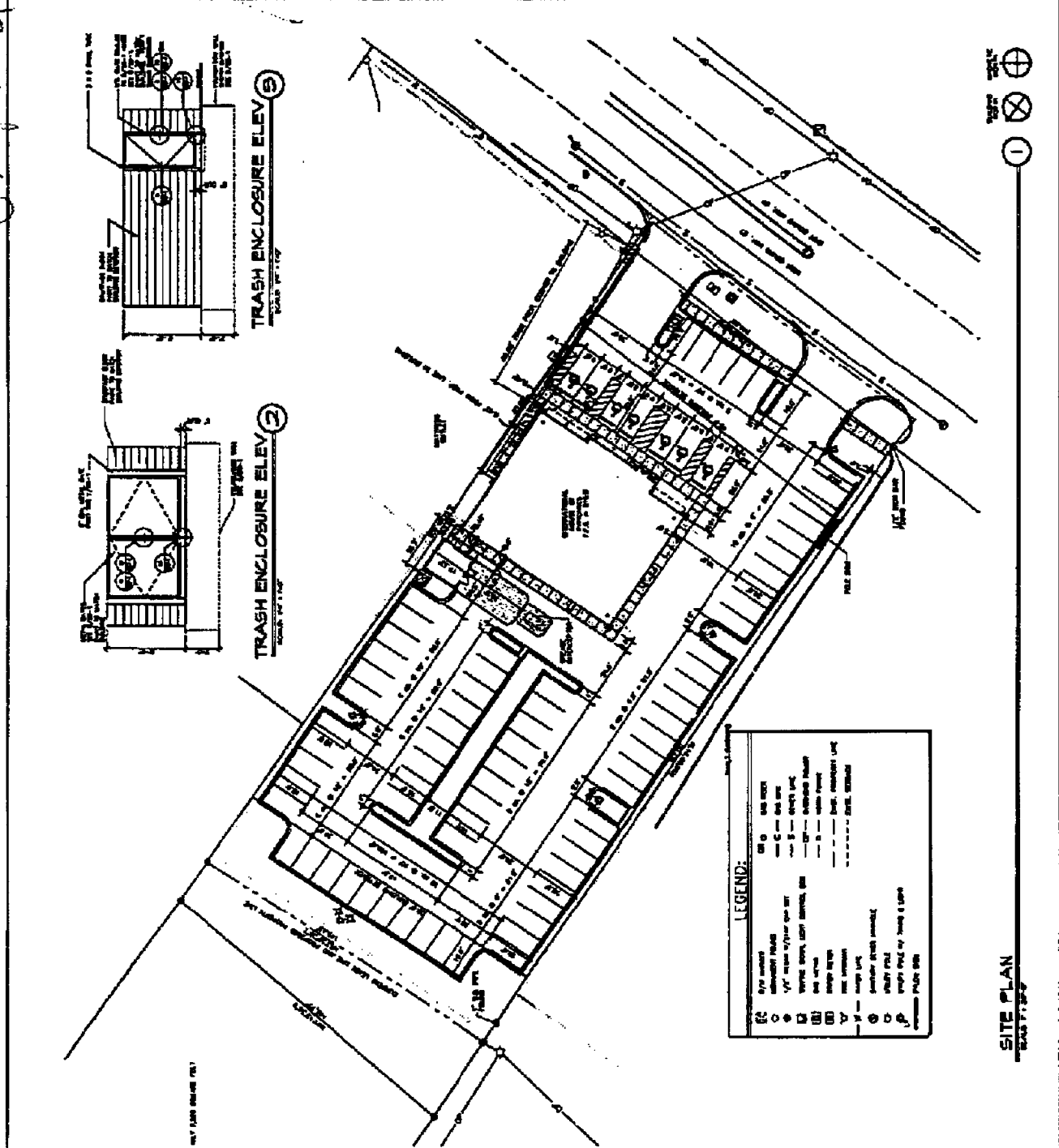
1



Proposed Exhibit "A" 2 of 5

<b>PROJECT INFORMATION</b> PROJECT NAME: <b>SP-1</b> PROJECT NUMBER: <b>SP-1</b> PROJECT OWNER: <b>SP-1</b>		<b>DATE:</b> <b>SP-1</b> <b>BY:</b> <b>SP-1</b> <b>CHECKED BY:</b> <b>SP-1</b> <b>APPROVED BY:</b> <b>SP-1</b>	
<b>CLIENT:</b> <b>SP-1</b> <b>ARCHITECT:</b> <b>SP-1</b> <b>ENGINEER:</b> <b>SP-1</b> <b>DATE:</b> <b>SP-1</b> <b>BY:</b> <b>SP-1</b> <b>CHECKED BY:</b> <b>SP-1</b> <b>APPROVED BY:</b> <b>SP-1</b>		<b>DATE:</b> <b>SP-1</b> <b>BY:</b> <b>SP-1</b> <b>CHECKED BY:</b> <b>SP-1</b> <b>APPROVED BY:</b> <b>SP-1</b>	

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SITE PLAN



Exhibit "A" 4-95

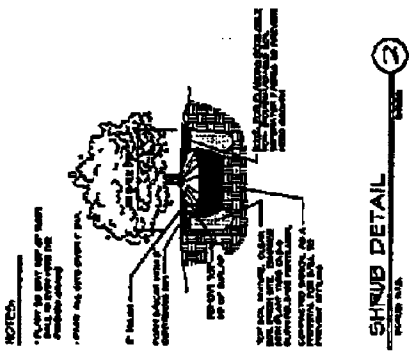
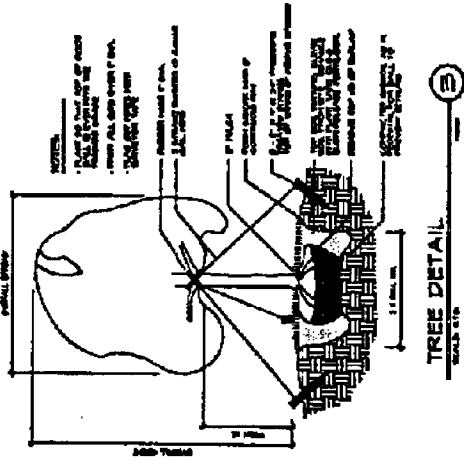
NO.	REVISION
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PROJECT	
CLIENT	
LOCATION	
SCALE	
DATE	
PROJECT	
CLIENT	
LOCATION	
SCALE	
DATE	

Daniel P. Farmer  
Architect  
1111 1st St. N.  
St. Paul, MN 55102  
(612) 222-1111



DATE	04/01/95
PROJECT	ihop
CLIENT	ihop
LOCATION	1111 1st St. N. St. Paul, MN 55102
SCALE	1" = 10'
DATE	04/01/95
PROJECT	ihop
CLIENT	ihop
LOCATION	1111 1st St. N. St. Paul, MN 55102
SCALE	1" = 10'
DATE	04/01/95

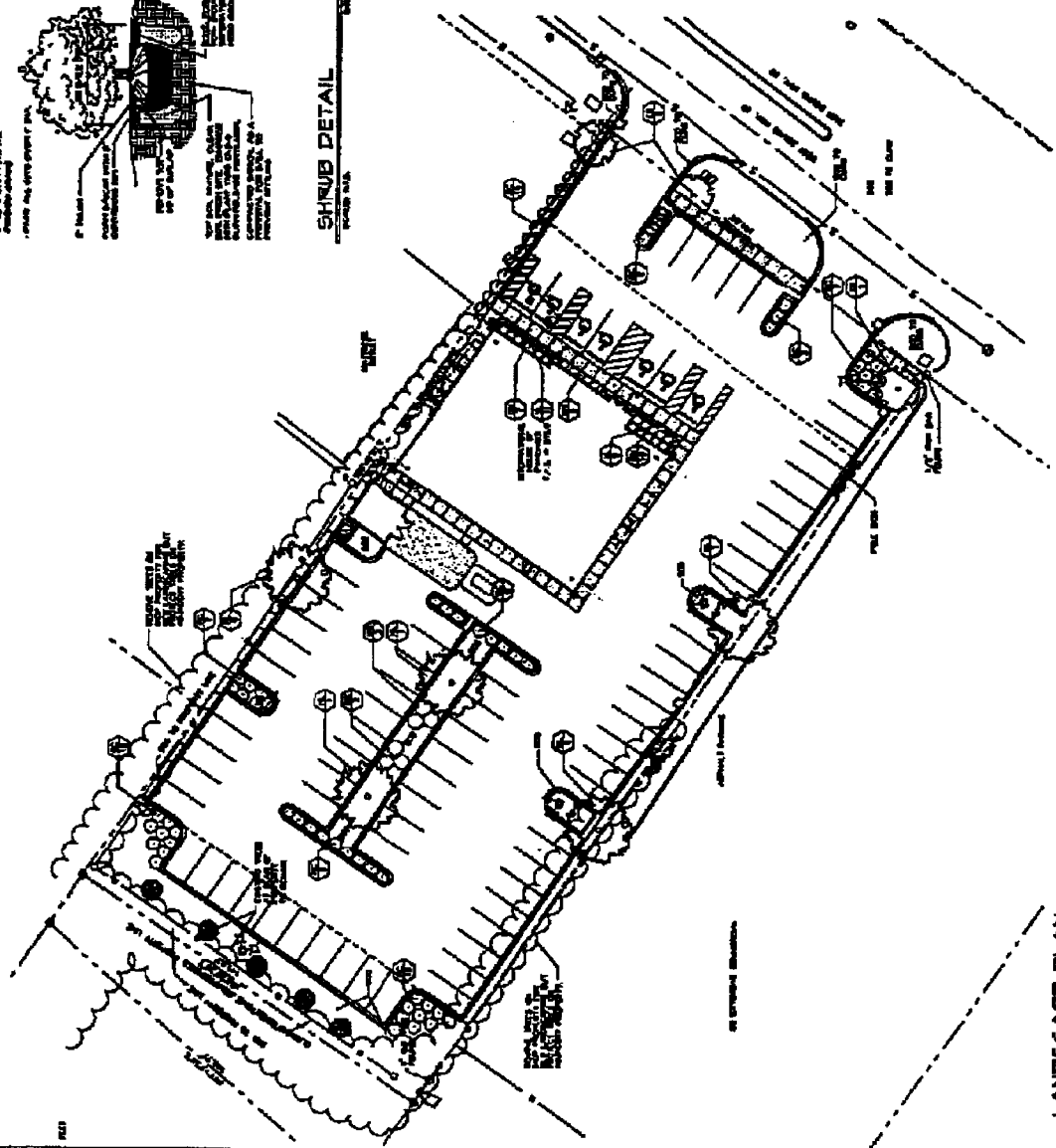


**LANDSCAPE NOTES**

1. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
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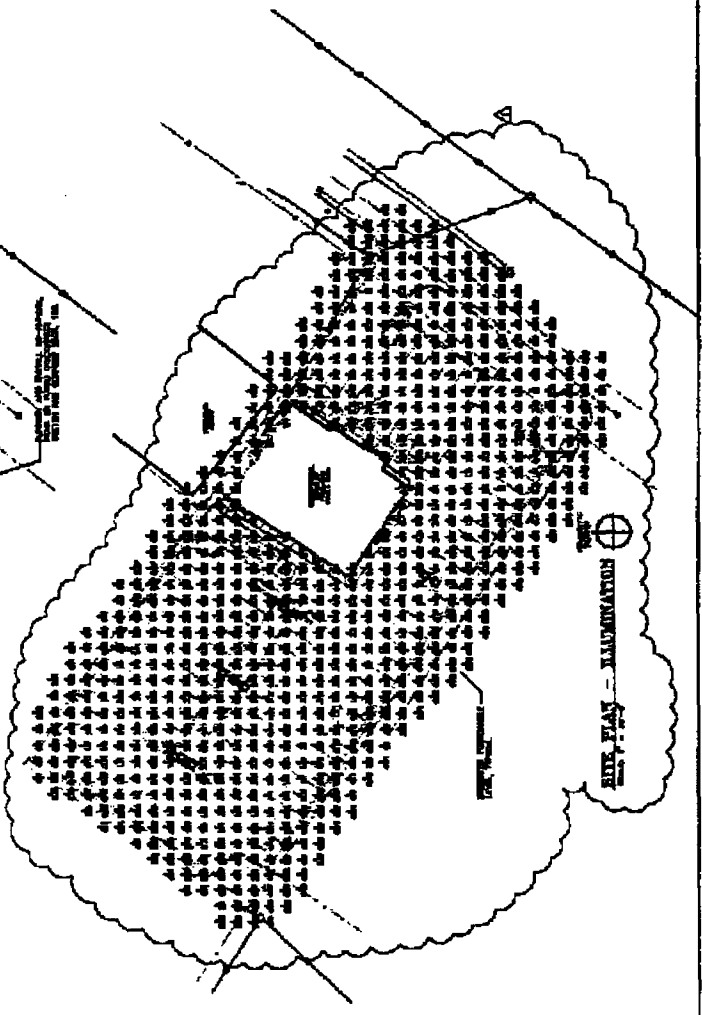
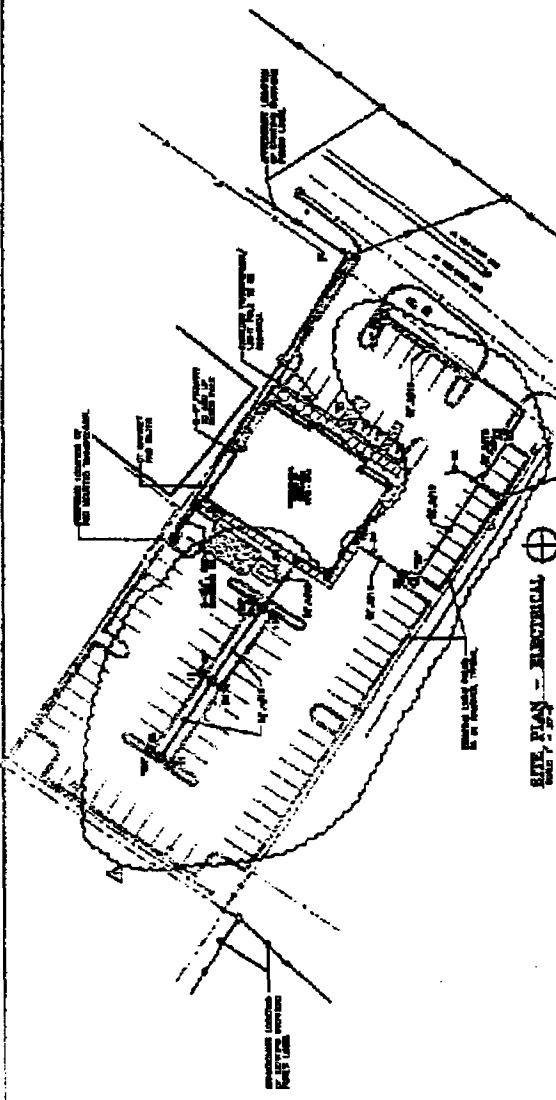
**LANDSCAPE LEGEND**

SYMBOL	DESCRIPTION
(1)	PLANTING
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(3)	PLANTING
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Exhibit "A" 5065



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# **CITY OF FLORISSANT**

## **Public Hearing**

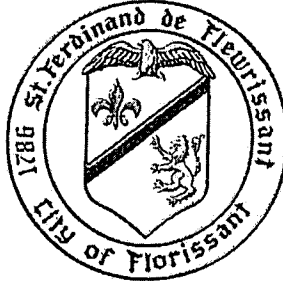


**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 10, 2022 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to Café De LaSha to allow for the operation of a sit-down, carry-out restaurant/bar for the property located at 119 N Florissant Oaks Shopping Center in a 'B-3' Extensive Business District. 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 [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

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



City Of Florissant – Public Works  
314-839-7648

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

**PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

Council Ward 2 Zoning B-3 *pel*

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

SIGN. *[Signature]* DATE: 12-6-2021

SPECIAL PERMIT FOR Remodeling for new restaurant  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 119 Florissant Oaks Shopping Center  
Address of property.

1) Comes Now Lasha Simpson Truong, Lasha Enterprise LLC, DBA  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As) *Cafe de Lasha*

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

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

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

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



## REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c).  
Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:

Individual ☒ LLC Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address LaSha Truong 8460 N. Lindbergh Blvd. suite 1  
(2) Telephone Number 314-477-0216  
(3) Business Address 119 Florissant Oaks Shopping Center  
(4) Date started in business ~~07-01-18~~ 09-01-19  
(5) Name in which business is operated if different from (1) Cafe de LaSha  
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration. Cafe de LaSha 8-28-19

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners \_\_\_\_\_  
(2) Telephone numbers \_\_\_\_\_  
(3) Business address \_\_\_\_\_  
(4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_  
(5) Date of Incorporation \_\_\_\_\_  
(6) Missouri Corporate Number \_\_\_\_\_  
(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_  
(8) Name in which business is operated \_\_\_\_\_  
(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.



**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS  
PETITION**

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

Provide a legal description of the property. If part of a shopping center, list address and show part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with metes and bounds bearings and dimensions.

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

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**OFFICE USE ONLY**

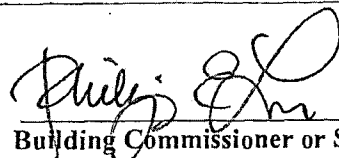
Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

 12/1/21  
Building Commissioner or Staff Signature

1  
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**MEMORANDUM**



4  
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**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."*

9 To: Planning and Zoning Commissioners Date: December 1, 2021

10  
11 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
12 Director Public Works  
13 Deputy City Clerk  
14 Applicant  
15 File  
16

17 Subject: 119 Florissant Oaks (Café De LaSha) Request Recommended Approval of  
18 a Special Use to allow for a Restaurant/bar establishment in a 'B-3'  
19 Extensive Business District.  
20

21  
22  
23  
**STAFF REPORT**  
**CASE NUMBER PZ-120621-4**

24 **I. PROJECT DESCRIPTION:**

25 This is a request for recommended approval of a Special Use, to allow for a restaurant/bar  
26 establishment at 119 Florissant Oaks (Café De LaSha), in an existing 'B-3' Planned  
27 Commercial District.  
28

29 **II. EXISTING SITE CONDITIONS:**

30 The existing property at 119 Florissant Oaks (Café De LaSha) is a tenant space on a 4.16  
31 acre site with a shopping center in a 'B-3' Extensive Business District.  
32

33 The subject property is approximately 2150 s.f. in the shopping center which is about  
34 37,860 s.f. per County record. There is a site plan attached which shows the location and  
35 parking. The existing building was built in 1970 per County record.  
36

37 **III. SURROUNDING PROPERTIES:**

38 The property to the West is a vacant lot zoned 'R-4' Single Family Dwelling District  
39 similarly in the 'B-3' Extensive Business District. The properties to the North are houses  
40 along Ruth Dr in the 'R-4' Single Family Dwelling District. The properties to the North

adjacent to Patterson to the East are 2 houses, 1025 and 1045 Patterson in the 'B-1' Local Shopping District.

**IV. STAFF ANALYSIS:**

Plans received from the applicant include architect's plan of existing site with no proposed changes and a preliminary floor plan.

Comments on Drawing A-1 dated 9/17/21 by Levine Associates:

Site Plan: A site plan was requested indicating compliance with the parking code. It appears about 297 parking spaces may exist if they are striped per plan. Average number of parking for the shopping center if 100% retail would be  $37,860/1000 \times 4 = 152$ , so there appears to be adequate parking for this and other assembly spaces.

The calculations for parking for this restaurant shown is 28.

Number of occupants shown is 83.

There appears to be a large lobby at the entrance on the plans for waiting and to divert customers to a pick-up area.

A small bar 10'-5" long with 4 bar stools is shown.

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**III. STAFF RECOMENDATIONS:**

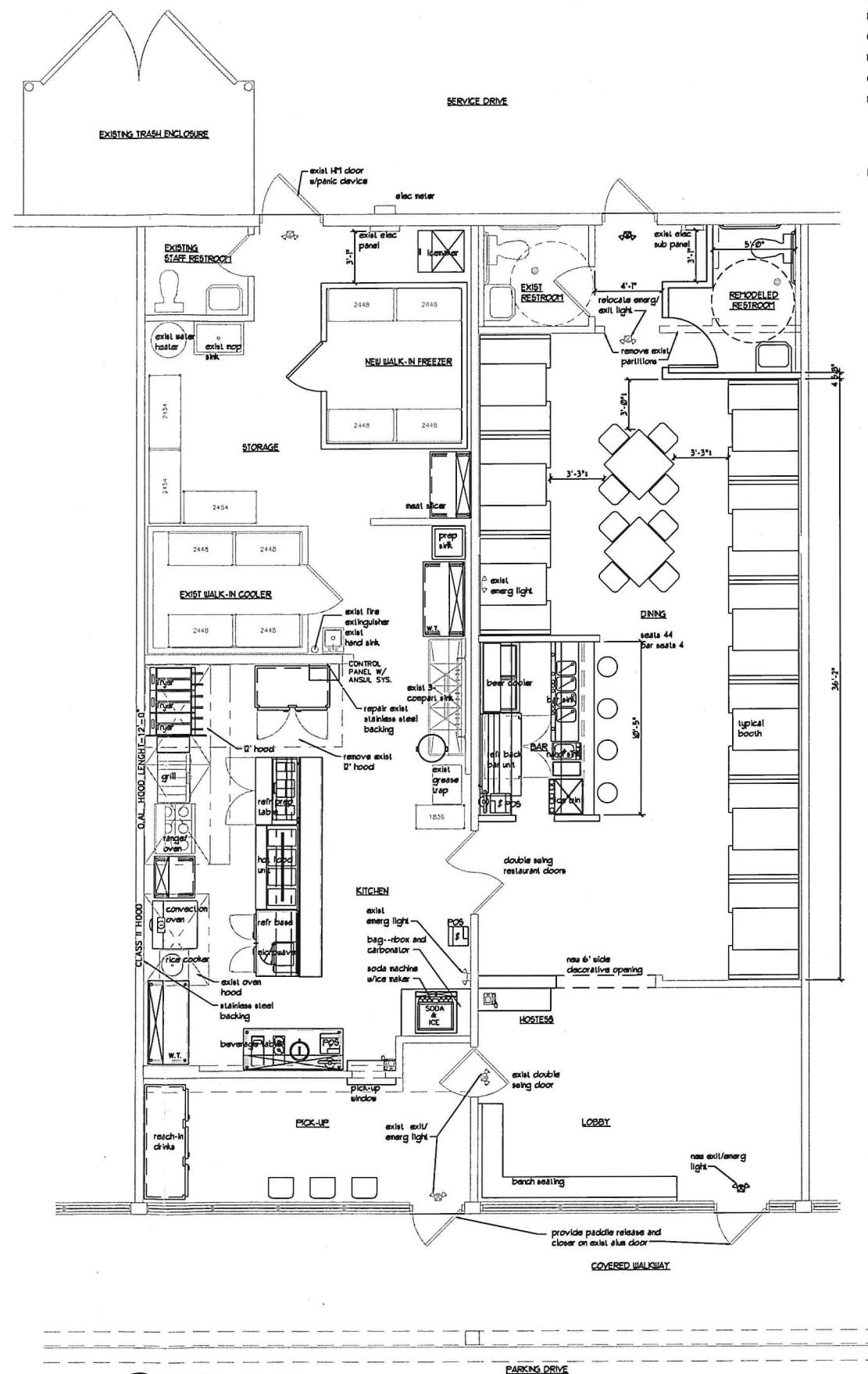
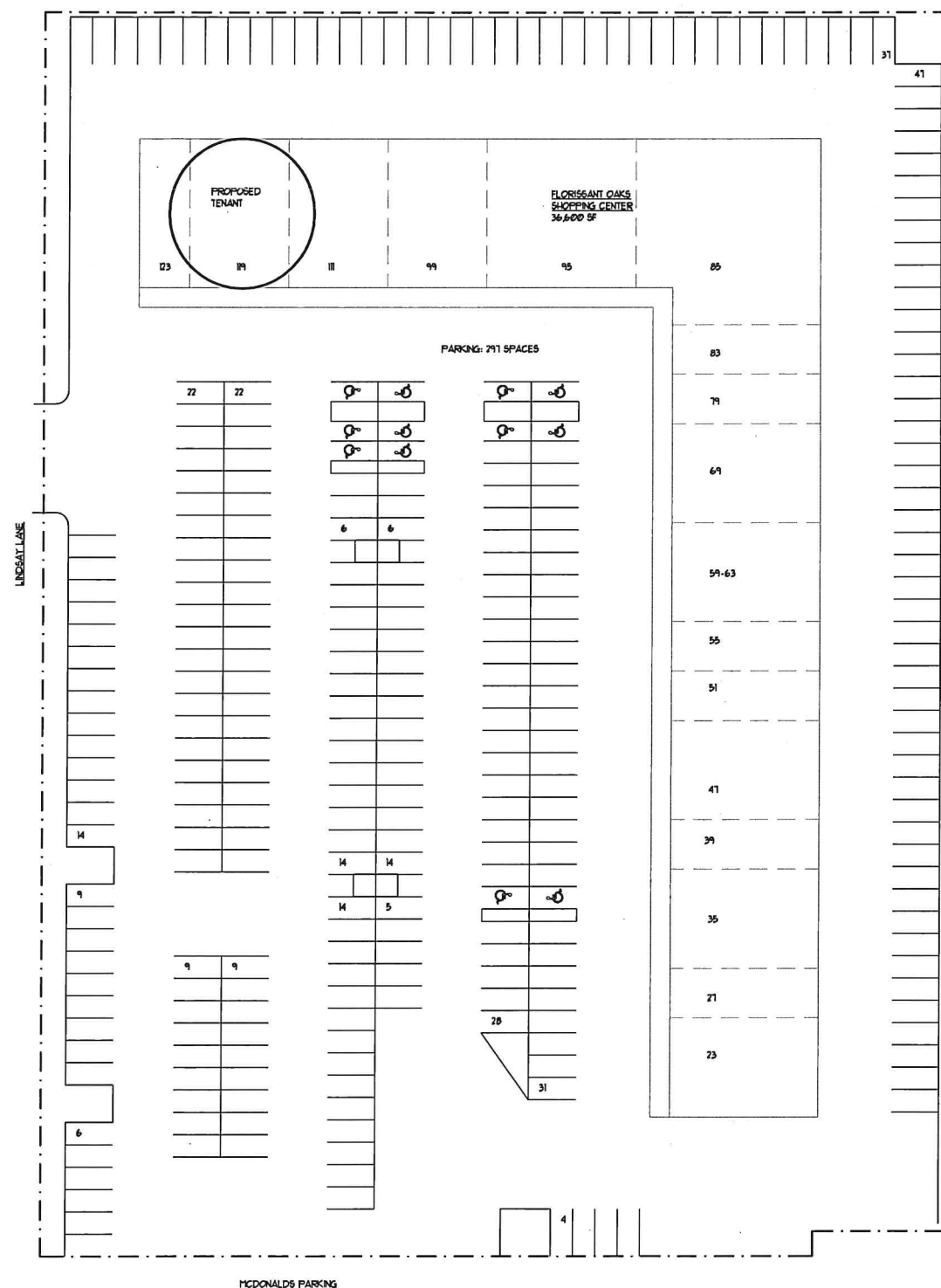
**Suggested Motion:**

I move for Recommended Approval of a Special Use to allow for a sit-down Carryout restaurant/bar establishment in a 'B-3' Extensive Business District as shown on plans attached, subject to the conditions set forth below with these conditions being part of the record:

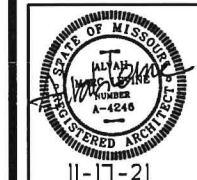
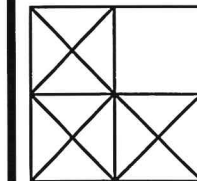
1. Maximum Occupant load shall be 83 as shown on plan A-1 dated 9/17/21 by Levine Associates.

---

(End of report and suggested motion)



<b>PROJECT DATA</b>	
ZONING DISTRICT:	B3 EXTENSIVE COMMERCIAL
BUILDING CODE:	2008 INTERNATIONAL EXISTING BUILDING CODE
TENANT AREA:	2,36 SF (EXISTING BUILDING)
BUILDING HEIGHT:	1-STORY
CONSTRUCTION TYPE:	II-B
NON-SPRINKLERED	
OCCUPANCY TYPE:	'A-7'-ASSEMBLY (RESTAURANT)
NUMBER OCCUPANTS:	
KITCHEN	995 / 200 + 5
DINING	1,656 / 5 + 11
TOTAL	83
TOTAL ACTUAL OCCUPANTS:	56 SEATS, 6 EMPLOYEES
PARKING REQUIRED	
1/2 SEATS:	48 / 2 + 14
2/3 EMPLOYEES:	6 + 2/3 + 4
TOTAL:	28 AVAILABLE IN SHOPPING CENTER LOT



ARCHITECT: ALVAH M. LEVINE  
MO LICENSE A-4248

ALVAH M. LEVINE, INC.  
DBA LEVINE ASSOCIATES

CERTIFICATE OF AUTHORITY  
LICENSE NUMBER A-2018040328

## Plans and notes

REVISIONS		
NO.	DATE	ITEM
*	*	*

SHEET NO.	
-----------	--

A-1

ISSUE DATE: 9-17-21  
PROJECT #: 2197.01  
DRN. JPL CHK. AML

1 INTRODUCED BY COUNCILMAN EAGAN  
2 JANUARY 10, 2022

3  
4 BILL NO. 9752

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**  
7 **NO. 6439 TO ALLOW FOR THE ADDITION OF AN ACCESSORY**  
8 **STRUCTURE FOR A RESTAURANT LOCATED AT 5 N. HWY 67.**  
9

10 WHEREAS, ordinance no. 6439 was passed in September of 2000 approving the  
11 rezoning of #5 N. Hwy 67 to a B-5 Planned Commercial District to allow for a restaurant; and

12 WHEREAS Tamara Mo, Inc. d/b/a IHOP has applied for an amendment to the  
13 development plan authorized by ordinance 6439 to allow for the addition of an accessory  
14 structure; and

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
16 recommended to the City Council at their meeting of December 6, 2021 that an amendment to B-  
17 5 ordinance no. 6439, as to allow for the addition of an accessory building located at 5 N.  
18 Highway 67.

19 WHEREAS, due and lawful notice of a public hearing no. 222-01-001 on said proposed  
20 change was duly published, held and concluded on 10<sup>th</sup> of January, 2022 by the Council of the  
21 City of Florissant; and

22 WHEREAS, the Council, following said public hearing, and after due and careful  
23 deliberation, has concluded that that an amendment to B-5 ordinance no. 6439 to allow for an  
24 accessory building located at 5 N. Highway 67 is in the best interest of the public health, safety  
25 and welfare of the City of Florissant; and

26  
27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
29

30 Section 1: B-5 ord. no. 6439, is hereby amended to allow for an accessory structure as  
31 depicted Preliminary Site Development Plans represented by drawings A-1 dated 11/19/21 by  
32 Levine Associates, which indicate a change in the Development Plan, including an accessory  
33 structure located in the parking lot, subject to the regulations of the B-5 Planned Commercial  
34 District, and the following changes to the ordinance:

Section 6 FINAL SITE DEVELOPMENT PLAN CRITERIA, Paragraph c.  
Minimum parking/Loading Requirements shall be changed to read:

1) Parking regulations shall be as required by the Florissant Zoning Ordinance, except as otherwise varied herein. With a total of 78 parking spaces including 7 accessible spaces provided as shown on Exhibit "A" attached hereto and made a part hereof.

2. Section 6 FINAL SITE DEVELOPMENT PLAN CRITERIA, Paragraph i. Miscellaneous Design Criteria, Paragraph 3, shall be changed to read:

3) The building shall be constructed of brick masonry and EIFS

i. An accessory structure of 80 s.f. shall be included as depicted by the Preliminary Site Development Plans represented by drawings A-1 dated 11/19/21 by Levine Associates.

3. Dimension drawings or cutsheet for the manufacturer building be submitted for the Public Hearing and Permitting process.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Keith Schildroth  
President of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN MANGANELLI  
2 JANUARY 10, 2022

3  
4 BILL NO. 9753

ORDINANCE NO.

5  
6 **ORDINANCE TO APPROVE A SPECIAL USE PERMIT TO CAFÉ DE**  
7 **LASHA FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT**  
8 **RESTAURANT FOR THE PROPERTY LOCATED AT 119 FLORISSANT**  
9 **OAKS SHOPPING CENTER.**

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

14 WHEREAS, an application has been filed by LaSha Enterprises LLC d/b/a Café De  
15 LaSha to allow for the operation of restaurant located at 119 Florissant Oaks Shopping Center,  
16 and

17 WHEREAS, the Planning and Zoning Commission at their meeting on December 6,  
18 2021, recommended that a Special Permit be granted; and

19 WHEREAS, due notice of public hearing no. 22-01-002 on said application to be held on  
20 the 10<sup>th</sup> of January, 2022 at 7:00 P.M. by the Council of the City of Florissant was duly  
21 published, held and concluded; and

22 WHEREAS, the Council, following said public hearing, and after due and careful  
23 consideration, has concluded that the issuance of a Special Use Permit for a restaurant would be  
24 in the best interest of the City of Florissant.

25  
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 LaSha Enterprises LLC d/b/a Café  
30 De LaSha to allow for the operation of restaurant located at 119 Florissant Oaks Shopping  
31 Center in a 'B-3' Extensive Business District as shown on plans attached, subject to  
32 the conditions set forth below with these conditions being part of the record:

- 33  
34 1. Maximum Occupant load shall be 83 as shown on plan A-1 dated 9/17/21 by  
35 Levine Associates.

36  
37 Section 2: This ordinance shall become in force and effect immediately upon its passage  
38 and approval.

39 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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43 Keith Schildroth  
President of the Council

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Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk