

**CITY OF FENTON
PLANNING AND ZONING
COMMISSION HEARING
JAUNUARY 7, 2020 - 7:00 P.M.**

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL - INTRODUCTION OF CITY OFFICIALS

IV. NOTICE TO PUBLIC: *Ground Rules*

V. NOTICE TO PETITIONERS: A simple majority vote of the Commission shall be necessary to constitute a positive recommendation to the Board of Aldermen.

VI. APPROVAL OF MINUTES: *December 3, 2019*

VII. PUBLIC COMMENTS

VIII. OLD BUSINESS:

CASE 2019-TXT-01: Consideration of amendments to Chapter 470 – Additional Non-Residential District Regulations of the Zoning Code.

CASE 2019-TXT-04: Consideration of amendments to Chapters 450 and 495 of the Zoning Code pertaining to drive-through services and off-street parking and loading requirements.

CASE 2019-TXT-09: Consideration of amendments to Chapter 480 - Subdivision Regulations of the Zoning Code.

CASE 2019-TXT-11: A Petition by Gary Grewe of Gravois Bluffs East 8-A, LLC to include uses already identified on the City's Land Use Matrix under Chapter 476 as additional Permitted Uses or Uses allowed by Special Use Permit in "C-1" Commercial District and "OT-3" Olde Towne District.

CASE 2019-SUP-17: A Petition by Gary Grewe of Gravois Bluffs East 8-A, LLC, on behalf of Caliber Collision, to operate an Automotive Collision Shop at 639 Gravois Bluffs Boulevard, Suite E. The parcel is zoned "OT-3" Olde Towne District.

IX. NEW BUSINESS:

CASE 2020-REZ-01: A Petition by the Trustees of the Shadow Creek Homeowners Association to amend the Planned Unit Development (PUD) for Shadow Creek Subdivision approved under Ordinance 2989 to remove Lot 16 and increase common ground area. The property is zoned "R-1" Residential District/PUD.

CASE 2020-SUB-01: A Petition by Stock & Associates on behalf of Fenton Land Investors, LLC to amend the Preliminary Plat for Fenton Logistics Park Plat 5 approved under Ordinance 3955. The property is addressed as 2055 Fenton Logistics Park Boulevard and is zoned “PID” Planned Industrial Development.

CASE 2020-REZ-02: Consideration of an amendment to Ordinance 3445, as amended, which approved the Planned Industrial Development (PID) for Fenton Logistics Park in order to reflect recent amendments to the City’s Zoning Code. The properties are addressed as 2045, 2050, 2055, 2070, 2075, 2081, 2090 and 2110 Fenton Logistics Park Boulevard and are zoned “PID”.

CASE 2020-REZ-03: A Petition by Fenton Land Investors, LLC to amend Ordinance 3445, as amended, which approved the Planned Industrial Development (PID) for Fenton Logistics Park to include “Emergency Service Center and Fire House” as Permitted Use within Area B of the Development. The properties are addressed as 2045, 2050, 2055, 2070, 2075, 2081, 2090 and 2110 Fenton Logistics Park Boulevard and are zoned “PID”.

CASE 2020-SP-01: A Petition by Midwest Light & Sign, Inc. for review of a Sign Plan for proposed signage for Hoods Kitchen and Bath at 88 Western Plaza. The property is zoned “OT-2” Olde Towne District.

CASE 2020-TXT-01: Consideration of amendments to Chapter 485 - Sign Regulations of the Zoning Code.

X. ANNOUNCEMENTS:

- Report from the City Planner
- Report from the Chairperson
- Report from other Commissioners
- Report from Planning & Zoning Liaison
- Planning & Zoning Special Meeting: January 14, 2020, at 6:00 p.m. at City Hall
- Next Planning & Zoning Meeting: February 4, 2020, at 7:00 p.m. at City Hall

**CITY OF FENTON
625 NEW SMIZER MILL RD.
FENTON, MISSOURI 63026
636-343-2080**

DATE POSTED: FRIDAY, DECEMBER 20, 2019