

**CITY OF FENTON
PLANNING AND ZONING
COMMISSION HEARING
JANUARY 8, 2019 - 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 4, 2018 - Meeting and Workshop*

VII. PUBLIC COMMENTS

VIII. OLD BUSINESS:

CASE 2017-TXT-12: Consideration of amendments to the Zoning Code regarding Permitted Uses and Uses Allowed by Special Use Permit in the Olde Towne, Commercial, and Business Zone Districts and related definitions.

CASE 2018-SPR-09: A Petition by Matt Garavaglia, on behalf of Edison Real Estate Four, LLC, for Site Plan Review of a proposed Automotive Washing Facility at 1912 Bowles Avenue. The property is zoned “HP-1” Hospitality Park – Hotel, Restaurant, Entertainment Business Park District.

CASE 2018-TXT-13: Consideration of amendments to the Zoning Code pertaining to Residential Zone Districts, Olde Towne Commercial Zone Districts, Commercial Zone Districts, and Business Zoning Districts.

IX. NEW BUSINESS:

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

CASE 2019-SPR-01: A Petition by Gravois Bluffs South 6-G4, LLC, for Site Plan Review of a proposed drive-through addition for a restaurant at 170 Gravois Bluffs Circle. The property is zoned “C-1” Commercial Zone District.

CASE 2019-SUP-01: A Petition by St. Louis Spine and Joint Pain Specialists, LLC, for a Special Use Permit to operate a medical office at 520 Center Street. The property is zoned “OT-2” Olde Towne Family Entertainment/Commercial Zone District.

CASE 2019-SUP-02: A Petition by Dr. William Carpenter/Revival Chiropractic, LLC, for a Special Use Permit to operate a medical office at 464 Old Smizer Mill Road. The parcel is addressed as 400 Old Smizer Mill Road and is zoned "C-1" Commercial Zone District.

X. ANNOUNCEMENTS:

Report from the Community Development Director

Report from the Chairperson

Report from the Mayor

Report from the Aldermanic Liaison

Report from other Commissioners

Next Planning & Zoning Meeting: February 5, 2019, 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 21, 2018