

**CITY OF FENTON
PLANNING AND ZONING
COMMISSION HEARING
FEBRUARY 5, 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: *January 8, 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-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.

IX. NEW BUSINESS:

CASE 2019-SUP-03: A Petition by Sonsvic, LLC, for a Special Use Permit to expand an existing motel (Motel 6) into an existing, vacant building on-site at 1860 Bowles Avenue. The parcel is zoned “HP-1” Hospitality Park – Hotel, Restaurant, Entertainment Business Park.

CASE 2019-SPR-02: A Petition by Santo Albright for Site Plan Review in order to elevate an existing structure at 512 Water Street out of the floodplain. The property is zoned “OT-1” Olde Towne Historic Zone District.

CASE 2019-SUP-04: A Petition by Jiten Patel for a Special Use Permit to operate a new hotel (Baymont Inn & Suites), including an accessory on-site residence, at 650 S. Highway Drive. The parcel is zoned “HP-1” Hospitality Park – Hotel, Restaurant, Entertainment Business Park.

CASE 2019-SPR-03: A Petition by Jiten Patel for Site Plan Review of a proposed hotel (Baymont Inn & Suites) at 650 S. Highway Drive. The parcel is zoned “HP-1” Hospitality Park – Hotel, Restaurant, Entertainment Business Park.

CASE 2019-SP-01: A Petition by Mercy #870 c/o Warren Sign Co. for review of a Sign Plan for proposed signage at 714 Gravois Road. The parcel is zoned “C-1” Commercial Zone District.

CASE 2019-TXT-02: A Petition by Site Ready Mix Property Managers, LLC, for amendments to the Zoning Code as follows: 1) amend Section 475.060(F)(3) to delete “cement plants” as a prohibited use in the “IP-1” – Industrial Park District; and 2) amend Section 475.060(G) to include “concrete batch plants or cement plants” as a use allowed by Special Use Permit in the “IP-1” -Industrial Park District.

CASE 2019-SUP-05: A Petition by Site Ready Mix Property Managers, LLC, for a Special Use Permit to operate a concrete ready-mix plant at 2295 and 2300 Hitzert Court. The properties are zoned “IP-1” Industrial Park – Light, Medium, Industry, Distribution, Assembly Warehousing District.

CASE 2019-SPR-04: A Petition by Site Ready Mix Property Managers, LLC, for Site Plan Review of a proposed concrete ready-mix plant at 2295 and 2300 Hitzert Court. The properties are zoned “IP-1” Industrial Park – Light, Medium, Industry, Distribution, Assembly Warehousing District.

CASE 2019-SPR-05: A Petition by STL Athletic Property Managers, LLC, for Site Plan Review of a proposed athletic center at 2300 Hitzert Court. The property zoned “IP-1” Industrial Park – Light, Medium, Industry, Distribution, Assembly Warehousing District.

CASE 2019-SPR-06: A Petition by US Capital Development for Site Plan Review of a proposed 71,000 square-foot office/flex-space building located at 2055 Fenton Logistics Park Boulevard. The property is zoned “PID” Planned Industrial Development.

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: March 5, 2019, at 7:00 p.m. at City Hall

**CITY OF FENTON
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DATE POSTED: FRIDAY, JANUARY 18, 2019