

**CITY OF FENTON
PLANNING AND ZONING COMMISSION HEARING
VIA VIDEO/TELECONFERENCE
APRIL 7, 2021 - 7:00 P.M.**

AGENDA

Notice is hereby given that the City of Fenton will hold a meeting of the Planning and Zoning Commission on Wednesday, April 7, 2021, 7:00 p.m. at Fenton City Hall, 625 New Smizer Mill Road, Fenton, Missouri via video/teleconference.

In light of the current public health crisis and related emergency declarations, the Board recognizes that it would be dangerous and impractical, if not impossible, for its meeting to be physically accessible to the public in accordance with the County's current Social Distancing requirements. The Board also recognizes the need for the public's business to be attended to in order to protect the public health, safety, and welfare. To balance both, and in accordance with Sec. 610.020, RSMo. and R-20-01, this meeting will not be open to in-person public attendance but rather accessible by the public in real time ONLY by a video/teleconference call via "Zoom", instruction to join below.

To join the meeting via website:

- (1) Go to Zoom at <https://zoom.us>
- (2) Select Join a Meeting
- (3) **Enter Meeting ID: 871 0363 6080**
- (4) **Enter Password: 346809**

To join the meeting by phone call (audio):

- (1) Call 1-312-626-6799
- (2) When prompted, enter the **Meeting ID** and **Password** provided above.

Instructions for providing public comments: Persons interested in making their views known on any matter will be able to speak during the video/teleconference meeting under "Public Comments." In addition, anyone may send an email with their comments to the City Planner at astarck@fentonmo.org no later than Tuesday, April 6, 2021 by 4:30 p.m. All comments received by email will be entered into the public record and publicly read as time allows. All emailed comments will also be distributed to the entire Commission at or before the meeting. Thank you for your understanding and patience as we all try to get through these unprecedented times.

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: *March 2, 2021 Meeting*

VII. PUBLIC COMMENTS

VIII. OLD BUSINESS:

CASE 2021-SUP-01: A Petition by STL Automotive Group for a Special Use Permit to operate a Used Automotive Sales establishment and Automotive Service Store at 49 Gravois Road. The property is zoned “OT-1” Olde Towne District.

IX. NEW BUSINESS:

CASE 2021-SUP-03: A Petition by Michael Grewe of St. Louis Pickle Plex for a Special Use Permit to operate an Indoor Unlimited Recreation Facility (pickleball complex) at 751 Gravois Bluffs Boulevard. The parcel is zoned “C-1” Commercial District.

CASE 2021-TXT-04: A Petition by Byerly RV for amendments to the Zoning Code as follows: 1) to amend Section 400.030 Definitions to add the term “Recreational Vehicle Storage”; and 2) amend Section 476.010 Land Use Matrix to allow Recreational Vehicle Storage as a used allowed by Special Use Permit in the “BP-3” Business Park District. **CASE 2021-TXT-04 was WITHDRAWN by the Petitioner.**

CASE 2021-SUP-04: A Petition by Byerly RV for a Special Use Permit for Recreational Vehicle Storage at 2000 Mraz Lane. The parcel is zoned “BP-3” Business Park District. **CASE 2021-SUP-04 was WITHDRAWN by the Petitioner.**

CASE 2021-SUP-05: A Petition by Grimes Consulting on behalf of Puzzle Warehouse for a Special Use Permit for the following: 1) to increase the primary floor area of a building to greater than 50,000 square feet; and 2) to reduce the minimum required parking for an office/warehouse. The parcel is addressed as 1600 Headland Drive and is zoned “BP-3” Business Park District.

CASE 2021-SPR-02: A Petition by Grimes Consulting on behalf of Puzzle Warehouse for Site Plan Review of a proposed building addition at 1600 Headland Drive. The parcel is zoned “BP-3” Business Park District.

X. ANNOUNCEMENTS:

Report from the City Planner
Report from the Chairperson
Report from other Commissioners
Report from Planning & Zoning Liaison
Next Planning & Zoning Meeting: Tuesday, May 4, 2021 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, MARCH 19, 2021