

PUBLIC NOTICE

**CITY OF FENTON
625 NEW SMIZER MILL ROAD**

The Mayor and Board of Aldermen welcome you and are pleased that your interest in the City of Fenton and its government brings you to this meeting.

AGENDA

**BOARD OF ALDERMEN MEETING
THURSDAY, APRIL 25, 2019
7:00 P.M.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

- I. APPROVAL OF MINUTES: Reading of the minutes is waived since copies were given to Board members in advance of the meeting and made available to the general public.**

03 27 19 Special Board of Aldermen Meeting

Motion required to approve.

03 28 19 Board of Aldermen Meeting

Motion required to approve.

04 04 19 Board Committee Meetings

Motion required to approve.

04 11 19 Board Committee Meetings

Motion required to approve.

04 15 19 Special Board of Aldermen Meeting

Motion required to approve.

04 16 19 Special Board of Aldermen Meeting

Motion required to approve.

- II. APPROVAL OF WARRANTS: The term warrant is used in State Statutes and, by definition, means invoices or bills submitted for payment of goods or services from external sources.**

Motion required to approve.

III. PUBLIC COMMENTS

IV. PLANNING AND ZONING COMMISSION REPORT – Ald. Glick, Liaison

The Planning & Zoning Commission met on Tuesday, April 9, 2019 and discussions were held as follows:

1. Announcements

- The Planning and Zoning Commission continued to the next Planning and Zoning Commission Meeting CASE 2019-TXT-01, consideration of amendments to Chapter 470 – Additional Non-Residential District Regulations of the Zoning Code.
- The Planning and Zoning Commission continued to the next Planning and Zoning Commission Meeting 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 in order for the Petitioner to provide evidence of a Motel 6 franchise agreement for the subject building. The parcel is zoned “HP-1” Hospitality Park.
- The Planning and Zoning Commission continued to the next Planning and Zoning Commission Meeting CASE 2019-SUB-01, a Petition by David J. Hyde, III, Trustee of David J. Hyde III R.L.T. UTD 11/20/2014 to subdivide an existing 1.64-acre lot, described as Lot-5 A of the Rudder Consolidation Plat, into two (2) lots. The parcel is addressed as 1735 Rudder Road Industrial Park Drive and is zoned “BP-3” Business Park District.
- The Planning and Zoning Commission continued to the next Planning and Zoning Commission Meeting 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.
- The Planning and Zoning Commission continued to the next Planning and Zoning Commission Meeting CASE 2019-SUP-10, a Petition by Infinity Hospitality, LLC, for a Special Use Permit to operate a hotel (Quality Inn & Suites by Choice Hotel) at 800 S. Highway Drive. The property is zoned “HP-1” Hospitality Park District.
- The Planning and Zoning Commission continued to the next Planning and Zoning Commission Meeting CASE 2019-SPR-11, a Petition by Infinity Hospitality, LLC, for Site Plan Review of a proposed addition to an existing hotel building and proposed 29,000 square-foot building at 800 S. Highway Drive. The property is zoned “HP-1” Hospitality Park District.
- The Planning and Zoning Commission continued to the next Planning and Zoning Commission Meeting CASE 2019-TXT-06, amendments to Section 400.030 Definitions and Section 476.010 Land Use Matrix pertaining to automotive and commercial motor vehicle definitions and related permitted uses and uses allowed by Special Use Permit.

- 2. The Planning and Zoning Commission recommended approval, with conditions, of CASE 2019-SPR-08, a Petition by Gravois Bluffs A, LLC, for Site Plan Review of a proposed exterior building remodel for Club Fitness at 751 Gravois Bluffs Boulevard. The property is zoned “C-1” Commercial District.**
Motion required to approve.
- 3. The Planning and Zoning Commission recommended approval, with conditions, of CASE 2019-SUP-08, a Petition by Shirjivan, LLC, for a Special Use Permit to operate a hotel (Super 8) at 650 S. Highway Drive. The property is zoned “HP-1” Hospitality Park District.**
This will be considered under “New Bills”.
- 4. The Planning and Zoning Commission recommended approval, with conditions, of CASE 2019-SP-02, a Petition by Harrison French & Associates on behalf of Walmart for review of a Sign Plan for proposed signage at 653 Gravois Bluffs Boulevard. The property is zoned “C-1” Commercial District and “OT-3” Olde Towne District.**
Motion required to approve.
- 5. The Planning and Zoning Commission recommended approval, with conditions, of CASE 2019-SPR-09, a Petition by US Capital Development for Site Plan Review of a proposed 182,400 square-foot warehouse building located at 2055 Fenton Logistics Park Boulevard. The property is zoned “PID” Planned Industrial Development.**
Motion required to approve.
- 6. The Planning and Zoning Commission recommended approval, with conditions, of CASE 2019-SUB-02, a Petition by US Capital Development to subdivide an existing 124.33-acre lot, described as part of the Boundary Adjustment Plat of Part of Lots 4, 5, 6, and 7 of the Andrew Murphy Estate, into three (3) lots. The parcel address is 2055 Fenton Logistics Park Boulevard and is zoned “PID” Planned Industrial Development.**
This will be considered under “New Bills”.
- 7. The Planning and Zoning Commission recommended approval, with conditions, of CASE 2019-SPR-10, a Petition by Cliff Heitmann of Bax Engineering for Site Plan Review of a proposed 4,500 square-foot building for Jacob Sunroom and Exteriors at 1707 Gilsinn Lane. The property is zoned “HP-1” Hospitality Park.**
Motion required to approve.
- 8. The Planning and Zoning Commission recommended approval, with conditions, of CASE 2019-SUP-09, a Petition by Shirjivan, LLC, for a Special Use Permit to operate an independent hotel (motel) at 650 S. Highway Drive. The property is zoned “HP-1” Hospitality Park District.**
This will be considered under “New Bills”.
- 9. The Planning and Zoning Commission recommended approval of CASE 2019-TXT-03, amendments to the Zoning Code regarding medical marijuana regulations by amending Chapter 400 General Provisions, and Chapter 476 Land Use Matrix, and**

adding a new Chapter 455 Medical Marijuana Business Regulations, as indicated in Exhibit A.

This will be considered under “New Bills”.

- 10. The Planning and Zoning Commission recommended approval of CASE 2019-TXT-05, amendments to Chapter 463 of the Zoning Code pertaining to special event procedures and regulations by deleting existing Chapter 463 Special Events in its entirety and inserting a new Chapter 463 Special Events, as indicated in Exhibit B.**

This will be considered under “New Bills”.

CASE 2019-PLT-02: A PETITION BY CYPRESS HORAN, LLC AND RUSSEL J. GROOM AND JUDITH C. GROOM FOR A BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF CASA ESTATES AND LOT B OF “LOTS A&B OF J.R. O’NEAL’S SUBDIVISION BOUNDARY ADJUSTMENT PLAT” AND A PART OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 5 EAST. THE PARCELS ARE ZONED “R-1” SINGLE-FAMILY RESIDENTIAL AND ARE ADDRESSED AS 1000, 1020, 1024, AND 1040 HORAN AND 1630, 1650 UTHOFF DRIVE.

The application has been withdrawn by the petitioner.

V. MAYOR’S REPORT:

- 1) Presentation of Appreciation Plaque to Greg Hefele.**
- 2) Presentation of Appreciation Plaque to Vera Glick.**
- 3) Presentation of Appreciation Plaque to Josh Voyles.**

VI. CITY CLERK’S REPORT:

- 1) Request from St. Paul Parish to create one-way street parking and traffic flow on Forest Knoll Dr., Heathwood Ln., Fircrest Ln., Sennawood Dr., and Buckwood Ct. beginning at noon on May 24, 2019 through 10:00 p.m. on May 25, 2019.**
Motion required to approve.
- 2) Request from St. Paul Parish to close Gregory Lane, New Smizer Mill Road, and Forest Knoll (North End) on May 25, 2019 from 9:30 a.m. – 9:45 a.m. for their annual Homecoming Parade.**
Motion required to approve.
- 3) Request from St. Paul Parish for a temporary liquor license to sell beer on May 24 from 5:00 p.m. – 10:00 p.m. and May 25 from 10:00 a.m. – 10:00 p.m.**
Motion required to approve.
- 4) Request to cancel the July 4 Committee Meetings, due to the holiday, and to combine the agenda items with the July 11 Committee Meetings as discussed at the April 4 Committee Meeting.**
Motion required to approve.

- 5) **Request to allow Staff and the City Attorney to research street lights in the City of Fenton to determine which are paid for by the City and which are not.**

Motion required to approve.

VII. REPORTS FROM STANDING COMMITTEES: Board Committee Meetings were held on April 4 and 11, 2019 and the following items, unless stated otherwise, were discussed and advanced to this meeting with recommendations to approve.

**A. CAPITAL IMPROVEMENTS – Ald. Patton, Chairman
Seemayer, Maurath, Brasses**

- 1) **Monthly Update.**
- 2) **Ord. authorizing the Mayor to execute an agreement with Gershenson Construction Co., Inc. for the Westside Park Path Reconstruction.**
This will be considered under “New Bills”.

B. PARK, BEAUT. & RECREATION – Ald. Seemayer, Liaison

- 1) **Monthly Update.**
- 2) **Request from St. Louis County Police to utilize Shelters 1 and 2 at Fenton City Park at no cost for their Summer Kick-Off BBQ.**
Motion required to approve.
- 3) **Request to seek bids for Beacon Printing Services.**
Motion required to approve.
- 4) **Request to utilize the old library space for business meeting room rentals and various senior activities.**
Motion required to approve.

**C. INFORMATION SERVICES – Ald. Brasses, Chairman
Sobey, Maurath, Patton**

- 1) **Monthly Update**
- 2) **Request to execute the second-year contract extension with Essential Network Technologies.**
Motion required to approve.

**D. PUBLIC WORKS/FORESTRY – Ald. Hefele, Chairman
Seemayer, Clauss, Glick**

- 1) **Monthly Update.**

- 2) **Ord. authorizing the purchase of a DSE Demo consisting of a Time Manufacturing RTG per spec 11268 VST-47-MHI, Dakota Steel Service Bost and Accessories on a 2019 Ford F-550 through the State Cooperative Purchasing Contract.**

This will be considered under “New Bills”.

**E. FINANCE – Ald. Maurath, Chairman
Sobey, Clauss, Patton**

- 1) **Monthly Report.**

**F. POLICE – Ald. Patton, Chairman
Seemayer, Hefe, Clauss**

- 1) **Monthly Report: Capt. Norman Mann**

**G. PERSONNEL – Ald. Clauss, Chairman
Sobey, Hefe, Glick**

- 1) **Monthly Update.**
- 2) **City Clerk Job Description.**
Motion required to approve.

**H. COMMUNITY AFFAIRS – Ald. Glick, Chairman
Sobey, Hefe, Brasses**

- 1) **Nothing to report.**

**I. HEALTH/SAFETY – Ald. Seemayer, Chairman
Maurath, Brasses Glick**

- 1) **Monthly Update.**

VIII. CONSIDERATION OF PENDING BILLS: Copies of these Bills have been made available to the public in advance of this meeting.

No Pending Bills.

IX. CONSIDERATION OF NEW BILLS: Copies of these Bills have been made available to the public in advance of this meeting.

- Bill 19-28** Ord. approving a Special Use Permit for Shirjivan, L.L.C. to operate a Super 8 Hotel at 650 South Highway Drive.
Sponsor: Glick
- Bill 19-29** Ord. approving a final Subdivision Plat Petition by US Capital Development to subdivide an existing 124.33-acre lot, described as part of the Boundary Adjustment Plat of Part of Lots 4, 5, 6, and 7 of the Andrew Murphy Estate, into three (3) lots.
Sponsor: Glick
- Bill 19-30** Ord. approving a Special Use Permit for Jiten Patel to operate an independent hotel (motel) at 650 South Highway Drive.
Sponsor: Glick
- Bill 19-31** Ord. amending Chapter 400, General Provisions, and Chapter 476, Land Use Matrix, and adding a new Chapter 455 relating to regulations for Medical Marijuana Businesses.
Sponsor: Glick
- Bill 19-32** Ord. repealing and replacing Chapter 463 of the Municipal Code of the City of Fenton, Missouri relating to Special Events.
Sponsor: Glick
- Bill 19-33** Ord. authorizing the Mayor to execute an agreement with Gershenson Construction Co., Inc. for the Westside Park Path Reconstruction Project.
Sponsor: Hefele
- Bill 19-34** Ord. authorizing the purchase of a DSE Demo consisting of a Time Manufacturing RTG per spec 11268 VST-47-MHI, Dakota Steel Service Bost and Accessories on a 2019 Ford F-550 through the State Cooperative Purchasing Contract.
Sponsor: Hefele

X. CERTIFICATION OF THE APRIL ELECTION – City Clerk Morgan Kuepfert. Results of the April 2, 2019 Election are as follows: Motion required to approve.

MAYOR
Two-Year Term

Robert Brasses	871
Josh Voyles	402

ALDERMAN WARD 1
Two-Year Term

Andrew Sobey, Jr. 218
Mike Jones 84

ALDERMAN WARD 2
Two-Year Term

Brian Wisbrock 232
Greg Hefele 114

ALDERMAN WARD 3
Two-Year Term

Chris Clauss 119
Robin Huels 85

ALDERMAN WARD 4
Two-Year Term

Susan Jokerst 236
Vera J. Glick 142

XI. ADJOURNMENT

RECESS/NEWLY ELECTED OFFICIALS TAKE OATHS OF OFFICE

**CITY OF FENTON, MISSOURI
AGENDA
SPECIAL MEETING OF THE BOARD OF ALDERMEN
THURSDAY, APRIL 25, 2019
IMMEDIATELY FOLLOWING THE APRIL 25, 2019 BOARD OF ALDERMEN
MEETING**

I. CALL TO ORDER

**AMERICAN LEGION/VIETNAM VETERAN COLOR GUARD
PRESENTATION/PLEDGE OF ALLEGIANCE**

ROLL CALL

**II. MAYOR'S APPOINTMENT OF A WARD 3 ALDERMAN TO FILL AN
UNEXPIRED TERM EXPIRING APRIL 2020.**

Motion required to approve.

III. MAYOR'S COMMENTS

IV. NEW BUSINESS:

A. Board motion to elect a President of the Board of Aldermen.

B. Board motion to elect their Liaison to the Planning & Zoning Commission.

C. Board motion to elect their Liaison to the Park Board.

**V. EXECUTIVE SESSION: ROLL CALL VOTE TO CLOSE THE MEETING
PURSUANT TO SECTION 610.021(1), LEGAL ACTIONS, CAUSES OF ACTION
OR LITIGATION... SECTION 610.021(2) LEASE, PURCHASE OR SALE OF REAL
ESTATE...AND SECTION 610.021(3) HIRING, FIRING, DISCIPLINING OR
PROMOTING EMPLOYEES...**

VI. ADJOURNMENT

**PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN
THE MEETING SHOULD CONTACT THE CITY CLERK/MANAGER'S OFFICE AT 636-
343-2080 OR TDD 1-800-735-2966 AT LEAST TWO WORKING DAYS PRIOR TO THE
MEETING.**

THIS AGENDA WITH PUBLIC NOTICE OF THE BOARD OF ALDERMEN MEETING WAS POSTED FRIDAY, APRIL 19, 2019 AT FENTON CITY HALL. FOR A COPY, CONTACT THE CITY CLERK'S OFFICE.

Mayor Josh Voyles

Board of Aldermen

Paul Seemayer

Chris Clauss

Andrew Sobey, Jr.

Bob Brasses

Greg Hefele

Richard Patton

Joe Maurath

Vera J. Glick

Erin P. Seele, Esq., City Attorney

Morgan Kuepfert, City Clerk

Lisa Peck, City Administrator