

**CITY OF FENTON
PLANNING AND ZONING
COMMISSION HEARING
JUNE 4, 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: *April 9, 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-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 District. CASE 2019-SUP-03 was WITHDRAWN by the Petitioner.

CASE 2019-SUB-01: A Petition by David J. Hyde, III, Trustee of David J. Hyde III R.L.T. UDT 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. CASE 2019-SUB-01 was WITHDRAWN by the Petitioner.

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.

CASE 2019-SPR-11: A Petition by Infinity Hospitality, LLC, for Site Plan Review of a proposed addition to an existing hotel building and a proposed 29,000 square-foot building at 800 S. Highway Drive. The property is zoned “HP-1” Hospitality Park District.

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-06: Consideration of 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.

IX. NEW BUSINESS:

CASE 2019-TXT-07: Consideration of amendments to the definition for Hotel under Section 400.030 of the Zoning Code.

CASE 2019-TXT-08: Consideration of an amendment to Section 476.010 Land Use Matrix of the Zoning Code to allow Distilleries as a use allowed under a Special Use Permit in the “BP-3” Business Park District.

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

CASE 2019-TXT-10: Consideration of amendments to Chapter 405 - Planning and Zoning Commission of the Zoning Code.

CASE 2019-SP-03: A Petition by Alliance Credit Union c/o Warren Sign Company for review of a Sign Plan for proposed signage at 1280 S. Highway Drive. The parcel is zoned “BP-1” Business Park District.

CASE 2019-SPR-12: A Petition by US Capital Development for Site Plan Review of two (2) proposed warehouse buildings (“Buildings 7 and 8 at Fenton Logistics Park”), containing 192,800 square feet each, 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: July 2, 2019, at 7:00 p.m. at City Hall

**CITY OF FENTON
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FENTON, MISSOURI 63026
636-343-2080**

DATE POSTED: FRIDAY, MAY 17, 2019