

**CITY OF FENTON, MISSOURI
AMENDED AGENDA
SPECIAL MEETING OF THE BOARD OF ALDERMEN
THURSDAY, JUNE 13, 2019
6:00 P.M.**

Posted at Fenton City Hall, June 7, 2019

Notice is hereby given that the City of Fenton will hold a Special Meeting of the Board of Aldermen on Thursday, June 13, 2019, 6:00 p.m. at Fenton City Hall, 625 New Smizer Mill Road, Fenton, Missouri.

This Special Meeting is being called for:

- **PUBLIC COMMENTS**

- **MAYOR'S APPOINTMENT OF A WARD 3 ALDERMEN TO FILL AN UNEXPIRED TERM EXPIRING APRIL 2020.**
Motion required to approve.

- **DISCUSSION OF POTENTIAL ARBITRATION/MEDIATION – MAYOR BRASSES**

- **ENERGY AUDIT PROPOSALS**

- **OFFICE OF STATE COURT ADMINISTRATOR COMPLIANCE REQUIREMENT – SEE 5/30/19 MEMO FROM JAN FISCHER**
Motion required to approve.

- **RIVERCHASE PARKING LOT CONSTRUCTION CONTRACT**

- **MISSOURI DEPARTMENT OF AGRICULTURE PROMOTIONAL GRANT – FARMERS MARKET BANNER – SEE 6/13/19 MEMO FROM KATE BUEMI**
Motion required to approve.

- **CONTRACTOR ACCEPTANCE RIVERCHASE PARKING LOT IMPROVEMENTS – SEE 6/7/19 MEMO FROM DAN HOWARD**
Bill required to approve.

- **RUDDER ROAD PROGRAMMING AGREEMENT – SEE 6/7/19 MEMO FROM DAN HOWARD**
Bill required to approve.

- **2ND QUARTER CAREER ACHIEVEMENT AWARDEES**
Motion required to forward to the June Board Meeting.

- **PLANNING AND ZONING COMMISSION MEETING JUNE 4, 2019 – UPDATE/DISCUSSION**

All items listed will be forwarded to the June Board Meeting for approval unless otherwise noted.

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.
 - 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. CASE 2019-SUP-03 has been withdrawn by the petitioner.
 - 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. CASE 2019-SUB-01 has been withdrawn by the petitioner.
 - 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-TXT-09, consideration of amendments to Chapter 480 – Subdivision Regulations of the Zoning Code.
 - Due to the July 4 Holiday, the Planning and Zoning Commission Meeting has been moved to Tuesday, July 9th.
 - Chairperson John Shea has submitted his resignation to the Commission effective following the July 9th meeting. Mr. Shae has served on the Planning and Zoning Commission since 1999.
2. The Planning and Zoning Commission recommended approval, with conditions, of 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.
 3. The Planning and Zoning Commission recommended approval, with conditions, 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.
 4. The Planning and Zoning Commission recommended approval of 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, as indicated in Exhibit A.

5. The Planning and Zoning Commission recommended approval of CASE 2019-TXT-07, amendments to the definition for Hotel under Section 400.030 of the Zoning Code, as indicated in Exhibit B.
 6. The Planning and Zoning Commission recommended approval of CASE 2019-TXT-08, amendments 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.
 7. The Planning and Zoning Commission recommended approval of CASE 2019-TXT-10, amendments to Chapter 405 – Planning and Zoning Commission of the Zoning Code, as indicated in Exhibit C.
 8. The Planning and Zoning Commission recommended approval, with conditions, of 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.
 9. The Planning and Zoning Commission recommended approval, with conditions, of 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.
- **Case 2019-PLT-03: 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.**
Bill required to approve.
 - **A RESOLUTION OF THE CITY OF FENTON, MISSOURI, AUTHORIZING THE APPLICATION TO THE MUNICIPAL PARK GRANT PROGRAM FOR AN ALL ABILITIES PLAYGROUND AND GRANTING FURTHER AUTHORITY FOR SAME.**
 - **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...**
Motion required to approve.

Representatives of the news media may obtain copies of this notice by contacting:

Morgan Kuepfert

City Clerk
City of Fenton
625 New Smizer Mill Road
Fenton, MO 63026 (636-343-2080)