

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, JUNE 27, 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.**

05 18 19 Special Board of Aldermen Meeting

Motion required to approve.

05 23 19 Special Board of Aldermen Meeting

Motion required to approve.

05 23 19 Board of Aldermen Meeting

Motion required to approve.

06 06 19 Special Board of Aldermen Meeting

Motion required to approve.

06 06 19 Public Hearing

Motion required to approve.

06 06 19 Board of Aldermen Committee Meetings

Motion required to approve.

06 13 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 –

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 CASE 2019-SUP-03 has been withdrawn by the petitioner.**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 CASE 2019-SUB-01 has been withdrawn by the petitioner.**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. Shea 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.**
This will be considered under “New Bills”.
- 3. 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.**
This will be considered under “New Bills”.

- 4. 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.**
This will be considered under “New Bills”.
- 5. 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.**
This will be considered under “New Bills”.
- 6. 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.**
This will be considered under “New Bills”.
- 7. 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.**
Motion required to approve.
- 8. 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.**
Motion required to approve.
- 9. 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.**
This will be considered under “New Bills”.

V. MAYOR’S REPORT:

- 1) The City will be accepting nominations for the John Fabick Community Service Award from July 1 through September 29, 2019.**
- 2) Mayor’s re-appointment of Chuck Billings as Municipal Judge.**
Motion required to approve.

- 3) **Ord. appointing a Prosecuting Attorney and authorizing the Mayor to execute a contract for Prosecuting Attorney Services with Tim Engelmeyer and Engelmeyer & Pezzani, LLC.**
This will be considered under “New Bills”.
- 4) **Second Quarter Career Achievement Awardees**

VI. CITY CLERKS REPORT

- 1) **The July 4 Committee Meetings are cancelled due to the Holiday.**
- 2) **Approval of Letter of Intent from Trane.**
Motion required to approve.

VII. REPORTS FROM STANDING COMMITTEES:

A. CAPITAL IMPROVEMENTS

- 1) **Nothing to report.**

B. PARK, BEAUT. & RECREATION

- 1) **Monthly Report.**

C. INFORMATION SERVICES

- 1) **Nothing to report.**

D. PUBLIC WORKS/FORESTRY

- 1) **Monthly Update.**

E. FINANCE

- 1) **Monthly Update.**

F. POLICE

- 1) **Monthly Report: Sgt. Dan Lottman**

G. PERSONNEL

1) Monthly Update.

H. COMMUNITY AFFAIRS

1) Nothing to report.

I. HEALTH/SAFETY

1) Monthly Update.

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

**Bill 19-45 Ord. of the City of Fenton, Missouri adopting a procedure for considering redevelopment plans and tax abatement or exemption pursuant to Chapter 353 of the revised statutes of Missouri.
Sponsor: Seemayer**

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

Bill 19-56 Ord. approving a Special Use Permit for Infinity Hospitality, LLC to operate a Hotel (Quality Inn & Suites by Choice Hotel) at 800 South Highway Drive.

**The Planning and Zoning Commission recommended approval, with conditions, of 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.
Motion required to approve.**

Bill 19-57 Ord. amending Section 400.030, Definitions, and Section 476.010, Land Use Matrix, pertaining to Automotive and Commercial Motor Vehicles.

Bill 19-58 Ord. amending Section 400.030, Definitions, of the City of Fenton Municipal Code relating to Hotel Definitions.

- Bill 19-59** **Ord. amending Section 476.010, Land Use Matric, of the Zoning Code to allow Distilleries as a Use allowed by Special Use Permit in the “BP-3” Business Park District.**
- Bill 19-60** **Ord. amending Chapter 405 – Planning and Zoning Commission of the Zoning Code of the City of Fenton, Missouri.**
- Bill 19-61** **Ord. approving a Horan Drive Boundary Adjustment Plat to reconfigure three existing parcels into two parcels.**
- Bill 19-62** **Ord. appointing a Prosecuting Attorney and authorizing the Mayor to execute a contract for Prosecuting Attorney Services with Tim Engelmeyer and Engelmeyer & Pezzani, LLC.**

X. 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, AND SECTION 610.021(13) INDIVIDUALLY IDENTIFIABLE PERSONNEL RECORDS, PERFORMANCE RATINGS, OR RECORDS PERTAINING TO EMPLOYEES OR APPLICANTS FOR EMPLOYMENT.

XI. ADJOURNMENT

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK’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, JUNE 21, 2019 AT FENTON CITY HALL. FOR A COPY, CONTACT THE CITY CLERK’S OFFICE.

Mayor Bob Brasses	
Board of Aldermen	
Paul Seemayer	Chris Clauss
Andrew Sobey, Jr.	Richard Patton
Brian Wisbrock	Susan Jokerst
Joe Maurath	
Erin P. Seele, Esq., City Attorney	
Morgan Kuepfert, City Clerk	
Nikki Finkbiner, Interim City Administrator	