

**CITY OF FENTON
PLANNING AND ZONING COMMISSION HEARING
VIA VIDEO/TELECONFERENCE
AUGUST 5, 2020 - 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, August 5, 2020, 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 the Federal, State, and County Emergency Declarations, and in accord with the provisions of Sec. 610.020, RSMo. and the City's policy for meetings via videoconferencing adopted via R-20-01, the Board of Aldermen 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 current Social Distancing requirements of the County. 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. In order to balance both the need for continuity of government and protection of the health and safety of all, this meeting of the Board of Aldermen will not be open to in-person public attendance. The meeting will be 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: 856 8436 3173
- (4) Enter Password: 534785

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 by no later than Friday, July 31, 2020 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: *July 7, 2020 Meeting*

VII. PUBLIC COMMENTS

VIII. OLD BUSINESS: None

IX. NEW BUSINESS:

CASE 2020-SUP-07: A Petition by Arise Community Church for a Special Use Permit to operate a Church at 639 Gravois Bluffs Boulevard, Suite I. The parcel is zoned “OT-3” Olde Towne District.

CASE 2020-TXT-04: A Petition by JCW Development for amendments to the Zoning Code as follows: 1) to amend Section 400.030 Definitions to add the term “Blood/Plasma Collection Center”; and 2) to amend Section 476.010 Land Use Matrix to allow Blood/Plasma Collection Center as a use allowed by Special Use Permit in the “OT-2” Olde Towne District.

CASE 2020-SUP-08: A Petition by JCW Development on behalf of BioLife Plasma Collection for a Special Use Permit to operate a Blood/Plasma Collection Center at 55-58 Fenton Plaza. The parcel is addressed as 14 Fenton Plaza and is zoned “OT-2” Olde Towne District.

CASE 2020-PLT-04: A Petition by Fenton Land Investors to amend the Final Plat approved under Ordinance 4026 for Fenton Logistics Park Plat Five in order to eliminate landscape buffers for parcels not adjacent to the “IP-1” and “BP-2” Districts. The parcel is addressed as 2055 Fenton Logistics Park Boulevard and is zoned “PID” Planned Industrial Development.

CASE 2020-SPR-05: A Petition by Fenton Land Investors for Site Plan Review of a proposed 148,800 square-foot building (distribution facility) at 655 Assembly Parkway. The parcel is addressed as 2055 Fenton Logistics Park Boulevard and is zoned “PID” Planned Industrial Development.

CASE 2020-SPR-06: A Petition by Fenton Land Investors for Site Plan Review of two (2) proposed private driveways connecting Assembly Parkway to undeveloped parcels of land within Fenton Logistics Park. The parcel is addressed as 2055 Fenton Logistics Park Boulevard and is zoned “PID” Planned Industrial Development.

X. ANNOUNCEMENTS:

Report from the City Planner
Report from the Chairperson
Report from other Commissioners
Report from Planning & Zoning Liaison
Next Planning & Zoning Meeting: September 1, 2020, 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, JULY 17, 2020