

**CITY OF FENTON  
PLANNING AND ZONING  
COMMISSION HEARING  
AUGUST 6, 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: *July 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-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-09:** Consideration of amendments to Chapter 480 - Subdivision Regulations of the Zoning Code.

**IX. NEW BUSINESS:**

**CASE 2019-SPR-14:** A Petition by Matt Adams of Adams Architectural Associates for Site Plan Review of a proposed accessory structure (canopy) for Estes Express Lines at 205 Soccer Park Road. The property is zoned “CP-1” Commercial Park District.

**CASE 2019-SP-04:** A Petition by Intelica Commercial Real Estate for review of a Sign Plan for proposed signage at 1855 Bowles Avenue. The parcel is zoned “BP-1” Business Park District.

**CASE 2019-SUP-13:** A Petition by Robert Kyle Lenzen of LSL Management, LLC, to operate a Medical Marijuana Dispensary Facility at 180 Gravois Bluffs Circle, Suite B. The parcel is zoned “C-1” Commercial District.

**CASE 2019-SUB-04:** A Petition by Fenton Land Investors, LLC, for consideration of variances from the following Sections of Chapter 480 Subdivision Regulations 1) Section 480.060(D)(3) to allow for a building permit to be approved for proposed Lot F of Fenton Logistics Park Plat Five to commence construction of Building VII prior to the Final Plat being approved; and 2) Section 480.060(E)(7) to eliminate the requirement for easements to be provided on the Preliminary Plat for Plat Five. The property is addressed as 2055 Fenton Logistics Park Boulevard and is zoned "PID" Planned Industrial Development.

**CASE 2019-REZ-01:** A Petition by Daniel T. Guirl for an amendment to Ordinance 2882, as amended (which rezoned the subject property from "HP-1" Hospitality Park to "BP-4" Planned Business Park and established the permitted uses for the subject development known as Pointe Fenton Park), to allow for gymnastics training as a permitted use in the subject "BP-4" District. The property is addressed as 2 Soccer Park Road.

**X. ANNOUNCEMENTS:**

Report from the Community Development Director

Report from the Chairperson

Report from the Aldermanic Liaison

Report from other Commissioners

Next Planning & Zoning Meeting: September 3, 2019, 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 19, 2019**