

**CITY OF FENTON  
PLANNING AND ZONING  
COMMISSION HEARING  
SEPTEMBER 3, 2019 - 7:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. OATH OF OFFICE – COMMISSION MEMBERS**

**IV. ROLL CALL - INTRODUCTION OF CITY OFFICIALS**

**V. ELECTION OF CHAIRPERSON, VICE-CHAIRPERSON AND SECRETARY**

**VI. NOTICE TO PUBLIC: *Ground Rules***

**VII. NOTICE TO PETITIONERS:** A simple majority vote of the Commission shall be necessary to constitute a positive recommendation to the Board of Aldermen.

**VIII. APPROVAL OF MEETING MINUTES: *August 13, 2019***

**IX. PUBLIC COMMENTS**

**X. 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.

**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.

**XI. NEW BUSINESS:**

**CASE 2019-SUP-14:** A Petition by Mike Harrell of K&K Supply, Inc., on behalf of Byerly RV, for the outdoor storage of vehicles associated with a dealership that is not located on the same premises at 555 N. Highway Drive. The property is zoned “BP-3” Business Park District.

**CASE 2019-SPR-15:** A Petition by Andy Maguire of Special Delivery Express for Site Plan Review of an Accessory Building (storage shed) at 1090 Cassens Industrial Drive. The property is zoned “IP-1” Industrial Park District.

**CASE 2019-SP-05:** A Petition by Jacob Family Enterprises for review of a Sign Plan for proposed signage at 1707 Gilsinn Lane. The parcel is zoned “HP-1” Hospitality Park District.

**CASE 2019-SPR-16:** A Petition by Daniel T. Guirl of Matrix Group IV, LLC for Site Plan Review of a new warehouse building at 1524 Ocello Drive. The property is zoned “BP-3” Business Park District.

**XII. ANNOUNCEMENTS:**

Report from the Community Development Director

Report from the Chairperson

Report from other Commissioners

Next Planning & Zoning Meeting: October 1, 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, AUGUST 16, 2019**