

**CITY OF FENTON**  
**PLANNING AND ZONING COMMISSION HEARING**  
**APRIL 6, 2022 - 7:00 P.M.**

**AGENDA**

Notice is hereby given that the City of Fenton will hold a public meeting of the Planning and Zoning Commission on Wednesday, April 6, 2022, 7:00 p.m. at Fenton City Hall, 625 New Smizer Mill Road, Fenton, Missouri.

**If you are unable to attend in-person, to join the meeting via video/teleconference:**

- (1) Go to Zoom at <https://zoom.us>
- (2) Select Join a Meeting
- (3) Enter Meeting ID: 834 0711 2530
- (4) Enter Password: 985275

**To join the meeting by phone call (audio):**

- (1) Call 1-312-626-6799

When prompted, enter the **Meeting ID** and **Password** provided above.

- 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: *March 1, 2022, Meeting Minutes*
- VII. PUBLIC COMMENTS
- VIII. OLD BUSINESS: None
- IX. NEW BUSINESS:

**CASE 2022-SUP-02:** A Petition by Matthew Cragun on behalf of Chase Bank for a Special Use Permit for a Freestanding ATM at 190 Gravois Bluffs Circle. The property is zoned "C-1" Commercial District.

**CASE 2022-SPR-01:** A Petition by US Capital Development for Site Plan Review of a new Retail/Commerce Building. The property is addressed as 750 Assembly Parkway and is zoned "PID" Planned Industrial Development.

**CASE 2022-REZ-01:** A Petition by Infinity Hospitality, LLC/FTN Investment, LLC to rezone a 1-acre portion of a tract of land described as being part of Lot 4 of Breck Industrial Court and part of Breck Industrial Plat No. 3 from "HP-1" Hospitality Park to "BP-3" Business Park. The property is addressed as 800 S. Highway Drive.

**CASE 2022-REZ-02:** A Petition by Johnathan Fowler of Fowler Development Company, LLC to rezone an 8.9-acre portion of a tract of land described as being part of Lot 4 of Breck Industrial Court and part of Breck Industrial Plat No. 3 from “HP-1” Hospitality Park to “BP-3” Business Park. The property is addressed as 800 S. Highway Drive.

**CASE 2022-TXT-01:** A Petition by Michael Marschuetz of STL Athletic Center, LLC to amend the definition for "Indoor, Unlimited Recreation Facility" under Section 400.030 of the Zoning Code to allow for outdoor activities related to the primary use in the principal building.

**CASE 2022-SUP-03:** A Petition by Michael Marschuetz of STL Athletic Center, LLC to amend an existing Special Use Permit, approved via Ordinance 3907, for an Indoor, Unlimited Recreational Facility located at 2300 Hitzert Court to expand the Special Use Permit to include an outdoor soccer field. The property is zoned “IP-1” Industrial Park.

**X. ANNOUNCEMENTS:**

Report from the City Planner

Report from the Chairperson

Report from other Commissioners

Report from Planning & Zoning Liaison

Next Planning & Zoning Meeting: Tuesday, May 3, 2022, 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, MARCH 25, 2022**