

**CITY OF FENTON, MISSOURI  
625 NEW SMIZER MILL ROAD  
FENTON, MISSOURI 63026**

**PLANNING AND ZONING COMMISSION  
MINUTES OF MEETING  
MARCH 1, 2022**

**COMMISSIONERS:**

Callan Yeoman, Chairperson (2023)  
Kevin Sherrel, Vice-Chairperson (2022)  
Deborah Abbott, Secretary (2025)  
Alderman Joe Maurath (voting member)  
Bill Voorhees (2024)  
Warren Wisbrock (2023)  
Ron Harrell (2024)  
Linda Nelson (2022)  
John Bielicki (2025)

**CITY OFFICIALS AND OTHERS IN ATTENDANCE:**

Erin P. Seele, Esq, City Attorney – via Videoconference  
Amy Starck, City Planner  
Alderman Chris Clauss – Via Videoconference  
Alderman Robin Huels – Via Videoconference

**CALL TO ORDER:** Chairperson Yeoman called the meeting to order on March 1, 2022, at 7:00 p.m.  
The meeting was held at City Hall.

**PLEDGE OF ALLEGIANCE:** All attendees recited the Pledge of Allegiance.

**ROLL CALL – INTRODUCTION OF CITY OFFICIALS:**

Chairperson Callan Yeoman	Present
Vice-Chairperson Kevin Sherrel	Present Via Videoconference
Secretary Deborah Abbott	Present
Alderman Joe Maurath	Present
Commissioner John Bielicki	Present
Commissioner Ron Harrell	Present
Commissioner Linda Nelson	Present
Commissioner Bill Voorhees	Present
Commissioner Warren Wisbrock	Present

**NOTICE TO PUBLIC (Ground Rules):** Chairperson Yeoman read aloud the ‘Public Hearing Ground Rules’.

**NOTICE TO PETITIONERS:** Chairperson Yeoman read aloud the ‘Notice to Petitioners’.

**APPROVAL OF MINUTES (February 1, 2022):**

Chairperson Yeoman made a motion to approve the minutes of February 1, 2022. Commissioner Nelson seconded the motion.

**9 Ayes; 0 Nays, 0 Absent: Motion APPROVED by voice vote.**

**PUBLIC COMMENTS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**CASE 2022-SP-02: A Petition by Caplaco Forty-Two, Inc. and Dierbergs Fenton Crossing, LLC for review of a Sign Plan for proposed signage for Dierbergs Fenton Crossing. The properties are addressed as 405 and 487 Old Smizer Mill Road and are zoned "C-1" Commercial District.**

City Planner, Amy Starck, gave a summary of the Staff report to the Commission explaining that two previous Sign Plans were approved for these parcels; however, those signs were never constructed, and the Petitioner is now proposing two new signs – a 50-foot Pole Sign along Highway 30 and a 20-foot Monument Sign along Highway 141. She explained that both proposed signs exceed the height and sign face requirements of the code and added that the proposed Monument Sign is also an off-premises sign requiring approval through a Sign Plan.

The Petitioner, Dan Capps, answered questions from the Commission concerning the proposed location of the signs. Mr. Capps stated that the proposed Pole and Monument Signs would be erected in the same location as the existing Pole and Monument Signs adding that an easement has been signed with Commerce Bank for the placement of the Monument Sign on their property at the entrance to Highway 141. Garret Newhouse with Ziglin Signs approached and described the construction and building material of the proposed signs attesting to their durability.

Following discussion, Chairperson Yeoman read aloud conditions of approval. The Petitioner agreed to all.

Due to audio difficulties, Vice-Chairperson Sherrel informed the Commission that he would abstain from the vote.

**Chairperson Yeoman made a motion to APPROVE CASE 2022-SP-02 WITH THE 6 AGREED-UPON CONDITIONS. Commissioner Wisbrock seconded the motion.**

**Conditions of Approval:**

1. The Sign Plan approval is for a new 50-foot Pole Sign located at 405 Old Smizer Mill Road and a 20-foot Monument Sign Located at 487 Old Smizer Mill Road, as indicated in the attached renderings and Site Plan, dated January 28, 2022
2. Approval of this Sign Plan renders the previous Sign Plan for a proposed Monument Sign at 487 Old Smizer Mill Road null and void.
3. Evidence of an easement agreement to locate an Off-Premises at 487 Old Smizer Mill Road will be required.
4. Any proposed future Signs for the subject location that are not in compliance with the Sign Code shall require a separate Sign Plan review. Nothing in this requirement shall prevent the installation of new Signs in compliance with the Sign Code, via applicable permits.
5. Municipal Zoning Approval by the City of Fenton and a Sign Permit issued by St. Louis County will be required for the proposed signs.
6. Compliance with all other applicable City Codes and Ordinances.

**Roll Call:**

Chairperson Callan Yeoman	Aye
Vice-Chairperson Kevin Sherrel	Abstain
Secretary Deborah Abbott	Aye
Alderman Joe Maurath	Aye
Commissioner Bill Voorhees	Aye
Commissioner Warren Wisbrock	Aye
Commissioner Ron Harrell	Aye
Commissioner Linda Nelson	Aye
Commissioner John Bielicki	Aye

**8 Ayes; 0 Nays, 1 Abstain: Motion APPROVED**

**ANNOUNCEMENTS:**

**REPORT FROM THE CITY PLANNER:** Amy Starck shared that two (2) petitions have been submitted for the April meeting and anticipated additional applications before the March 4<sup>th</sup> deadline. She reminded the Commission that the April meeting will take place on Wednesday, April 6<sup>th</sup> because of the election. She shared that this was her last meeting as her last day with the City of Fenton is on March 4<sup>th</sup> stating that it has been a pleasure to work for the City for the past 6 years.

**REPORT FROM THE CHAIRPERSON:** Chairperson Yeoman expressed that the conflict in Ukraine is weighing heavily on his mind, and it is his hope that the conflict it is resolved quickly and with minimal loss of life.

**REPORT FROM OTHER COMMISSIONERS:** Secretary Abbott expressed that she would miss City Planner Amy Starck and wished her the best in the future.

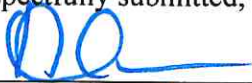
**REPORT FROM THE ALDERMANIC LIAISON:** Alderman Maurath stated that all petitions from February were approved by the Board of Aldermen as recommended by the Commission. Alderman Maurath thanked City Planner Amy Starck for her 6 years of service to the City.


**ADJOURNMENT: 7:28 P.M.**

A motion to adjourn was made by Chairperson Yeoman and seconded by Commissioner Harrell.

**8 Ayes; 0 Nays, 1 Abstain: Motion APPROVED by voice vote.**

Respectfully submitted,

  
~~Amy Starck~~ **Andrea N. Finkbner**  
Community Development Department  
**City Administrator**

  
Callan Yeoman, Chairperson  
Planning and Zoning Commission