

**CITY OF FENTON  
PLANNING AND ZONING COMMISSION MEETING  
JANUARY 3, 2023 - 7:00 P.M.**

**AMENDED AGENDA**

Notice is hereby given that the City of Fenton will hold a public meeting of the Planning and Zoning Commission on Tuesday, January 3, 2023, 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: 885 3811 8552**
- (4) **Enter Password: 948367**

**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: *December 6, 2022 Meeting***

**VII. PUBLIC COMMENTS**

**VIII. OLD BUSINESS: None**

**IX. NEW BUSINESS:**

**CASE 2023-SUP-01:** A Petition by Best Box MO Gravois, LLC for a Special Use Permit to operate a Self-Storage Facility at 747 Gravois Road. The property is zoned "C-1" Commercial District.

**CASE 2023-SUP-02:** A Petition by Tonja Matthias of First Stop Chiropractic, LLC for a Special Use Permit to operate a Medical Office at 558 Gravois Road, Suite 201. The property is zoned "OT-2" Olde Towne District.

**2023-TXT-01:** Consideration of amendments to the City's Zoning Code to comply with recent amendments to the Missouri Constitution regarding medical and recreational marijuana use regulations.

**CASE 2023-SUP-03:** A Petition by Kind Goods Fenton, LLC, for a Special Use Permit to operate a Comprehensive Marijuana Dispensary Facility at 180 Gravois Bluffs Circle, Suite B. The property is zoned “C-1” Commercial District.

**X. ANNOUNCEMENTS:**

Report from the Community Development Department

Report from the Chairperson

Report from the Mayor

Report from Planning & Zoning Liaison

Report from other Commissioners

Next Planning & Zoning Meeting: Tuesday, February 7, 2023, at 7:00 p.m. at City Hall

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**CITY OF FENTON  
625 NEW SMIZER MILL RD.  
FENTON, MISSOURI 63026  
636-343-2080**

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**DATE POSTED: FRIDAY, DECEMBER 16, 2022**  
**DATE AMENDED: WEDNESDAY, DECEMBER 21, 2022**