

**CITY OF FENTON  
PLANNING AND ZONING COMMISSION HEARING  
VIA VIDEO/TELECONFERENCE  
JUNE 1, 2021 - 7:00 P.M.**

**AGENDA**

Notice is hereby given that the City of Fenton will hold a meeting of the Planning and Zoning Commission on Tuesday, June 1, 2021, 7:00 p.m. at Fenton City Hall, 625 New Smizer Mill Road, Fenton, Missouri via video/teleconference.

In light of the current public health crisis and related emergency declarations, the Board recognizes that it would be dangerous and impractical, if not impossible, for its meeting to be physically accessible to the public in accordance with the County's current Social Distancing requirements. The Board also recognizes the need for the public's business to be attended to in order to protect the public health, safety, and welfare. To balance both, and in accordance with Sec. 610.020, RSMo. and R-20-01, this meeting will not be open to in-person public attendance but rather accessible by the public in real time ONLY by a video/teleconference call via "Zoom", instruction to join below.

**To join the meeting via website:**

- (1) Go to Zoom at <https://zoom.us>
- (2) Select Join a Meeting
- (3) **Enter Meeting ID: 830 2457 1788**
- (4) **Enter Password: 387151**

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

- (1) Call 1-312-626-6799
- (2) When prompted, enter the **Meeting ID** and **Password** provided above.

Instructions for providing public comments: Persons interested in making their views known on any matter will be able to speak during the video/teleconference meeting under "Public Comments." In addition, anyone may send an email with their comments to the City Planner at [astarck@fentonmo.org](mailto:astarck@fentonmo.org) no later than Monday, May 31, 2021 by 4:30 p.m. All comments received by email will be entered into the public record and publicly read as time allows. All emailed comments will also be distributed to the entire Commission at or before the meeting. Thank you for your understanding and patience as we all try to get through these unprecedented times.

**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: *May 4, 2021 Meeting***

**VII. PUBLIC COMMENTS**

**VIII. OLD BUSINESS: None**

**IX. NEW BUSINESS:**

**CASE 2021-SUP-06:** A Petition for Special Use Permit by Daniel F. Guerra, DMD, to operate a Medical (dental) Office at 517-519 Main Street. The parcel is zoned “OT-2” Olde Towne District.

**CASE 2021-SUP-07:** A Petition by American Multispecialty Group, Inc. dba Esse Health, Office of Sri Kolli, MD, for Special Use Permit to operate a Medical Office at 416-420 Old Smizer Mill Road. The parcel is addressed as 400 Old Smizer Mill Road and is zoned “C-1” Commercial District.

**CASE 2021-TXT-05:** A Petition by Mitesh Kalthis for a Text Amendment to amend the Zoning Code to create a new Zoning District known as “HP-2” Planned Hospitality Park District.

**CASE 2021-SP-04:** A Petition by Kimley-Horn & Associates on behalf of Target, Corp. for review of a Sign Plan for proposed signage at 197 Gravois Bluffs Plaza Drive. The property is zoned “C-1” Commercial District.

**CASE 2021-SUP-08:** A Petition by Gary Grewe of Gravois Bluffs East 8B, LLC on behalf of S&H Sports Group, LLC to amend an existing Special Use Permit to expand an Indoor Unlimited Recreation Facility (volleyball facility) at 601 Gravois Bluffs Boulevard, Suite D-G. The parcel is zoned “OT-3” Olde Towne District.

**CASE 2021-TXT-06:** A Petition by Corbin Holtzman of PPM/Cassens, LLC to amend Section 476.010 Land Use Matrix of the Zoning Code to allow Medical Office as a use allowed by Special Use Permit in the “IP-1” Industrial Park District.

**CASE 2021-SUP-09** A Petition by PPM/Cassens, LLC on behalf of Aspire Wellness for a Special Use Permit to operate a Medical Office (behavioral health clinic) at 2275 Cassens Drive, Suite 128. The parcel is zoned “IP-1” Industrial Park District.

**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, July 6, 2021 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, MAY 14, 2021**