

**CITY OF FENTON
PLANNING AND ZONING COMMISSION MEETING
AUGUST 3, 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, August 3, 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: 818 3790 2583**
- (4) **Enter Password: 418993**

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: *July 5, 2022, Meeting Minutes*

VII. PUBLIC COMMENTS

VIII. OLD BUSINESS:

CASE 2022-SUP-09: A Petition by Carrot Investors, LLC for a Special Use Permit to operate a Used Automotive Sales Dealership at 515 Gravois Road. The property is zoned "OT-1" Olde Towne.

IX. NEW BUSINESS:

CASE 2022-SP-03: A Petition by Chris Smith of Dale Sign Service on behalf of Chase Bank for a Sign Plan for proposed signage at 190 Gravois Bluffs Circle. The property is zoned "C-1" Commercial District.

CASE 2022-SUP-10: A Petition by Dr. Jeffrey Becker of Regenerative Wellness Center, LLC for a Special Use Permit to operate a Medical Office (men's health and wellness) at 794 Gravois Bluffs Boulevard, Suite B. The property is zoned "C-1" Commercial District.

CASE 2022-SUP-11: A Petition by Miranda Cardinali of Osage Valley Counseling, LLC for a Special Use Permit operate a Medical Office (counseling) at 320 Gravois Road, Suite 210. The property is zoned “OT-2” Olde Towne District.

CASE 2022-TXT-02: Consideration of an amendments to Chapter 405 Addendum A: Fee Schedule of the Zoning Code related to application fees.

X. ANNOUNCEMENTS:

Report from the Community Development Department

Report from the Chairperson

Report from other Commissioners

Report from Planning & Zoning Liaison

Next Planning & Zoning Meeting: Tuesday, September 6, 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, JULY 22, 2022