

**CITY OF FENTON
PLANNING AND ZONING
COMMISSION HEARING
FEBRUARY 4, 2020 - 7:00 P.M.**

AGENDA

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: *January 7, 2020*

VII. PUBLIC COMMENTS

VIII. OLD BUSINESS:

CASE 2019-TXT-01: Consideration of amendments to Chapter 470 – Additional Non-Residential District Regulations of the Zoning Code.

CASE 2019-TXT-04: Consideration of amendments to Chapters 450 and 495 of the Zoning Code pertaining to drive-through services and off-street parking and loading requirements.

CASE 2019-TXT-09: Consideration of amendments to Chapter 480 - Subdivision Regulations of the Zoning Code.

CASE 2019-TXT-11: A Petition by Gary Grewe of Gravois Bluffs East 8-A, LLC to include uses already identified on the City's Land Use Matrix under Chapter 476 as additional Permitted Uses or Uses allowed by Special Use Permit in "C-1" Commercial District and "OT-3" Olde Towne District.

CASE 2020-SUB-01: A Petition by Stock & Associates on behalf of Fenton Land Investors, LLC to amend the Preliminary Plat for Fenton Logistics Park Plat 5 approved under Ordinance 3955. The property is addressed as 2055 Fenton Logistics Park Boulevard and is zoned "PID" Planned Industrial Development.

IX. NEW BUSINESS:

CASE 2020-SUP-01: A Petition by Gary Grewe of Gravois Bluffs East 8-A1, LLC, on behalf of Caliber Collision, to operate an Automotive Collision Shop at 645 Gravois Bluffs Boulevard. The parcel is zoned "OT-3" Olde Towne District.

CASE 2020-SUP-02: A Petition by Jiten and Vaishali Patel for a Special Use Permit to operate a hotel (Super 8) at 650 S. Highway Drive. The property is zoned “HP-1” Hospitality Park District.

CASE 2020-SPR-01: A Petition by Lauri Sharp of The Crossing – Fenton for Site Plan Review of a proposed building addition at 1800 Bowles Avenue. The property is zoned “BP-3” Business 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: March 3, 2020, at 7:00 p.m. at City Hall

**CITY OF FENTON
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636-343-2080**

DATE POSTED: FRIDAY, JANUARY 17, 2020