

**CITY OF FENTON
PLANNING AND ZONING
COMMISSION HEARING
APRIL 8, 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: *March 3, 2020 Meeting*

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 496 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 2020-SPR-02: A Petition by Fenton Fire Protection District for Site Plan Review of a proposed Emergency Service Facility (fire house) at 1001 Assembly Parkway. The parcel is addressed as 2055 Fenton Logistics Park and is zoned “PID” Planned Industrial Development.

IX. NEW BUSINESS:

CASE 2020-SPR-03: A Petition by Steve Luby for Site Plan Review of a building addition at 2300 Cassens Drive. The parcel is zoned “IP-1” Industrial Park District.

CASE 2020-SUP-03: A Petition by Fenton Fire Protection District for a Special Use Permit for an Emergency Service Facility (fire house) at 1001 Assembly Parkway. The parcel is addressed as 2055 Fenton Logistics Park and is zoned “PID” Planned Industrial Development.

Case 2020-TXT-02: A Petition by BMO-I Intertech, LLC to amend Section 476.010 Land Use Matrix of the Zoning Code to allow Medical Office as a use allowed under Special Use Permit in the “BP-1” Business Park District.

CASE 2020-SUP-04: A Petition by BMO-I Intertech, LLC of behalf of Dr. Michael Hesseler for a

Special Use Permit to operate a Medical Office (dermatologist) at 1855 Bowles Avenue, Suite 101. The parcel is zoned "BP-1" Business Park District.

CASE 2020-SUP-05: A Petition by Gary Frossard for a Special Use Permit to reduce landscape buffers in order to expand a parking lot at 1558 Fenpark Drive. The parcel is addressed as 1554 Fenpark Drive and 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: May 5, 2020, 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, MARCH 20, 2020

CANCELLED