

**CITY OF FENTON  
PLANNING AND ZONING COMMISSION HEARING  
VIA VIDEO/TELECONFERENCE  
MAY 5, 2020 - 7:00 P.M.**

**AGENDA**

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Notice is hereby given that the City of Fenton will hold a meeting of the Planning and Zoning Commission on Tuesday, May 5, 2020, 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 the Federal, State, and County Emergency Declarations, and in accord with the provisions of Sec. 610.020, RSMo. and the City's policy for meetings via videoconferencing adopted via R-20-01, the Board of Aldermen recognizes that it would be dangerous and impractical, if not impossible, for its meeting to be physically accessible to the public. 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 and in accordance with the County's stay-at-home order, in which the City is "strongly encouraged to remain open." In order to balance both the need for continuity of government and protection of the health and safety of our residents, businesses, persons, and employees, this meeting of the Planning and Zoning Commission will not be open to in-person public attendance in person. The meeting will be 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: 918 8676 2571
- (4) Enter Password: 024503

**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) by no later than Friday, May 1, 2020 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: *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: June 2, 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, APRIL 17, 2020**