

**CITY OF FENTON  
PLANNING AND ZONING COMMISSION HEARING  
VIA VIDEO/TELECONFERENCE  
NOVEMBER 4, 2020 - 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 Wednesday November 4, 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 in accordance with the current Social Distancing requirements of the County. 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. In order to balance both the need for continuity of government and protection of the health and safety of all, this meeting of the Planning and Zoning Commission will not be open to in-person public attendance. 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: 868 1065 2934**
- (4) **Enter Password: 149773**

**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 Tuesday, November 3 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: *October 6, 2020 Meeting***

**VII. PUBLIC COMMENTS**

**VIII. OLD BUSINESS: None**

**IX. NEW BUSINESS:**

**CASE 2020-SP-04:** A Petition by Fenton Development, LLC for review of a Sign Plan for a proposed Monument Sign for Dierbergs Fenton Crossing at 487 Old Smizer Mill Road. The property is zoned “C-1” Commercial District.

**CASE 2020-SUP-10:** A Petition by Yoon Dermatology for a Special Use Permit to operate a medical office (dermatologist) at 1203 Smizer Mill Road. The property is zoned “C-2” Commercial District.

**CASE 2020-SUB-02:** A Petition by Nancy Jackson to subdivide an existing 0.63-acre lot, described as Lot 1A of Olde Towne Estates Boundary Adjustment Plat, into two (2) lots and a Boundary Adjustment for existing Lots 1A and 3A. The parcels are addressed as 207-211 Water Street and are zoned “OT-1” Olde Towne District.

**CASE 2020-SPR-08:** A Petition by Eric Abeln of Heights Venture Architecture Design on behalf of Panda Express for Site Plan Review of a proposed 2,381 square-foot restaurant with a drive-through located at 651 Gravois Bluffs Boulevard. The property is zoned “C-1” Commercial District.

**CASE 2020-SUP-11:** A Petition by Blackwell Contracting, LLC for a Special Use Permit for outdoor storage at 1533-1535 Fenpark Drive. The parcel is zoned “BP-3” Business Park District.

**CASE 2020-TXT-06:** Consideration of amendments to the Zoning Code related to the General Code Codification Analysis.

**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 December 1, 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, OCTOBER 16, 2020**