

**CITY OF FENTON  
PLANNING AND ZONING COMMISSION HEARING  
VIA VIDEO/TELECONFERENCE  
DECEMBER 1, 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 Tuesday December 1, 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 related emergency declarations, the Board 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 County's current Social Distancing requirements. 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. To balance both, and in accordance with Sec. 610.020, RSMo. and R-20-01, this meeting will not be open to in-person public attendance but rather 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: 886 3978 9099
- (4) Enter Password: 046659

**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 Monday, November 30 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: *November 4, 2020 Meeting***

**VII. PUBLIC COMMENTS**

**VIII. OLD BUSINESS:**

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

**IX. NEW BUSINESS:**

**CASE 2020-SUP-12:** A Petition by Shah Dhaval of Shreeji of Fenton, LLC to for a Special Use Permit to operate an Automotive Convenience Store at 600 Gravois Road. The property is zoned "OT-2" Olde Towne District.

**CASE 2020-SUP-13:** A Petition by Jackson Benefield of 1636-1638 Headland, LLC dba Ten Healthcare for a Special Use Permit to operate a Medical Facility at 1636-1638 Headland Drive. The parcel is addressed as 1636 Headland Drive and is zoned "BP-3" Business Park District.

**CASE 2020-SPR-09:** A Petition by Travis Spicer of Lowe's for Site Plan Review of a proposed building addition at 1 Gravois Bluffs Plaza Drive. The property is zoned "C-1" Commercial District.

**CASE 2020-TXT-07:** A Petition by Sansone Fenton Plaza, LLC for amendments to the Zoning Code as follows: 1) to amend Section 400.030 Definitions to add the term "Blood/Plasma Collection Center"; and 2) to amend Section 476.010 Land Use Matrix to allow Blood/Plasma Collection Center as a use allowed by Special Use Permit in the "OT-2" Olde Towne District.

**CASE 2020-SUP-14:** A Petition by Sansone Fenton Plaza, LLC on behalf of BioLife Plasma Collection for a Special Use Permit to operate a Blood/Plasma Collection Center at 55-58 Fenton Plaza. The parcel is addressed as 14 Fenton Plaza and is zoned "OT-2" Olde Towne District.

**CASE 2020-SUP-15:** Consideration of amendments to a Special Use Permit for Commerce Bank for a freestanding ATM facility located at 591 Gravois Road. The parcel is zoned "OT-2" Olde Towne 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: Tuesday, January 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, NOVEMBER 13, 2020**