

**CITY OF FENTON  
PLANNING AND ZONING  
COMMISSION HEARING  
APRIL 1, 2008 - 7:00 P.M.**

**AGENDA**

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**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. The concurring vote of six (6) members of the Commission shall be necessary to constitute a positive recommendation to the Board of Aldermen.

B. If any changes or additional material is required (other than the 19 checklist items expected thirty (30) days prior to the scheduled Planning & Zoning meeting) while considering a petition, the petitioner must submit these to City Hall by: *Monday, April 14, 2008.*

**VI. APPROVAL OF MINUTES:      *February 6, 2008***

**VII. OLD BUSINESS:**

**CASE 2007-SUP-13:** A Petition for Special Use Permit for a Drive Through Facility, by Fenton Market Place Venture, for a proposed bank at 539 Gravois Road. The property is zoned “OT-2” Olde Towne Family Entertainment/Commercial District. *CASE 2007-SUP-13 has been CONTINUED with Petitioner’s consent.*

**CASE 2007-SUP-14:** A Petition for Special Use Permit for a Drive Through Facility, by Fenton Market Place Venture, for a proposed fast-food restaurant at 539 Gravois Road. The property is zoned “OT-2” Olde Towne Family Entertainment/Commercial District. *CASE 2007-SUP-14 has been CONTINUED with Petitioner’s consent.*

**VIII. NEW BUSINESS:**

**CASE 2008-SUP-03:** A Petition by Union Electrical Company d/b/a Ameren UE for a Special Use Permit to operate an Electrical Substation at 528 Gravois Road and 509 Center Street. The property is zoned “OT-2” Olde Towne Family Entertainment/Commercial Zone District.

**CASE 2008-SUP-04:** A Petition for Special Use Permit, by West County Wholesale, LLC, for co-location and operation of Indoor Automobile Sales, not including outside storage and display or auto-service or maintenance at 265 Wolfner Drive. The property is zoned “BP-3” Business Park-General Office Centers, Small Warehousing District.

Consideration of an amendment to The Estates at Uthoff Valley Subdivision (PUD) to delete a condition of approval requiring a walkway in the common ground. The property is addressed as 1380, 1440 and 1450 Uthoff Drive and is zoned “R-2” Single-Family Residential (Case 2007-REZ-06).

**IX. SITE PLAN REVIEWS:**

**CASE 2008-SPR-01:** A Petition by Clayton Engineering Company, Inc., representing Darden Restaurants, for a Site Plan Review of proposed changes to an existing structure for an Olive Garden restaurant. The property address is 140 Gravois Bluffs Circle and is zoned “C-1” Commercial Zone District.

**CASE 2008-SPR-02:** A Petition for Site Plan Review by Fenton Athletic Association for a bathroom expansion to the existing field house at Henderson Fields. The property address is 945 Larkin Williams Road and is zoned “PR” Parks and Recreation.

**X. ANNOUNCEMENTS**

- \*\* Report from the Community Development Director
- \*\* Report from the Chairperson
- \*\* Report from Aldermanic Liaison
- \*\* Report from other Commissioners
- \*\* Next Planning & Zoning Meeting: May 6, 2008 at 7:00 p.m. at City Hall.
- \*\* Next Scheduled Workshop: To be Announced

**DATE POSTED: MONDAY, MARCH 17, 2008**