

**CITY OF FENTON  
PLANNING AND ZONING  
COMMISSION HEARING  
MAY 6, 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, May 12, 2008.*

**VI. APPROVAL OF MINUTES:      *April 1, 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-05:** A Petition by AT&T Mobility for a Special Use Permit to upgrade an existing cellular tower located at 767 Gravois Road. The property is zoned “C-1” Commercial Zone District.

**CASE 2008-SUP-06:** A Petition by SLJM, Inc., d/b/a Azteca for a Special Use Permit to operate an eating/drinking establishment serving alcohol at 34 Western Plaza. The property is zoned "OT-2" Olde Towne Family Entertainment/Commercial Zone District.

**Resolution of Intent:** Consideration of an amendment to *Section 475.060: "IP-1" Industrial Park-Light, Medium, Industry, Distribution, Assembly Warehousing District* of the Zoning Code to delete *Section 475.060 (I.8): Storage of Equipment* and amend *Section 475.060 (E): Permitted Uses* to include Outdoor Storage of Equipment, Materials and/or Containers.

**IX. SITE PLAN REVIEWS:**

**CASE 2008-SPR-03:** A Petition for Site Plan Review by Thirty and 141, LP for a new office building containing approximately 12,900 square feet at 650 Gravois Bluffs Blvd. The property is zoned "C-1" Commercial Zone District.

**X. ANNOUNCEMENTS**

- \*\* Report from the Community Development Director
- \*\* Report from the Chairperson
- \*\* Report from Aldermanic Liaison
- \*\* Report from other Commissioners
- \*\* Next Planning & Zoning Meeting: June 3, 2008 at 7:00 p.m. at City Hall.
- \*\* Next Scheduled Workshop: To be Announced

**DATE POSTED: MONDAY, APRIL 21, 2008**