

**CITY OF FENTON
PLANNING AND ZONING
COMMISSION HEARING
JUNE 3, 2008 - 7:00 P.M.**

AGENDA

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, June 9, 2008.*

VI. APPROVAL OF MINUTES: *May 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-07: A Petition by Verizon Wireless c/o Dolan Realty Advisors, LLC, for a Special Use Permit to co-locate on an existing 60-foot telecommunication tower and increase the tower height by 15 feet. The property is located at 700 Rudder Road and is zoned “BP-3” Business Park-General Office Centers, Small Warehousing District.

CASE 2008-SUP-08: A Petition by Frederick W. Hill, Architect, representing FENT, LLC, to reduce the required landscaped area from the street right-of-way from 30 feet to 15 feet and the required east side and rear landscaped area from 15 feet to 10 feet to expand the existing parking lot. The property is located at 1053 Headquarters Park and is zoned "BP-3" Business Park-General Office Centers, Small Warehousing District.

CASE 2008-TXT-02: A Petition by the City of Fenton to amend *Section 475.060: "IP-1" Industrial Park-Light, Medium, Industry, Distribution, Assembly Warehousing District* of the Zoning Code by amending *Section 475.060 (E): Permitted Uses* to include Outdoor Storage of Equipment, Materials and/or Containers, with standards; and by deleting *Section 475.060 (I.8): Storage of Equipment*.

IX. SITE PLAN REVIEWS:

CASE 2008-SPR-04: A Petition for Site Plan Review by Frederick W. Hill, Architect, representing FENT, LLC, for a parking lot expansion at 1053 Headquarters Park. The property is zoned "BP-3" Business Park-General Office Centers, Small Warehousing 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: July 1, 2008 at 7:00 p.m. at City Hall.
- ** Next Scheduled Workshop: To be Announced

DATE POSTED: MONDAY, MAY 19, 2008