

**CITY OF FENTON  
PLANNING AND ZONING  
COMMISSION HEARING  
JULY 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, July 14, 2008.*

**VI. APPROVAL OF MINUTES:       *June 3, 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 per the petitioner’s request.*

**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 per the petitioner’s request.*

**VIII. NEW BUSINESS:**

**CASE 2008-SUP-08:** A Petition for Special Use Permit by Matthew Croak, representing Reinsurance Associates, Inc., to reduce the required landscaped area from the street right-of-way from 30 feet to 16 feet for a drive aisle. The property is located at 1670 Fenpark Drive and is zoned “BP-3” Business Park-General Office Centers, Small Warehousing District.

**CASE 2008-TXT-03:** A Petition by Ronald Spradley, representing BMS, Inc. d/b/a Signarama of Fenton, to amend *Section 466.020: "OT-2" Olde Towne Family Entertainment/Commercial Zone District, Subsection B: Permitted Uses* to include Copying, Printing Shops.

**IX. SITE PLAN REVIEWS:**

**CASE 2008-SPR-05:** A Petition for Site Plan Review by Matthew Croak, representing Reinsurance Associates, Inc., for a parking lot expansion at 1670 Fenpark Drive. 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: August 6, 2008 at 7:00 p.m. at City Hall.
- \*\* Next Scheduled Workshop: To be Announced

**DATE POSTED: MONDAY, JUNE 16, 2008**