

**CITY OF FENTON  
PLANNING AND ZONING COMMISSION HEARING  
MAY 3, 2022 - 7:00 P.M.**

**AGENDA**

Notice is hereby given that the City of Fenton will hold a public meeting of the Planning and Zoning Commission on Tuesday, May 3, 2022, 7:00 p.m. at Fenton City Hall, 625 New Smizer Mill Road, Fenton, Missouri.

**If you are unable to attend in-person, to join the meeting via video/teleconference:**

- (1) Go to Zoom at <https://zoom.us>
- (2) Select Join a Meeting
- (3) **Enter Meeting ID: 848 4327 5623**
- (4) **Enter Password: 855016**

**To join the meeting by phone call (audio):**

- (1) Call 1-312-626-6799

When prompted, enter the **Meeting ID** and **Password** provided above.

- 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: *April 6, 2022, Meeting Minutes***
- VII. PUBLIC COMMENTS**
- VIII. OLD BUSINESS: None**
- IX. NEW BUSINESS:**

**CASE 2022-SUP-04:** A Petition by Scott Hardeman, Managing Member of GMH Intertech, LLC for a Special Use Permit for a Medical Office (OBGYN) at 1859 Bowles Avenue, Suite 103. The parcel is addressed as 1855 Bowles Avenue and is zoned "BP-1" Business Park.

**CASE 2022-REZ-03:** A Petition by Fenton Land Investors, LLC to amend Ordinance 4002, as amended by Ordinances 4017 and 4170, for changes to the approved Concept Plan for "Area A" and "Area B" of the Fenton Logistics Park Development. Parcels within the development are addressed as 650-1001 Assembly Parkway and 2045-2110 Fenton Logistics Park Boulevard and are zoned "PID" Planned Industrial Park.

**CASE 2022-SUP-05:** A Petition by Fenton Land Investors, LLC for a Special Use Permit for an Outdoor Storage at 2045 Fenton Logistics Park Boulevard. The parcel is zoned “PID” Planned Industrial Park.

**CASE 2022-SPR-02:** A Petition by Genovevo Ruiz of Conway Contracting, Inc. for a Site Plan Review of a new 30,000 square-foot Commercial Building at 2295 Hitzert Court. The parcel is zoned “IP-1” Industrial Park.

**CASE 2022-SUP-06:** A Petition by UniGroup for a Special Use Permit for a Medical Office (counseling) at 5 Premier Drive. The parcel is addressed as 1 Premier Drive and is zoned “BP-2” Business Park.

**X. ANNOUNCEMENTS:**

Report from the Community Development Department

Report from the Chairperson

Report from other Commissioners

Report from Planning & Zoning Liaison

Next Planning & Zoning Meeting: Tuesday, June 7, 2022, at 7:00 p.m. at City Hall

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**CITY OF FENTON  
625 NEW SMIZER MILL RD.  
FENTON, MISSOURI 63026  
636-343-2080**

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**DATE POSTED: FRIDAY, APRIL 22, 2022**