

Franklin County Planning and Zoning Commission

7 p.m. – Tuesday, March 15, 2016
Second Floor Commission Chambers
Franklin County Government Center
400 East Locust Street
Union, MO 63084

MEETING AGENDA

I. Call to Order/Roll Call/Disclosure

II. Presentation of Meeting Procedures and Exhibits

III. Approval of Minutes Dated February 16, 2016

IV. Communications and Visitor Comments

V. Old Business

FILE 150277 PLANNING & ZONING DEPARTMENT TABLED UNTIL JUNE 21, 2016

Request: Applicant is requesting the revocation of Conditional Use Permit (CUP) #100114 for Carl R. Zerna, Jr. The Planning & Zoning Department has determined that the permit holder has failed to meet certain conditions of the CUP granted to operate an automotive sales business in the Community Development (CD) Zoning District.

Location: Property is located at the southwest corner of **Old Highway 100** and Northridge Drive, approximately 1 ½ miles northeast of Interstate 44, in Township 43 North, Range 02 East, Section 04 of Boles Township, being parcel 19-2-04.0-0-000-052.000.

FILE 160014 FREDRICK D. LONG, II

Request: Applicant is requesting a Conditional Use Permit (CUP) to host Special Events, Periodic in the Non-Urban & Agricultural (NUA) Zoning District.

Location: Property is approximately 20 acres in size and is located at 1775 Bieker Road, approximately 1 mile south of South Point Road, in Township 43 North, Range 1 West, Section 2, St. John's Township, being parcel 17-1-02.0-0-000-038.000

FILE 160016 MERAMEC AGGREGATES, INC.

Request: Applicant is requesting a Conditional Use Permit (CUP) to mine sand and gravel in the Non-Urban & Agricultural (NUA) Zoning District.

Location: Property is approximately 180 acres and is located at 1200 Ely Road, approximately 6/10 mile north of River Bend Road, in Township 42 North, Range 1 East, Sections 27 & 34, Calvey Township, being parcels 21-8-27.0-0-000-020.000 and 21-8-34.0-0-000-002.000.

VI. New Business

FILE 160024 PLANNING & ZONING DEPT. *(no public comment accepted)*

Request: Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 8: Subdivisions, and amendments to related definitions in Article 2. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

FILE 160028 ROBERT SMITH

(no public comment accepted)

Request: Applicant is requesting the rezoning of an approximately 5.3 acre parcel from Suburban Development (SD) to Community Development (CD).

Location: Property is located at **1854 Highway 100**, approximately 100 feet west of Horseshoe Valley Drive and at the southeast corner of Thornton Road, in Township 44 North, Range 2 East, Section 35, in Boles township, being parcel 08-7-35.0-0-000-018.000.

FILE 160033 KEVIN ALLMEROOTH

(no public comment accepted)

Request: Applicant is requesting the rezoning of two parcels, totaling approximately 9.2 acres, from Residential Development (RD) to Commercial Activity 3/Community Business (CA3).

Location: Properties are located at **846 Highway AT**, approximately 1000 feet east of Bridgewater Crossing, in Township 43 North, Range 1 East, Section 23, in Boles Township, being parcels 18-6-23.0-0-000-082.100 and 18-6-23.0-0-000-075.000.

FILE 160047 JACQUELINE & NATHANIEL PHILLIPS *(no public comment accepted)*

Request: Applicant is requesting the rezoning of 7 tracts, totaling approximately 57 acres, from Non-Urban & Agricultural (NUA) and Suburban Development (SD) to Community Development (CD).

Location: Properties are located at **Highway N/Wild Plum Valley**, approximately 600 feet north of Highway O, in Township 43 and 42 North, Range 2 East, Sections 3, 33, and 34, in the Calvey Township, being parcels 19-8-33.0-0-000-004.000, 19-8-33.0-0-000-004.100, 19-8-34.0-0-000-032.000, 19-8-34.0-0-000-032.100, 19-8-34.0-0-000-032.200, 20-2-03.0-0-000-002.000, and 20-2-03.0-0-000-002.100.

VII. Preliminary Plats

FILE 160044 GRAY SUMMIT SQUARE CLUB

(Only written comments from the public may be submitted. No oral testimony will be accepted.)

Request: Applicant is requesting that a Preliminary Plat be approved for "Square Club Heights." The proposed subdivision involves dividing one parcel totaling approximately 3.1 acres into 3 lots, each being approximately 1 acre. The subject property is located within the Community Development (CD) zoning district.

Location: Property is located **2732 Highway 100**, at the north corner of the intersection of Jefferson Street and Pettus Avenue, in Township 43 North, Range 2 East, Section 8, Boles Township, being parcel 19-3-08.0-1-000-074.000.

VIII. Planning and Zoning Commission Forum

IX. Planning Director's Report

X. Adjournment
