

Franklin County Planning and Zoning Commission

7 p.m. – Tuesday, January 16, 2018
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 November 21, 2017

IV. Communications and Visitor Comments

V. Old Business - None

VI. New Business

FILE 170238 CARL ZERNA *(no public comment accepted)*

Request: Applicant is requesting the approval of a Rezoning Request of an approximately 26.76 acre property from Community Development (CD) to Commercial Activity/Highway Service (CA).

Location: Property is located on **Highway 100**, at the southwest corner of Highway 100 and Northridge Drive, in Township 43 North, Range 2 East, Section 4, Boles Township, being parcel 19-2-04.0-0-000-052.000.

FILE 170267 ST. MARY CAPITAL PARTNERS, LLC *(no public comment accepted)*

Request: Applicant is requesting the approval of a Rezoning Request of an approximately 6.01 acre property from Non-Urban & Agricultural (NUA) to Community Development (CD).

Location: Property is located on **Highway M**, at the northwest corner of Highway M and St. Louis Rock Road, in Township 43 North, Range 1 East, Section 10, Boles Township, being parcel 18-2-10.0-0-013-008.780.

FILE 170231 VILLAS AT FCCC, INC. *(no public comment accepted)*

Request: Applicant is requesting the approval of a Preliminary Development Plan for a Planned Unit Development (PUD) at the Villas at Franklin County Country Club in the Community Development (CD) zoning district.

Location: Property is located on **Broadmoor Drive**, off of Highway A, approximately 2/10 mile south of Four Mile Road, in Township 43 North, Range 1 West, Section 4, St. John's Township, being parcels 17-2-04.0-0-007-012.100, 17-2-04.0-0-011-012.600, 17-2-04.0-0-008-012.515, 17-2-04.0-0-008-012.516, 17-2-04.0-0-006-012.400, 17-5-04.0-0-015-012.800, 17-2-04.0-0-012-012.725, 17-2-04.0-0-012-012.726, 17-2-04.0-0-006-012.300, and 17-2-04.0-0-006-012.200.

VII. Preliminary Plats

FILE 170075

CARLA J. THEISSEN

(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. The subject property is located within the Community Development (CD) zoning district and is approximately 3 acres. The proposed subdivision includes 3 lots, each being approximately 1 acre.

Location: Property is located at **201/209 Decker Road**, approximately 1/4 mile southeast of Highway T, in Township 44 North, Range 2 East, Section 30, Boles Township, being parcel 08-9-30.0-3-005-002.000.

VIII. Planning and Zoning Commission Forum

- Discussion regarding By-Laws

IX. Planning Director's Report

X. Adjournment