

Franklin County Planning and Zoning Commission

7 p.m. – Tuesday, May 17, 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 April 19, 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.

VI. New Business

FILE 160064 CFMV VENTURE LLC

(no public comment accepted)

TABLED FROM 04/19/16

Request: Applicant is requesting the rezoning of a parcel that is less than one acre in size from Suburban Development (SD) to Commercial Activity/Highway Service (CA).

Location: Property is located at 3883 Highway NN, to the south of the intersection of Highway NN and Old Highway O, in Township 43 North, Range 2 East, Section 36, Calvey Township, being parcel 19-7-36.0-1-000-007.000.

FILE 160095 PEGGY HOPE

(no public comment accepted)

Request: Applicant is requesting the rezoning of a parcel approximately twenty one (21) acres in size from Suburban Development (SD) to Community Development (CD).

Location: Property is located at **2603 Wild Plum Valley**, approximately 150 feet west of the intersection of Highway O and Wild Plum Valley, in Township 43 North, Range 2 East, Section 35, Calvey Township, being parcel 19-7-35.0-0-000-021.100.

FILE 160098 MERAMEC AGGREGATES, INC.

Request: Applicant is requesting a Conditional Use Permit (CUP) for the mining, production, and sales of sand and gravel in the Non-Urban & Agricultural (NUA) Zoning District.

Location: Property is approximately 60 acres and is located at **102/109 River Cabin Road**, on the south side of the intersection of Mill Hill Road and Cove Creek Road, in Township 42 North, Range 1 East, Section 27, Calvey Township, being parcel 21-8-27.0-0-000-013.000.

FILE 160100 SUMMER HILL EST. SUBD. PROP., LLC (no public comment accepted)

Request: Applicant is requesting the rezoning of a parcel approximately 9.8 acres in size from Community Development (CD) to Residential Development 1 (RD1).

Location: Property is located off of **Watermill Drive**, approximately 135 feet north of the intersection of Watermill Drive and Millstone Court, in Township 44 North, Range 1 West, Section 33, St. John's Township, being parcel 10-8-33.0-0-000-093.000.

FILE 160104 PLANNING & ZONING DEPARTMENT (no public comment accepted)

Request: Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 7: Zoning Districts. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

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.

FILE 160101 SUMMER HILL EST. SUBD. PROP., LLC

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

Request: Applicant is requesting Preliminary Plat approval for Walnut Ridge Place Plat 2. The subject property is located in the Community Development (CD) Zoning District. The proposed subdivision includes 22 lots with varying lot sizes from 10,000 sq. ft. to 34,334 sq. ft.

Location: Property is located off of **Watermill Drive**, approximately 135 feet north of the intersection of Watermill Drive and Millstone Court, in Township 44 North, Range 1 West, Section 33, St. John's Township, being parcel 10-8-33.0-0-000-093.000.

VIII. Planning and Zoning Commission Forum

- Discussion regarding expiration of Strubberg CUP #140016
- Discussion regarding expiration of Hanneken CUP #130054

IX. Planning Director's Report

X. Adjournment
