

Franklin County Planning and Zoning Commission

7 p.m. – Tuesday, May 19, 2015
Second Floor Commission Chambers
Franklin County Government Center
400 East Locust Street
Union, MO 63084

MEETING AGENDA

I. Call to Order/Roll Call

II. Presentation of Hearing Procedures and Exhibits

III. Approval of Minutes Dated April 21, 2015

IV. Old Business - None

FILE 150039 PLANNING & ZONING DEPARTMENT *(no public comments accepted)*

Request: Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Articles 2 and 10, specifically regarding Utility and Non-Utility Waste Landfills. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

V. New Business

FILE 150079 BIG ELM, LLC

(no public comments accepted)

Request: Applicant is requesting the rezoning of an approximately 38 acre parcel from Residential Development 2 (RD2) to Non-Urban & Agricultural (NUA).

Location: Property is located at **6320 Highway 100**, south on High Street approximately 0.8 mile, in Township 44 North, 1 West, Section 28, St. John's Township, being parcel 10-8-28.0-0-000-002.400.

FILE 150084 RICH GULLET & SONS, INC.

Request: Applicant is requesting a Conditional Use Permit (CUP) to operate a grading and excavating business in the Non-Urban & Agricultural (NUA) zoning district.

Location: Property is approximately 7.43 acres and is located at **620 Excavator Lane**, approximately 600 feet south of Bend Road, in Township 43 North, 1 East, Section 22, Calvey Township, being parcel 19-5-22.0-0-000-009.100.

FILE 150085 LANDVATTER ENTERPRISES, LLC

(no public comments accepted)

Request: Applicant is requesting the rezoning of two parcels, totaling approximately 24.61 acres, from Community Development (CD) to Commercial Activity 3/Community Business (CA3).

Location: Properties are located on **Old Route 66/W Osage Street**, approximately 7/10 mile east of the intersection of Old Route 66/W Osage Street and Old Gray Summit Road, in Township 43 North, Range 2 East, Section 9, Boles Township, being parcels 19-2-09.0-0-000-030.000 and 19-2-09.0-0-005-034.000.

FILE 150087 PLANNING & ZONING DEPARTMENT

(no public comments accepted)

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

FILE 150088 PLANNING & ZONING DEPARTMENT *(no public comments accepted)*
Request: Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 5: Enforcement & Review. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

FILE 150089 PLANNING & ZONING DEPARTMENT *(no public comments accepted)*
Request: Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 8: Subdivisions. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

FILE 150097 PLANNING & ZONING DEPARTMENT *(no public comments accepted)*
Request: Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 4: Applications, Permits & Hearings, as well as Article 14: Amendments, specifically related to hearing actions. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

- VI. **Preliminary Plats - None**
- VII. **Planning and Zoning Commission Forum**
- VIII. **Planning Director's Report**
- IX. **Communications and Visitor Comments**
- X. **Adjournment**