

# Franklin County Planning and Zoning Commission

7 p.m. – Tuesday, December 18, 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**

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- II. Presentation of Meeting Procedures and Exhibits**

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- III. Approval of Minutes Dated November 20, 2018**

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- IV. Communications and Visitor Comments**

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- V. Old Business**

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- FILE 180178                      LANDVATTER ENTERPRISES, LLC**  
**Request:** Applicant is requesting the rezoning of an approximately 12.68 acres of land 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 a portion of 19-2-09.0-0-000-030.210.
- FILE 180257                      WILLIFORD, SAMANTHA**  
**Request:** Applicant is requesting the approval of a Conditional Use Permit (CUP) to host "Special Events, Occasional" in the Non-Urban & Agricultural (NUA) zoning district.  
**Location:** Property is located on Mill Hill Road, approximately 1 mile west of Highway TT, in Township 42 North, Range 1 East, Sections 27, 28, and 34, Central Township, being a portion of parcels 21-8-28.0-0-000-002.000, 21-8-27.0-0-000-012.000, and 21-8-34.0-0-000-003.100.
- FILE 180259                      HILDEBRAND, MICHAEL**  
**Request:** Applicant is request a Conditional Use Permit (CUP) to conduct "Manufacturing, Light (with more than 5 employees)" in the Community Development (CD) zoning district.  
**Location:** Property is located at 3695 Highway MM, approximately 0.25 miles west of Highway 100, in Township 43 North, Range 2 East, Section 8, Boles Township, being parcel 19-3-08.0-0-000-003.000.
- VI. New Business**

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- FILE 180270                      PLANNING & ZONING**  
**Request:** Applicant is seeking to amend the Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 2: Basic Definitions and Interpretations. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.
- FILE 180271                      PLANNING & ZONING**  
**Request:** Applicant is seeking to amend the Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 7: Zoning Districts and Zoning Map. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

**FILE 180272 PLANNING & ZONING**

**Request:** Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 10: Supplementary Use Regulations. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

**FILE 180273 PLANNING & ZONING**

**Request:** Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 14: Amendments. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

**FILE 180297 PLANNING & ZONING**

**Request:** Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 12: Parking Requirements. A full copy of the proposed amendments may be obtained from the Planning and Zoning Department.

**VII. Preliminary Plats**

**FILE 180246 WEST SUMMIT, LLC**

Applicant is requesting the approval of a Preliminary Plat for a 15-lot major subdivision. The subject property is located within the Suburban Development (SD) zoning district. Property is approximately 60 acres in size and is located on Old Gray Summit Road, approximately 0.3 miles west of Sierra Ridge Avenue, in Township 43 North, Range 2 East, Sections 10 & 15, Boles Township, being parcels 19-5-15.0-0-000-004.000, 19-2-10.0-0-000-039.000.

**VIII. Planning and Zoning Commission Forum**

Discussion of By-Laws

**IX. Planning Director's Report**

**X. Adjournment**