



**PLANNING & ZONING  
COMMISSION AGENDA**  
City Annex Building, 202 West Walton St.

**THURSDAY, March 7, 2024, 6:00 P.M.**

In an attempt to be as transparent as possible and give everyone an opportunity to view our meetings, monthly Planning & Zoning meetings will be streamed online and can be accessed at <https://zoom.us/j/9562748536> or by phone 1-312-626-6799 Meeting ID 956 274 8536 (long distance rates may apply). Anyone who attends a Planning & Zoning meeting via live-stream viewing or by phone will not be able to make public comments.

**Public Hearing**

- Amendment to Section 405.255 Accessory Building or Structure (ADM-134)
- Parkview Estates Planned Unit Development (PUD-002)
- On the Rocks Bar & Hookah Lounge Conditional Use & Site Plan (CUP-94 & SP-168)
- Hampton Inn Site Plan (SP-169)

**Public Comments**

- Vacate 5,764 SQ FT Road & Utility Easement on Lot 3 Market St. Center
- Vacate 5’ of 15’ Utility Easement for Lot 110 in Pinckney Manor

**Open Planning and Zoning Commission Meeting:**

1. Minutes from the February 1, 2024, P&Z Meeting
2. Amendment to Section 405.255 Accessory Building or Structure (ADM-134)
3. Parkview Estates Planned Unit Development (PUD-002)
4. On the Rocks Bar & Hookah Lounge Conditional Use & Site Plan (CUP-94 & SP-168)
5. Hampton Inn Site Plan (SP-169)
6. Vacate 5,764 SQ FT Road & Utility Easement on Lot 3 Market St. Center
7. Vacate 5’ of 15’ Utility Easement for Lot 110 in Pinckney Manor

**Close Meeting**

**Planning and Zoning Officer’s Report**

**Adjournment**

This meeting is open to the public. If you have any special needs as addressed by the ADA, please contact City Hall at 636-456-3535. Dated this 29<sup>th</sup> day of February, 2024.

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The **Planning and Zoning Commission** met on March 7, 2024 with Vice-Chairman Scott Costello presiding. Those in attendance were Scott Costello, John Cornell, Kelly Madden, Jason Cullom, Mike Cooper and Scott Determann. Also participating were Director of Planning & Development Tim Burks, Director of Operations Jon Struckhoff, City Attorney Brad Pryor and City Clerk Melody Rugh. Rich Barton, Sheryl Cullom and Dan Durbin were absent. There currently is one vacancy.

**Public Hearing**

- **Amendment to Section 405.255 Accessory Building or Structure (ADM-134)**

**PUBLIC HEARING NOTICE**

Public Notice is hereby given that pursuant to Section 405.255 of the City of Warrenton, Missouri, Municipal Code pertaining to the city’s Accessory Buildings and Structures, a public hearing will be held by the Planning and Zoning Commission of the City of Warrenton on **Thursday, March 7, 2024, at 6:00 p.m.** located at the City Annex Building, 202 West Walton Street, Warrenton, Missouri, for the purpose of considering and making findings and recommendations in regards to an **Amendment to Warrenton Municipal Code Section 405.255 Accessory Buildings and Structures.**

Anyone having an interest in these matters may express that interest at this time.

**ADM-134**

Tim Burks, Director of Planning and Development

Tim Burks presented the public hearing. The proposed code change is amending Section 405.255 regarding Accessory Building or Structure by adding language to not allow shipping containers or semitrailers as an accessory structure in residential zones. Also, this is making a change to allowable heights for accessory buildings.

There were no further comments.

• **Parkview Estates Planned Unit Development (PUD-002)**  
**PUBLIC HEARING NOTICE**

Public Notice is hereby given that pursuant to Section 405.125 of the City of Warrenton, Missouri, Municipal Code pertaining to Zoning Regulations, a public hearing will be held by the Planning and Zoning Commission of the City of Warrenton on **Thursday, March 7, 2024, at 6:00 p.m.** located at the City Annex Building, 202 West Walton Street, Warrenton, Missouri, for the purpose of considering and making findings and recommendations in regards to a **Planned Unit Development** approval request for a proposed Parkview Estates Townhomes located at the following described property:

A tract of land being part of the Section 33, Township 47 North, Range 2 West of the 5th P.M., in the City of Warrenton, Warren County, Missouri, being more fully described as follows:

Lot 6B of A Resubdivision Plat for Lot 6 – Brune Business Park as recorded in Document No. 202301460 in the office of the Warren County Recorder of Deeds.

The proposed Planned Unit Development is to allow for the proposed Parkview Estates Townhomes. Anyone having an interest in these matters may express that interest at this time.

**PUD-002**

Tim Burks, Director of Planning and Development

Ed Schmelz has applied for a Planned Unit Development for a 6.68-acre parcel of land on the west side of Highway 47, north of Warrior Ave. The proposed PUD would include 19 buildings containing 64 units across 6.68 acres. The proposed density is well below the maximum residential density allowed, and the PUD is requested to allow for various-sized townhomes within one development. The property is zoned C-3 Highway Commercial and is undeveloped. The future land use plan designates the site as Single Family Residential, however, the applicant wants to build multi-family homes.

Staff has reviewed the proposed PUD and the proposed design furthers the goals of the comprehensive plan. All streets and parking areas internal to the site shall be private, a stormwater plan will need to be submitted before construction along with the required park and open space fee.

Kris Wolfe with Wunderlich Engineering gave a power point presentation on the project.

There were no further comments.

• **On the Rocks Bar & Hookah Lounge Conditional Use & Site Plan (CUP-94 & SP-168)**

**PUBLIC HEARING NOTICE**

Public Notice is hereby given that pursuant to Section 405.340 and Section 405.390 of the City of Warrenton, Missouri, Municipal Code pertaining to Zoning Regulations, a public hearing will be held by the Planning and Zoning Commission of the City of Warrenton on **Thursday March 7, 2024, at 6:00 p.m.** located at the City Annex Building, 202 West Walton Street, Warrenton, Missouri, for the purpose of considering and making findings and recommendations in regards to a **Conditional Use Permit and Site Plan** approval request for a proposed **On the Rocks Bar & Grill Hookah Lounge**, located at the following described property:

All of the East half of lot (4) in the City of Warrenton in the County of Warren, Missouri.

Also, three (3) feet off of the West side of Lot Three (3) in Block Ten (10) of the City of Warrenton in the County of Warren, Missouri, and said strip of ground being three (3) feet in width and running the whole length of said Lot 3 North and South.

The proposed Site Plan and Conditional Use Permit are to allow a proposed Bar and Grill Hookah Lounge. Anyone having an interest in these matters may express that interest at this time.

**CUP-94 & SP-168**

**Tim Burks, Director of Planning and Development**

Jesse Dettenwanger & James Ortiz have submitted an application for a Conditional Use Permit and a Site Plan for the building located at 108 E. Booneslick Rd. The building is currently zoned C-2 General Commercial.

The applicants have proposed a Bar & Grill Hookah lounge at the location. The restaurant would be a permitted use, and the C-2 General Commercial District defines bar, tavern, and nightclub as Conditional Use in Appendix A. Comprehensive plan designates the site as mixed use and this site was previously used as a bar. Staff reviewed the proposed Conditional Use and Site Plan and it is consistent with Chapter 405.

James Ortiz spoke to the Commission and gave an overview of the project and was present to answer questions.

There were no further comments.

- **Hampton Inn Site Plan (SP-169)**

**PUBLIC HEARING NOTICE**

Public Notice is hereby given that pursuant to Section 405.390 of the City of Warrenton, Missouri, Municipal Code pertaining to Zoning Regulations, a public hearing will be held by the Planning and Zoning Commission of the City of Warrenton on **Thursday, March 7, 2024, at 6:00 p.m.** located at the City Annex Building, 202 West Walton Street, Warrenton, Missouri, for the purpose of considering and making findings and recommendations in regards to a **Site Plan** approval request for a proposed Hampton Inn Hotel located at the following described property:

Lot 3 of Market Street Center, according to the plat thereof recorded in Plat Book D page(s) 29 of the Warren County Records.

The proposed Site Plan is to allow for the proposed Hampton Inn Hotel. Anyone having an interest in these matters may express that interest at this time.

**SP-169**

**Tim Burks, Director of Planning and Development**

Bart Korman of Lewis-Bade Surveying & Engineering, on behalf of SAMP Hospitality LLC, submitted an application of the proposed Site Plan to build a 14,769 sq. ft. Hampton Inn on the 2.00-

acre parcel of land west of Market St. & south side of Veterans Memorial Pkwy. The site plan shows the construction of an 80-room hotel building and associated improvements to the site. The property is zoned C-3 Highway Commercial District and is surrounded by properties of the same zoning classification.

Staff has reviewed the proposed site plan and it is consistent with Chapter 405.

Bart Korman with Lewis-Bade Engineering spoke on behalf of the applicant and gave an overview of the project. The lot to the south, Lot 4, is currently under contract for them to provide additional parking to meet the parking requirements.

There were no further comments.

**Public Comments**

• **Vacate 5,764 SQ FT Road & Utility Easement on Lot 3 Market St. Center**

Bart Korman of Lewis-Bade Surveying & Engineering, on behalf of SAMP Hospitality LLC, would like to request the Vacate of the 5,764 sq. ft. Road & Utility Easement on Lot 3 of Market Street Center, according to the plat thereof recorded in Plat Book D page(s) 29 of the Warren County Records.

The Road & Utility Easement is located in the southern part of Lot #3, and the applicant is requesting the removal to make room for the proposed Hampton Inn at the location.

Bart Korman with Lewis-Bade was present to answer any questions. There is a stormwater pipe in that area that will be rerouted.

There were no further comments.

• **Vacate 5’ of 15’ Utility Easement for Lot 110 in Pinckney Manor**

Tim Banze, President/ Owner of T.S. Banze Construction Inc., is requesting the vacate of the Easement vacation exhibit lot 110 Pinckney Manor, a subdivision being situated in Section 27, Township 47 north, range two west of the fifth principal meridian, Warren County, Missouri.

The existing 15-foot Utility Easement is located along the western part of Lot #110, and the applicant is requesting to vacate 5 feet of the 15-foot easement to accommodate the Blake Model house built on the other nine lots in the subdivision.

There were no further comments.

**MINUTES FROM THE FEBRUARY 1, 2024, P&Z MEETING**

Mike Cooper moved and John Cornell seconded the motion to approve the minutes from February 1, 2024 as submitted.

Rich Barton: Absent	Scott Costello: Yes	Jason Cullom: Yes
Dan Durbin: Absent	Mike Cooper: Yes	Scott Determann: Yes
John Cornell: Yes	Sheryl Cullom: Absent	Kelly Madden: Yes

Vacancy

The motion passes 6 to 0, with 3 absent and 1 vacancy.

**AMENDMENT TO SECTION 405.255 ACCESSORY BUILDING OR STRUCTURE (ADM-134)**

Jason Cullom moved and Kelly Madden seconded the motion to approve the Amendment to Section 405.255 Accessory Building or Structure (ADM-134).

Rich Barton: Absent	Scott Costello: Yes	Jason Cullom: Yes
Dan Durbin: Absent	Mike Cooper: Yes	Scott Determann: Yes
John Cornell: Yes	Sheryl Cullom: Absent	Kelly Madden: Yes

Vacancy

The motion passes 6 to 0, with 3 absent and 1 vacancy.

**PARKVIEW ESTATES PLANNED UNIT DEVELOPMENT (PUD-002)**

John Cornell listed the concerns he received from the neighbors that live next to this development. Ed Schmelz addressed the concerns. Scott Costello verified that the covenants and restrictions would follow the property if Mr. Schmelz decided to sell the property. Jason Cullom moved and Scott Determann seconded the motion to recommend approval of the Parkview Estates Planned Unit Development (PUD-002)

Rich Barton: Absent	Scott Costello: Yes	Jason Cullom: Yes
Dan Durbin: Absent	Mike Cooper: Yes	Scott Determann: Yes
John Cornell: Yes	Sheryl Cullom: Absent	Kelly Madden: Yes

Vacancy

The motion passes 6 to 0, with 3 absent and 1 vacancy.

**ON THE ROCKS BAR & HOOKAH LOUNGE CONDITIONAL USE & SITE PLAN (CUP-94)**

The Conditional Use is for the bar itself; the restaurant is a permitted use and city code does not prohibit indoor smoking. There was discussion and questions regarding what happens at a hookah lounge and the applicants answered their questions. John Cornell moved and Mike Cooper seconded the motion to recommend approval of the Conditional Use Permit for On the Rocks Bar & Hookah Lounge (CUP-94).

Rich Barton: Absent	Scott Costello: No	Jason Cullom: Yes
Dan Durbin: Absent	Mike Cooper: Yes	Scott Determann: No
John Cornell: No	Sheryl Cullom: Absent	Kelly Madden: No

Vacancy

The motion failed 2 to 4, with 3 absent and 1 vacancy.

**ON THE ROCKS BAR & HOOKAH LOUNGE CONDITIONAL USE & SITE PLAN (SP-168)**

Jason Cullom moved and Mike Cooper seconded the motion to recommend approval of the Site Plan for On the Rocks Bar & Hookah Lounge (SP-168).

Rich Barton: Absent	Scott Costello: No	Jason Cullom: Yes
Dan Durbin: Absent	Mike Cooper: Yes	Scott Determann: No
John Cornell: No	Sheryl Cullom: Absent	Kelly Madden: Yes

Vacancy

The motion tied 3 to 3, with 3 absent and 1 vacancy.

**HAMPTON INN SITE PLAN (SP-169)**

Scott Determann moved and Jason Cullom seconded the motion to recommend approval of the Site Plan for Hampton Inn (SP-169).

Rich Barton: Absent	Scott Costello: Yes	Jason Cullom: Yes
Dan Durbin: Absent	Mike Cooper: Yes	Scott Determann: Yes
John Cornell: Yes	Sheryl Cullom: Absent	Kelly Madden: Yes

Vacancy

The motion passes 6 to 0, with 3 absent and 1 vacancy.

**VACATE 5,764 SQ FT ROAD & UTILITY EASEMENT ON LOT 3 MARKET ST. CENTER**

Jason Cullom moved and Mike Cooper seconded the motion to recommend approval to Vacate 5,764 SQ FT Road & Utility Easement on Lot 3 Market St. Center.

Rich Barton: Absent	Scott Costello: Yes	Jason Cullom: Yes
Dan Durbin: Absent	Mike Cooper: Yes	Scott Determann: Yes
John Cornell: Yes	Sheryl Cullom: Absent	Kelly Madden: Yes

Vacancy

The motion passes 6 to 0, with 3 absent and 1 vacancy.

**VACATE 5’ OF 15’ UTILITY EASEMENT FOR LOT 110 IN PINCKNEY MANOR**

There are no city utilities in this easement. John Cornell moved and Scott Determann seconded the motion to recommend approval to Vacate 5’ of 15’ Utility Easement for Lot 110 In Pinckney Manor.

Rich Barton: Absent	Scott Costello: Yes	Jason Cullom: Yes
Dan Durbin: Absent	Mike Cooper: Yes	Scott Determann: Yes
John Cornell: Yes	Sheryl Cullom: Absent	Kelly Madden: Yes
Vacancy		

The motion passes 6 to 0, with 3 absent and 1 vacancy.

**PLANNING AND ZONING OFFICER’S REPORT**

There will be a meeting in April.

**ADJOURNMENT**

Scott Determann moved and Mike Cooper seconded the motion to adjourn. All in favor, the motion carried. The meeting was adjourned at approximately 7:11 p.m.

Melody Rugh, City Clerk

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Planning and Zoning Secretary

Minutes Approved: April 4, 2024