



**PLANNING & ZONING
COMMISSION AGENDA**
 City Annex Building, 202 West Walton St.
THURSDAY, April 4, 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 405.285 Location of Outdoor Pools (ADM-136)
- Rezone of approximately 337.17 Acres from AG to M-1 Light Industrial (ZC-76)
- Royal Pets Conditional Use Permit & Site Plan (CUP-95 & SP-170)

Public Comments

Open Planning and Zoning Commission Meeting:

1. Minutes from the March 7, 2024, P&Z Meeting
2. Amendment to Section 405.285 Location of Outdoor Pools (ADM-136)
3. Hickory Ridge Family LLC Rezone of approximately 337.17 Acres from AG to M-1 Light Industrial (ZC-76)
4. Royal Pets Conditional Use Permit & Site Plan (CUP-95 & SP-170)

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 28th day of March, 2024.

* * * * *

The **Planning and Zoning Commission** met on April 4, 2024 with Chairman Rich Barton presiding. Those in attendance were Rich Barton, John Cornell, Dan Durbin, Jason Cullom, Mike Cooper, Sheryl Cullom 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. Scott Costello and Kelly Madden were absent. There currently is one vacancy.

Public Hearing

- **Amendment to Section 405.285 Location of Outdoor Pools (ADM-136)**

PUBLIC HEARING NOTICE

Public Notice is hereby given that pursuant to Section 405.285 of the City of Warrenton, Missouri, Municipal Code pertaining to the city’s Location of Outdoor Pools, a public hearing will be held by the Planning and Zoning Commission of the City of Warrenton on **Thursday, April 4, 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 **Location of Outdoor Pools.**

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

ADM-136
Development

Tim Burks, Director of Planning and

There were no comments.

- **Rezone of approximately 337.17 Acres from AG to M-1 Light Industrial (ZC-76)**
PUBLIC HEARING NOTICE

Public Notice is hereby given pursuant to Section 405 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, April 4, 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 Zone Change approval request for a proposed, **AG (Agricultural Reserve) to M-1 (Light Industrial)** for the following described property:

A tract of land being all of the Southwest Quarter of the Southwest Quarter, part of the East Half of the Southwest Quarter, and all of the Southwest Quarter of the Southeast Quarter, all in Section 18, and part of the West Half of the Northeast Quarter, part of the East Half of the Northwest Quarter, part of the Northeast Quarter of the Southwest Quarter, and part of the Northwest Quarter of the Southeast Quarter, all in Section 19, Township 47 North, Range 2 West, Warren County, Missouri and being described as follows: Beginning at an old Iron pipe at the Southwest corner of Section 18; thence along the West line of Section 18, North 00°-30' East 1087.59 feet to an old iron rod; thence along the North line of the Southwest Quarter of the Southwest Quarter, North 89°-57' East 1452.03 feet to an old stone; thence along the West line of the East Half of the Southwest Quarter, North 05°-12' East 1208.05 feet to an old stone; thence along the North line of the East Half of the Southwest Quarter, North 76°-17' East 1405.15 feet to an old iron rod; thence along the West and South lines of a tract of land described in Document No. 200708533 of the Warren County records, South 02°-12' West 1358.79 feet to an iron rod; thence South 88°-58' East 15.00 feet to an old iron rod; thence along the North line of the Southwest Quarter of the Southeast Quarter, South 88°-58' East 1364.40 feet to an old stone; thence along the East line of the Southwest Quarter of the Southeast Quarter of Section 18 and the East line of the West Half of the Northeast Quarter of Section 19, South 02°-01' West 1986.20 feet to an old iron pipe; thence along the West line of OAK TRAIL, as shown in Slide B-191 & 192 of the Warren County records, South 01°-28' West 741.63 feet to an old iron pipe; thence South 00°-12' East 729.34 feet to an old iron pipe; thence along the North and West lines of a tract of land described in Document No. 201102302 of the Warren County records, North 89°-07' West 200.00 feet to an old iron pipe; thence South 00°-17' East 435.47 feet to an old iron rod; thence South 01°-50' West 199.75 feet to an old iron pipe; thence South 01°-06' West 360.29 feet; thence along the North line of the North outer road of Interstate "70n (old Highway "40n), with a curve to the left, said curve having a radius of 1462.70 feet, and a chord of North

59°-23' West 180.14 feet; thence North 62°-54' West 405.20 feet; thence along a curve to the left, said curve having a radius of 1462.70 feet and a chord of North 74°- 00' West 562.74 feet; thence North 85°-05' West 231.04 feet; thence along a curve to the left, said curve having a radius of 1462.70 feet and a chord of South 87°-04' West 399.24 feet; thence South 79°-13' West 940.97 feet to an old iron rod; thence along the West line of the East Half of the Northwest Quarter, and the West line of the Northeast Quarter of the Southwest Quarter, North 00°-39' East 2931.47 feet to an old iron rod; thence along the South line of Section 18, North 89°-12' West 1388.75 feet to the place of beginning and containing 337.17 acres, more or less.

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

ZC-76

Tim Burks, Director of Planning and Development

Laura Gierer, 21340 Shamrock Lane, the property to be rezoned is behind her property. She stated her concern with not knowing what is going into the property. She also had issues with trash in her creek from the dam that was breached on the lake.

George Heath owns this 337 acre parcel that is being rezoned stated nothing in the works for this property right now. The zone change is for Economic Development purposes. He had permission to breach the dam and there wasn't any trash in the lake when they did so. There were no further comments.

- **Royal Pets Conditional Use Permit & Site Plan (CUP-95 & SP-170)**

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 April 4, 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 **Royal Pets**, located at the following described property:

That certain tract of Parcel of land within the City of Warrenton, Missouri, formerly known as the Central Wesleyan College Campus, situated in the North one-half Section 28, Township 47 North, Range 2 West and bounded as follows: Beginning on the South line of Main Street and the East line of State Highway 47 at iron for corner near the Quarter Section line; running thence with the South line of Main Street, North 82 degrees 58 seconds East 516.25 feet to set pipe for corner. on the West line of Kuhl Street; thence with the West line of Kuhl Street South 1 degree 38 minutes East 465.5 feet to set iron corner; running thence with the North line of Walton Street, as conveyed to the City of Warrenton August 31, 1954, North 89 degrees 42 minutes West 585.81 feet to set iron corner on the East line of State Highway 47, formerly the Hopewell Road; thence with the line of said Highway North 8 degrees 32 minutes East 403.10 feet to the place of beginning, containing 5.675 acres, more or less. Less and excepting that part conveyed to the State of Missouri recorded in Book 1106, page 922 and Book 1202, page 408.

The above described real estate being a part of the parcel of real estate conveyed by Trustee's Deed recorded in Book 77 at page 236, Warren County Deed of Records.

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

CUP-95 & SP-170

Tim Burks, Director of Planning and Development

Josh Hall is the applicant and asked if the Commission had any concerns. The Commission will call him up during the agenda item if they do.

There were no further comments.

Public Comments - NONE

MINUTES FROM THE MARCH 7, 2024, P&Z MEETING

John Cornell moved and Mike Cooper seconded the motion to approve the minutes from March 7, 2024 as submitted.

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

The motion passes 4 to 0, with 3 abstentions due to absent from meeting, 2 absent and 1 vacancy.

AMENDMENT TO SECTION 405.285 LOCATION OF OUTDOOR POOLS (ADM-136)

This is currently in the building code. We are adding it to section 405 regarding location of pools. Jason Cullom moved and John Cornell seconded the motion to approve the Amendment to Section 405.285 Location of Outdoor Pools (ADM-136).

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

The motion passes 7 to 0, with 2 absent and 1 vacancy.

HICKORY RIDGE FAMILY LLC REZONE OF APPROXIMATELY 337.17 ACRES FROM AG TO M-1 LIGHT INDUSTRIAL (ZC-76)

Hickory Ridge Family LLC, has applied for a change in zoning for a 337.17-acre tract of land on the north side of North Service Rd East, west of State Hwy W. The applicant is requesting to rezone the vacant tract of land recently annexed into the City of Warrenton as AG zoning designation to M-1 Light Industrial District. Staff has reviewed the request to rezone the subject site from “AG” Agricultural Reserve District to “M-1” Light Industrial District. All items and notices have been provided and completed as required by State and local law. The proposal is consistent with the Future Land Use Map and the policies within the Comprehensive Plan. John Cornell questioned if this was in the retail corridor district. Tim stated this property is north of the outer road and not within the 100 feet right-of-way of Interstate 70. Jason Cullom moved and John Cornell seconded the motion to approve the rezone of approximately 337.17 acres from AG to M-1 Light Industrial (ZC-76).

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

Vacancy

The motion passes 7 to 0, with 2 absent and 1 vacancy.

ROYAL PETS CONDITIONAL USE PERMIT (CUP-95)

Josh Hall has applied for a Conditional Use Permit and a Site Plan for the building at 608 A, East Booneslick Rd. Suite A is the space in the strip mall next to the old Orscheln Store, and the building is currently zoned C-2 General Commercial. The applicant has proposed a pet store and plans to sell pet supplies permitted in the C-2 General Commercial and live animals, defined as Kennels in Appendix A, which requires a Conditional Use Permit. This proposal is consistent with Chapter 405 – Zoning Regulations of the Warrenton Municipal Code. The applicant will not be selling any dogs or cats or doing any boarding or grooming. Jason Cullom moved and John Cornell seconded the motion to approve the Royal Pets Conditional Use Permit with the condition that no dogs or cats be bred, kenneled or groomed on site.

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

Vacancy

The motion passes 7 to 0, with 2 absent and 1 vacancy.

ROYAL PETS SITE PLAN (SP-170)

John Cornell moved and Scott Determann seconded the motion to approve the Royal Pets Site Plan (SP-170).

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

Vacancy

The motion passes 7 to 0, with 2 absent and 1 vacancy.

PLANNING AND ZONING OFFICER’S REPORT

There will not be a meeting in May. There is a work session on May 14 with the Board of Alderman at 5:00 p.m.

ADJOURNMENT

Sheryl Cullom moved and Mike Cooper seconded the motion to adjourn. All in favor, the motion carried. The meeting was adjourned at approximately 6:24 p.m.

Melody Rugh, City Clerk

Planning and Zoning Secretary

Minutes Approved: