

**AN ORDINANCE APPROVING THE CONDITIONAL USE TO
ALLOW A BAKERY RESTAURANT FOR HOMETOWN BAKERY
LOCATED AT 412 NORTH HIGHWAY 47**

WHEREAS, an application was filed on October 3, 2014 by Kirk Wiltshire, for Hometown Bakery for approval of a conditional use permit to allow a bakery/restaurant on the following described property:

Beginning at an old post at the Southeast corner of Lot 1; thence along the South line of Lot 1, North 88°-47' West 120.64 feet to an iron rod; thence along the East line of Missouri State Highway "47", North 01°-10' East 124.61 feet to an old iron rod; thence North 43°-39' East 22.39 feet to an old iron rod; thence along the South line of Banner Avenue, South 88°-15' East 105.20 feet to an old iron pipe; thence along the East line of Block 8, South 01°-02' West 140.15 feet to the place of beginning, and containing 0.39 acres, more or less.

WHEREAS, a public hearing was held on November 6, 2014 to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission, at their meeting of November 6, 2014 recommended approval of the conditional use permit to allow a bakery/restaurant at 412 North Highway 47 which is zoned RC-1; and

WHEREAS, a public hearing was held on November 18, 2014 to solicit input from the public; and

WHEREAS, on November 18, 2014 the Board of Aldermen of the City of Warrenton, after due and careful consideration, has concluded to approve the conditional use permit to allow a bakery/restaurant with Kirk Wiltshire for Hometown Bakery, at 412 North Highway 47; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

SECTION I. The Board of Aldermen of the City of Warrenton hereby approves the conditional use permit to allow a bakery restaurant at 412 North Highway 47 under the following conditions:

- 1) Upon written permission and / or an easement is provided from the property owner's on the east side of the alley adjacent to the site plan, the applicant installs a fence that extends along the rear of the owners property; and
- 2) The proposed fence is in compliance with the fence regulations per City Code; and
- 3) The applicant provide snow removal within the existing alley adjacent to their property; and
- 4) The applicant maintain the pavement within the existing alley adjacent to their property; and
- 5) The applicant provide a revised Storm Water Management Plan detailing proposed

improvements to ensure storm water flows do not affect properties adjacent to the alley or Banner Avenue. The revised Storm Water Management Plan must be approved by the City prior to the start of any onsite construction.

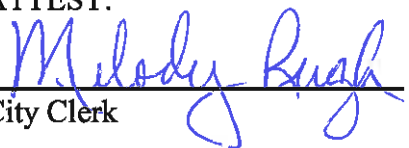
SECTION II. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION III. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 18th day of November, 2014.



President of the Board of Aldermen

ATTEST:


City Clerk