

A ZONING ORDINANCE, AS AUTHORIZED UNDER SECTION 405.390 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR DEERFIELD VINEYARDS, LOCATED AT 227 EAST BOONESLICK ROAD

WHEREAS, an application for site plan approval was filed on November 22, 2017 by Robert Truetken; and

WHEREAS, property owners within three hundred (300) feet of 227 East Booneslick Road were notified by mail on December 22, 2016 and signage was posted at the property site; and

WHEREAS, the public was notified of the public hearing by publication in the Warren County Record on December 15, 2016; and

WHEREAS, a public hearing was held on January 5, 2017, by the Planning and Zoning Commission, to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission of the City of Warrenton at their meeting of January 5, 2017, following said public hearing, recommended approval of said site plan; and

WHEREAS, the public was notified of the public hearing by publication in the Warren County Record on December 29, 2016; and

WHEREAS, a public hearing was held on January 17, 2017, by the Board of Aldermen, to solicit input from the public; and

WHEREAS, the Board of Aldermen of the City of Warrenton at their meeting on January 17, 2017, following said public hearing, after due and careful consideration, has concluded that the approval of the site plan for a proposed winery, located at 227 East Booneslick Road is in the best interest of the City.

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

SECTION I. As authorized in the Zoning Ordinance of the City of Warrenton, Section 405.390 of Article VI of Title IV of the Municipal Code of the City of Warrenton, and approving a site plan:

- 1) The Application for Site Plan Approval accompanied with a Site Plan on the tract of land described as:

The East sixty (60) feet of Lot Eight (8) in Block Eight (8) in the original Town of

Warrenton, Missouri, County of Warren.

- 2) Said Application for Site Plan Approval accompanied with a Site Plan heretofore filed is hereby APPROVED for the proposed use and development contained therein for a winery.
- 3) All uses and development approved in Section (2) is subject to all the regulations and requirements contained in Section 405.140, "C-2" General Commercial District of the Zoning Ordinances of the City.
- 4) All uses and development not otherwise authorized by the Ordinances of this City and not herein specifically approved in Section (2) above are hereby disapproved and prohibited and it is the intention of this Board that this Ordinance be strictly construed and the approval of no use shall be presumed or implied.
- 5) The Site Development Plan attached to this Ordinance is incorporated herein by reference and made a part hereof and marked Exhibit "A".
- 6) The approval of the Application for Site Plan shall terminate and expire on January 17, 2017 and shall not be valid thereafter.

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 17th day of January, 2017.



President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 17th day of January, 2017.



Mayor

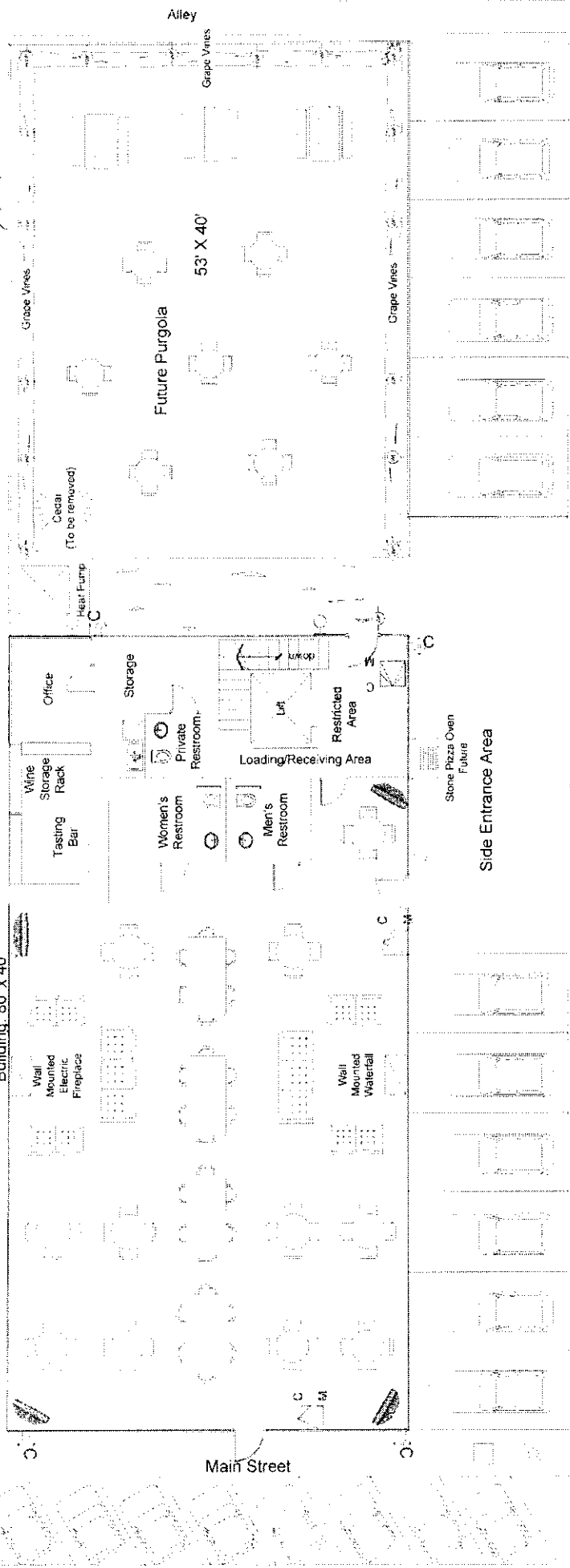
ATTEST:



City Clerk

NOV 22 2016

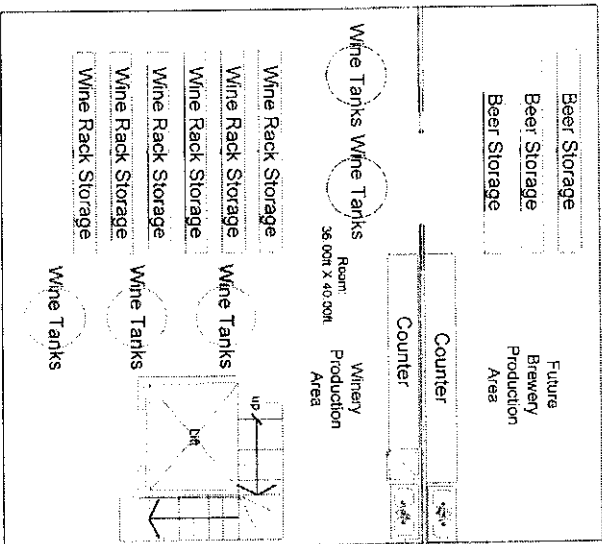
Deerfield Vineyards
Lot Size: 133' x 60'
Building: 80' x 40'



Dryden Street

Main Street

Winery/Brewery Area of Deerfield
Vineyards
36' 0" x 40' 0"



NOV 22 2016
[Signature]