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Charles H. Rehm, Jr.  
Mayor

Robert Shelton  
City Administrator

This meeting is being held electronically in compliance with Missouri Attorney General ruling in addition to Missouri State Statute 610.020 and Town & Country Municipal Code Sec. 130.030.

To tune in, please click the "WATCH" banner on our homepage at [www.town-and-country.org](http://www.town-and-country.org) on November 17th 6:30 PM and 7:00 PM.

Persons interested in making their views known on any agenda item may:

a. Email their comments to Laura Lowell at [LowellLM@town-and-country.org](mailto:LowellLM@town-and-country.org). All comments received by 4:30 PM on meeting day will be distributed to the Planning & Zoning Commission before the meeting and attached to the minutes

b. Sign-up to address the Commission via Zoom by submitting a request [HERE](#) or contacting Laura at (314) 587-2820 no later than noon on meeting day. Comments will be limited to three minutes and requests must indicate which agenda item you'd like to speak about

The agenda items are available for review on the City's website, <https://www.town-and-country.org/189/Planning-Development>.

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**CITY OF TOWN & COUNTRY, MISSOURI**

**November 17, 2021**

**STAFF REVIEW** 6:30 P.M.

**CALL TO ORDER** Regular meeting of the Planning and Zoning Commission 7:00 P.M.

**ROLL CALL**

**APPROVAL OF MINUTES** October 20, 2021

**OLD BUSINESS**

- Zoning Text Amendment** – A request has been made by Scott Fehl of Nova Group, Inc. on behalf of Spirit Energy, LLC. for approval of amendments to the Office/Campus Office Zoning District related to Section 405.560 Conditional Uses, Service Revitalization Development Regulations related to Section 405.1415 Permitted Uses and Section 405.1440 Off-Street Parking and Loading Requirements, and Section 405.080 Definitions. (***Continued from the October 20, 2021 Planning and Zoning Commission Meeting***)
- Preliminary Site Development Plan** - A request has been made by Scott Fehl of Nova Group, Inc. on behalf of Spirit Energy, LLC., owner, for approval of an Preliminary Site Development Plan (PSDP) in order to remodel and renovate an existing Gasoline Service Station into a Convenience Store with gasoline sales to be located at 2721 N. Ballas Road in the Campus Office (CO) Zoning District, developed under Service Revitalization (SR) Zoning

Regulations. (*Continued from the October 20, 2021 Planning and Zoning Commission Meeting*)

3. **Conditional Use Permit** - A request has been made by Scott Fehl of Nova Group, Inc. on behalf of Spirit Energy, LLC., owner, for approval of a Conditional Use Permit (CUP) in order to remodel and renovate an existing Gasoline Service Station into a Convenience Store with gasoline sales to be located at 2721 N. Ballas Road in the Campus Office (CO) Zoning District, developed under Service Revitalization (SR) Zoning Regulations. (*Continued from the October 20, 2021 Planning and Zoning Commission Meeting*)
4. **Zoning Text Amendment** - Establishment of regulations pertaining to the use of portable storage units and dumpsters; Section 405.153 Portable Storage Units and Dumpsters. (*Continued from the October 20, 2021 Planning and Zoning Commission Meeting*)

#### **NEW BUSINESS**

#### **OTHER**

5. 2022 Meeting Schedule

#### **REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD**

#### **ADJOURN**