

# City of O'Fallon, Missouri

Council Chambers of the O'Fallon Municipal Centre  
100 North Main Street, O'Fallon, Missouri 63366

## PLANNING AND ZONING COMMISSION AGENDA January 5, 2012

### Pre-Meeting (Council Chambers) 6:30 p.m.

### Meeting (Council Chambers) 7:00 p.m.

- A.) Call to Order
- B.) Roll Call
- C.) Pledge of Allegiance
- D.) Approval of Agenda
- E.) Approval of the December 1, 2011 Meeting Minutes
- F.) Citizen Comments
- G.) Old Business
  - 1.) **(25-11) Public Comment, Request for Consideration and Recommendation to the City Council for a Conditional Use Permit to allow a Senior Community Overlay District within a R-4/Apartment House District located at 15 Castle Lane – Victorian Manor of O'Fallon, contract purchaser** – proposed use: senior community/assisted living center  
*The applicant has requested that this item remained tabled until the February 2, 2012 meeting.*
  - 2.) **(25-11.01 & 25-11.02) Public Hearing and Request for Consideration and Motion for action regarding a Preliminary Plat and Request for Consideration and Motion for Action on a Site Plan for 15 Castle Lane – Victorian Manor of O'Fallon, contract purchaser** - proposed use: subdivision of existing parcel into two (2) lots  
*The applicant has requested that this item remained tabled until the February 2, 2012 meeting.*
  - 3.) **(29-11) Public Comment, Request for Consideration and Recommendation to the City Council for a Conditional Use Permit for property on Sommers Road south of Highway N – Wentzville R-IV School District, property owner** – proposed use: new high school in a R-2/Two Family Residential District and fence height  
*This item was tabled at the December 1, 2011 meeting.*
  - 4.) **(29-11.01) Request for Consideration and Motion for Action on a Site Plan for property on Sommers Road south of Highway N – Wentzville R-IV School District, property owner** – proposed use: new high school  
*This item was tabled at the December 1, 2011 meeting.*
- H.) New Business
  - 1.) **(5001.07 and 5001.07.01) Public Hearing and Request for Consideration and Motion for action regarding a Preliminary Plat and Request for Consideration and Motion for Action on a Site Plan for Lot C of Delmar Gardens Plat One – Delmar Gardens of O'Fallon, property owner – O'Fallon Dermatology, contract purchaser** - proposed use: subdivision of existing parcel into two (2) lots and new office/medical building

- 2.) **(01-12) Public Comment, Request for Consideration and Recommendation to the City Council for an Conditional Use Permit for a portion of O'Fallon Pointe Centre – Church's Chicken, applicant – THF O'Fallon Development, property owner** – proposed use: to allow a restaurant with a drive thru
- 3.) **(01-12.01) Request for Consideration and Motion for Action on a Site Plan for a portion of O'Fallon Pointe Centre – Church's Chicken, applicant – THF O'Fallon Development, property owner** – proposed use: restaurant with a drive thru
- 4.) Motion for Recommendation to the City Council for the granting and/or accepting of easements or property provided on the Consent Calendar listed below:
  - (a) Permanent Drainage Easement – 1053 Annabrook Park Drive (Amber Meadows Plat Three Lot 62)
- J.) All other items as they may arise
  - Revised Outdoor Patio for ABC Billiards at 977 West Terra Lane
- K.) Adjournment

Posted this 30th day of December, 2011

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Tracy Coffman, Recording Secretary

Notice is hereby given that, subject to a motion duly made and adopted, the Planning and Zoning Commission of the City of O'Fallon may also hold a closed meeting for the purpose of dealing with matters relating to: 610.021(1) Legal Actions, Causes of Action, Litigation or Privileged Communications with its attorneys.