

**ST. LOUIS COUNTY PLANNING COMMISSION**  
**MONDAY June 22, 2009 – 7:00 P.M.**  
**41 S. CENTRAL, CLAYTON, MO 63105**  
**COUNTY COUNCIL CHAMBERS**

<b>PET. NO.</b>	<b>PETITIONER</b>	<b>REQUEST</b>	<b>APPROXIMATE LOCATION</b>	<b>COUNCIL DISTRICT</b>	<b>SCHOOL DISTRICT</b>	<b>NO. OF ACRES</b>
14-09 and 15-09	Energy Marketing 1877, L.L.C.	FPM-3, C-8 and FPC-8 to C-2 and FPC-2; C.U.P. in C- 2 and FPC-2	South side of Manchester Road approximately 100 feet west of Dietrich Road.	3	Parkway	0.572
16-09	JJS Commercial Realty , L.L.C.	Amended C-8	North side of Seibert Avenue, approximately 200 feet east of Heege Road.	6	Bayless	0.80
17-09	Andy Benning (Lamplighter Square)	Amended C-8	Northeast quadrant of Tesson Ferry Road and Towne South Drive.	6	Lindbergh	6.93

*The Public Hearing Notice may be viewed on the Internet at:*  
<http://www.stlouisco.com>  
*or you may send comments via E-Mail to the Planning Commission c/o Gail Choate at:*  
[gchoate@stlouisco.com](mailto:gchoate@stlouisco.com)

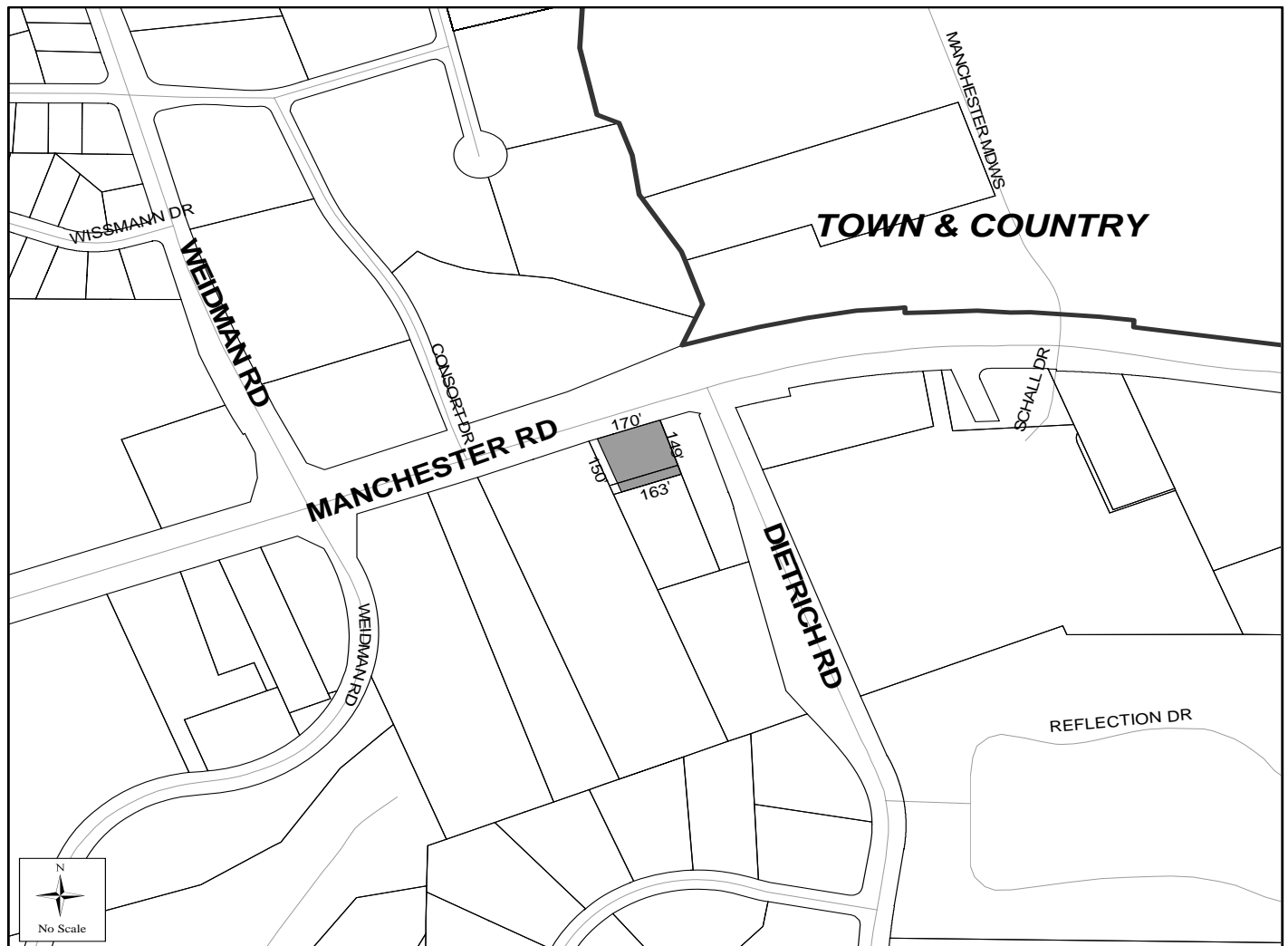
**IF YOU WISH TO ATTEND THIS PUBLIC MEETING AND REQUIRE ACCOMMODATION DUE TO DISABILITY, PLEASE CONTACT THE DEPARTMENT OF PLANNING 24 HOURS IN ADVANCE AT (314) 615-2520 OR (314) 615-5467 (TTY - for the hearing impaired).**

St. Louis County Planning Commission will hold a public hearing at 7:00 P.M. on Monday JUNE 22, 2009 in the County Council Chambers, Administration Building, County Government Center, 41 South Central Avenue, Clayton, Missouri 63105. If you wish to attend this public meeting and require accommodation due to disability, please contact the Department of Planning 48 hours in advance at (314) 615-2520 or (314) 615-5467 (TTY - for the hearing impaired). **The Public Hearing Notice may be viewed on the Internet at: <http://www.stlouisco.com> or you may send comments via E-Mail to the Planning Commission c/o Gail Choate at [gchoate@stlouisco.com](mailto:gchoate@stlouisco.com)** The Planning Commission may recommend and the County Council may enact by ordinance a zoning district other than that requested in the petition, provided that the recommendation or ordinance is for a district classification of the same use type as that requested by the petition. The following request will be considered at that time:

**P.C. 14-09 ENERGY MARKETING 1877, L.L.C.**, c/o Donald W. Danson, Pickett, Ray and Silver, Inc., 333 Mid Rivers Mall Drive, St. Peters, Missouri 63376 - a request for a change in zoning from FPM-3 Flood Plain Planned Industrial District, C-8 Planned Commercial District and FPC-8 Flood Plain Planned Commercial District to C-2 Shopping District and FPC-2 Flood Plain Shopping District for a 0.572 acre tract of land.

and

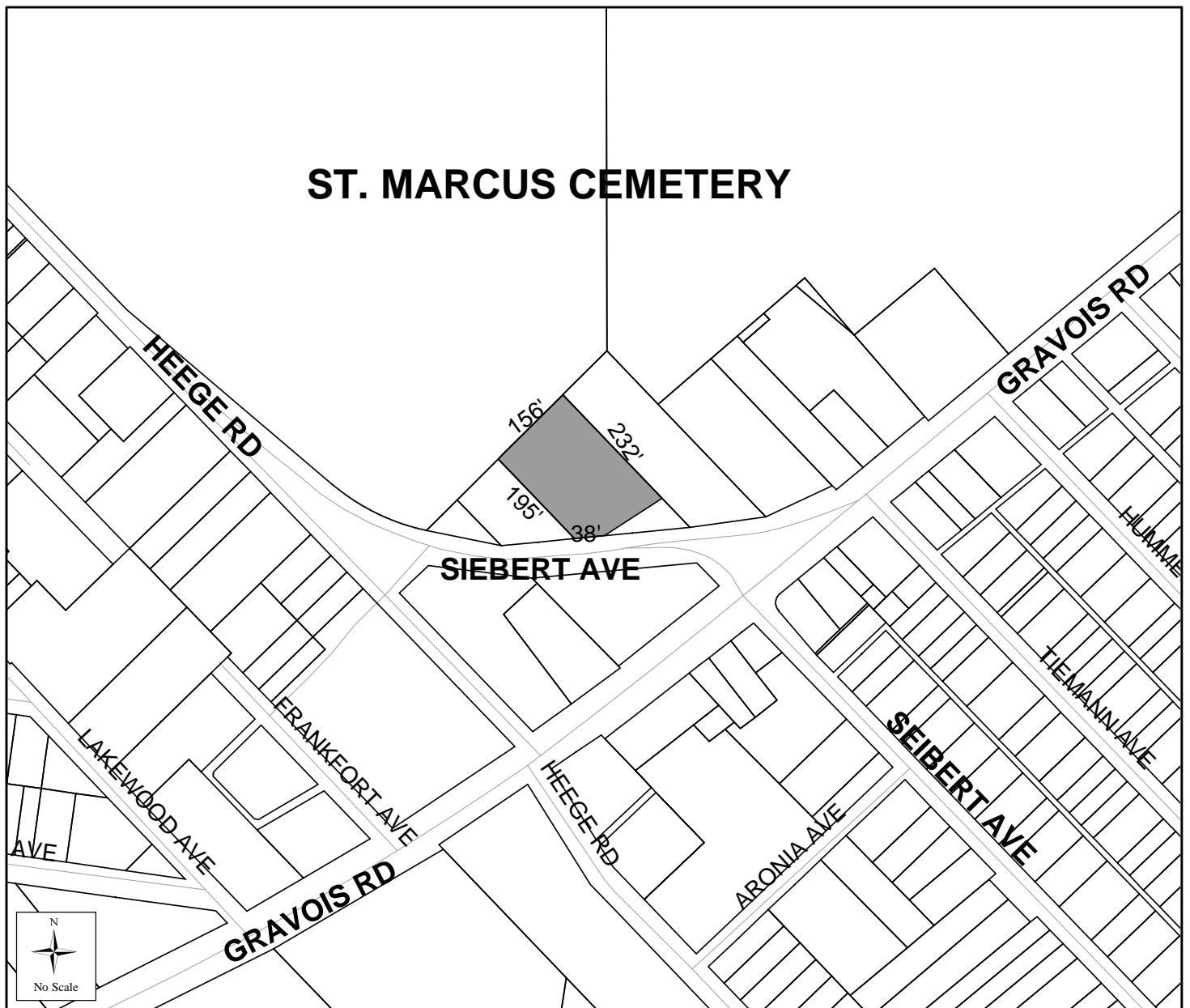
**P.C. 15-09 ENERGY MARKETING 1877, L.L.C.** - a request for a Conditional Use Permit (C.U.P.) procedure in the C-2 Shopping District and FPC-2 Flood Plain Shopping District for the same 0.572 acre tract of land located on south side of Manchester Road approximately 100 feet west of Dietrich Road. **Proposed use: Convenience store with gas pumps.**





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**P.C. 16-09 JJS Commercial Realty, L.L.C. c/o Nicole M. Iannacone, Jenkins and Kling, P.C., 10 South Brentwood Boulevard, Suite 200, St. Louis, Missouri 63105 - a request for an Amended C-8 Planned Commercial District for a 0.80 tract of land located on the north side of Siebert Avenue, approximately 200 feet east of Heege Road. Proposed use: a construction company, including but not limited to masonry construction and restoration, and all C-2 Shopping District permitted uses.**





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**P.C. 17-09 Andy Benning (Lamplighter Square) c/o Michael J. Mueller, P.E., Cornerstone Land Surveying and Civil Engineering , 2705 Dougherty Ferry Road, Suite 100, St. Louis, Missouri 63122--a request for an Amended C-8 Planned Commercial District for a 6.93 acre tract of land located in the northeast quadrant of Tesson Ferry Road and Towne South Drive. Proposed use: Retail sales, fast food restaurant and all C-2 Shopping District permitted uses.**

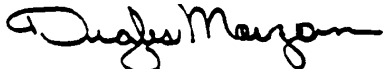




Files and plans are available for inspection at the office of the St. Louis County Department of Planning, Fifth Floor, County Government Administration Building, 41 South Central Avenue, Clayton, Missouri 63105, during the following hours:

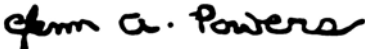
Monday through Friday 8:00 a.m. - 5:00 p.m.  
Telephone: (314) 615-2520

ST. LOUIS COUNTY PLANNING COMMISSION



Douglas D. Morgan, Chairman

ATTEST:



Glenn A. Powers  
Director of Planning