



**NOTICE OF MEETING
OCTOBER 14, 2026 – 6:00 PM
PLAN COMMISSION
TENTATIVE AGENDA**

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES FROM AUGUST 12, 2026
- IV. FENCE VARIANCE REQUEST : PAGE DEGRAFF 41 FREDERICK LANE
- V. ADJOURNMENT

Morgan Forney
Community Engagement Officer

POSTED: 4 p.m., October 9, 2026



MINUTES
PLAN COMMISSION MEETING
August 12, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, August 12, 2026. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present

Members Absent

Brad Weitekamp
Chairman Fernhoff
Reed Voorhees
John Falk
Jon Emert
Mike Moran

Laura Switzer

Also present were Frank Johnson, City Administrator; and Kate Henry, City Attorney.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes of the July 8, 2026 meeting. The motion was seconded by Chairman Fernhoff and unanimously carried.

**FENCE VARIANCE
REQUEST – Kert
Rosenkoetter, 925 N.
Sappington Rd.**

Mr. Fernhoff introduced the Special Use Permit (SUP) amendment for the Glendale Chrysler dealership located at 10070 Manchester Road. Kris Mehrstens, architect with M+H Architecture and Glendale Chrysler General Manager Jenni Belding presented the dealership's proposed SUP amendment.

Mr. Mehrstens stated that the dealership is requesting permission to renovate the western portion of the building for use as 10 additional vehicle service bays. In response to a question from the Commission, Ms. Belding stated that the dealership is no longer pursuing the previous Jeep Showroom approved for the space and is moving forward with the service plan now that the MSD project in the rear of the property is completed. She noted while the space is currently being used only for storage, it was previously used as a body shop.

Mr. Emert asked what the hours would be for the proposed vehicle service work. Ms. Belding stated that they currently are open for vehicles service until 6 p.m. Mr. Voorhees asked what kind of service work would be performed in the proposed bays. Ms. Belding stated that they plan on doing more simple, routine maintenance such as oil changes and tire replacements, and that they mostly use battery-powered tools for the work,

[View Online Request](#)

[View Audit Trail](#)

Creation Date: 9/18/2026

Submitted Date: 9/18/2026

Accepted Date: 9/18/2026

City of Glendale Residential Fence Permit Application

Online Request #: 3633715
Project #: 2026-284

Submitted by:
Jenna Meadows
jenna@empirefenceonline.com

Location: **41 FREDERICK LN**

City: **SAINT LOUIS** State: **MO** Zip: **63122**

Contact Information

Applicant's Contact Information

Title: First Name: **Jenna** Last Name: **Meadows** Suffix:

Business Name:

Mailing Address: **4001 Taft Ave**

City: **St. Louis** State: **MO** Zip: **63116**

Email Address: **jenna@empirefenceonline.com**

Cell Phone: Work Phone: **(314) 638-7600** Home Phone:

Contractor's Contact Information

Title: First Name: **Jenna** Last Name: **Meadows** Suffix:

Business Name: **Empire Fence and Custom Ironworks**

Mailing Address: **4001 Taft Ave**

City: **St. Louis** State: **MO** Zip: **63116**

Email Address: **jenna@empirefenceonline.com**

Cell Phone: **(314) 638-7600** Work Phone: Home Phone:



You can complete this application and view updates online at MGO Connect

Property Owner's Contact Information

Title: First Name: Page Last Name: Degraff Suffix:

Business Name:

Mailing Address: 41 Frederick Ln

City: St.Louis State: MO Zip: 63122

Email Address: jenna@empirefenceonline.com

Cell Phone: (314) 638-7600 Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Residential Fence

Type of Fence * Semi Privacy

Height * 3' Aluminum & 6' Wood

Material * 3 Rail Aluminum & Treated pine

Location of fence on lot

Is this a corner lot? * No

To enclose a pool? * No



You can complete this application and view updates online at MGO Connect

Documents Uploaded

The following documents are attached to the Application.

Site Plan Showing Location of Fence

41 frederick ln.pdf

Comments



You can complete this application and view updates online at [MGO Connect](#)



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPEAL TO THE PLANNING COMMISSION

APPLICANT: Jenna Meadows DATE: 9/21/26
PROPERTY OWNER: Page & Robert Degraaff ZONING DISTRICT: _____
ADDRESS of PROPERTY: 41 Frederick LN Glendale, MO 63122
TELEPHONE: Day (314) 638-7600 Home () _____

Section 1: Basis for Granting Variances:

The Plan Commission, or the designated committee thereof, may consider and allow exceptions from the strict application of Fence Code:

1. When a person subject to the provisions of this Section can show that the strict application of the terms hereof will substantially impair the reasonable use and enjoyment of property, such person may apply for an exception to the provisions of this Section by filing a written application with the Plan Commission.
2. If such exceptions are in harmony with the purpose and intent of this Section, and if they will not be injurious to the surrounding property or otherwise detrimental to the public welfare, taking into account the location of the property, the permitted uses of the property and nearby properties, the prevailing traffic conditions on adjoining roadways and in the vicinity, and the configuration of the property and improvements thereon.
3. In granting an exception, the commission or the designated committee may attach such conditions as they deem necessary relating to location, design, and landscaping to mitigate the impact of the fence variance on the adjoining property or general neighborhood.

There shall be no appeal from a decision of the Building Commissioner pertaining to fences under this Section under the provisions of Section 400.930 or Section 500.050 of the Municipal Code. If a person has sought an exception to the provisions of this Section by filing a written application with the Plan Commission and the Plan Commission denies such application for an exception, such person may appeal the Plan Commission's negative recommendation to the Board of Aldermen within thirty (30) days of such denial.

Section 2: Explanation for Applicant's Appeal and Supporting Material:

09/21/2026

City of Glendale
Planning & Zoning Department
Glendale, Missouri

RE: Fence Height Variance – 41 Frederick Ln

To Whom It May Concern:

We are requesting a variance to allow a **6-foot-high fence** at the above property.

The fence will serve as a barrier between the homeowner's yard and the adjacent roadway, providing additional privacy, security, and separation from traffic. The fence will be located behind the required setback and **will not interfere with visibility or sight lines for drivers or pedestrians.**

We respectfully request approval of the variance due to the property's unique location directly adjacent to the roadway.

Thank you for your consideration.

Sincerely,

Jenna
Empire Fence
314-638-7600
jenna@empirefenceonline.com

GRAPHIC SCALE



58915'00"E - 97.95' (REC)
58927'04"E 97.88' (SUR)

N00°42'00"E - 140.00' (REC)
N00°55'36"E 139.83' (SUR)

OLD 1" IRON PIPE
2" BELOW GRADE

N89°18'00"W
(BASIS OF BEARINGS)
52'
194.31'(SUR)
193.81' (REC)

WINGFIELD (50' WIDE) ROAD

To be Wood

[illegible][illegible]