

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
JANUARY 17, 2018
7:00 PM**

EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 N. THIRD STREET, ST. CHARLES, MO 63301

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

The Applicant For The Missouri Bluffs PUD (PUD17-01) Has Requested That At This Meeting The Planning & Zoning Commission Not Consider Or Take Action On Their Application, But Instead Continue The Case Until The February 21, 2018 Meeting. A Continuance Would Require A Majority Vote Of The Planning & Zoning Commission.

Documents:

[REQUEST TO CONTINUE APP. PUD17-01.PDF](#)

I. PUD REZONING AND CONCEPT PLAN REQUEST - RESEARCH PARK CIRCLE, AND HIGHWAY 40

Application: PUD17-01

Applicant: NT Home Builders, LLC

Developers: Missouri Bluffs Golf Joint Venture & NT Home Builders, LLC

Property Owner: Curators of the University of Missouri

Current Zoning: A, Agricultural District with Floodway Fringe Overlay District

Requested Zoning: R3B, Multi-Family Residential District with FF/Floodway Fringe and PUD Overlay Districts

Area: 396.72 acres

Location: South of the Missouri Research Park, west of Highway 64, and north of the Missouri River; Near the City of Weldon

Council District: 2

Account No.: A973001558, A946001690, and T001200001

** The applicant has requested that the Planning & Zoning Commission continue the above application until the [next regular meeting](#)

Documents:

[PZ AGENDA PACKET - PUD17-01.PDF](#)

[OPPOSITION - BETTIE YAHN-KRAMER.PDF](#)

[REMONSTRANCE RESOLUTION WELDON SPRING 1-16-18.PDF](#)

[LETTER TO PZ COMMISSION - STEPHEN JEFFERY.PDF](#)

PUBLIC HEARINGS - CONDITIONAL USE PERMITS

I. CONDITIONAL USE PERMIT REQUEST - 2711 HIGHWAY 94 SOUTH

Application: CUP17-14

Owner: Defiance Ridge Vineyards, LLC

Applicant: Chuck Gillentine, Manager of Defiance Ridge Vineyards, LLC

Use Requested: Buildings, structures or open spaces for conducting weddings and/or wedding receptions or other private parties, and a Winery

Property Zoning: A, Agricultural District with Floodway Fringe Overlay District

Area: 42.00 acres

Location: On the west side of the intersection of Highway 94 South and Darst Bottom Road; near Defiance

Council District: 2

Account No.: 627570B000

Documents:

[PZ AGENDA PACKET - CUP17-14.PDF](#)
[CONCERNS - HUDSON AND LINDA SHADE.PDF](#)
[CONCERNS - IRENE SNYDER.PDF](#)
[CONCERNS - PAUL AND RENEE RENNA.PDF](#)

PLATS

NONE

TABLED ITEMS

NONE

APPROVAL OF MINUTES FROM THE DECEMBER 20, 2017 MEETING

Documents:

[12.20.17 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

ELECTION OF OFFICERS

ADJOURNMENT

INCLEMENT WEATHER: In case of inclement weather, please call 949-7335 after 3:00 p.m. on the day of the meeting to be informed of the status of the meeting.