

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 17, 2024
7:00 PM**

COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 NORTH THIRD STREET
SAINT CHARLES, MO 63301

This meeting is open to the public.

The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Wednesday, January 17, 2024

Tentative Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF 2024 PLANNING & ZONING COMMISSION OFFICERS

CHANGES AND/OR ADDITIONS TO THE AGENDA

ACTION ITEMS

. A. ZONING MAP AMENDMENT REQUEST - 2153 WILMER ROAD

Application No.:	RZ23-17
Property Owners:	Kevin N Murray and Michelle R Murray
Applicant:	Mike Hebert Insurance Agency
Current Zoning District:	A, Agriculture District
Proposed Zoning District:	CO, Office District
2030 Master Plan:	recommends commercial land uses
Rezoning Area:	1.94 Acres
Location:	2153 Wilmer Road, Located at the northwest corner of the intersection of Hwy N and Wilmer Rd, near the City of Wentzville.
County Council District:	2
Parcel Account No:	725730A000

Documents:

[RZ23-17 AGENDA PACKET_FINAL3.PDF](#)

. B. ZONING MAP AMENDMENT REQUEST - 965 SYCAMORE DRVIE

Application No.:	RZ23-18
Property Owners:	Saint Charles Ambulance District
Applicant:	Citywide Alarms, LLC – Adam Fogal
Current Zoning District:	R1E, Single Family Residential District

Proposed Zoning District: C1, Neighborhood Commercial District
2030 Master Plan: recommends commercial land uses
Rezoning Area: 0.8 Acres
Location: 965 Sycamore Dr; located 300 feet south
of the intersection of Sycamore Dr and
South Old Hwy 94, near the City of St.
Peters.
County Council District: 7
Parcel Account No: 523590A001

Documents:

[RZ23-18 AGENDA PACKET_FINAL2.PDF](#)

. C. RESUBDIVISION PLAT FOR LOT 1075, ST. CHARLES HILLS PLAT 6 SECTION 2

Application No.: PRE23-13
Property Owner: Linhardt Properties, LLC
Engineer: Bax Engineering
Plat Area: 0.234 acres
Proposed Lots: 2 Lots
Location: 3001 Ehlmann Road; located at the
southwest corner of Ehlmann Rd and
Saint Babette Ln, adjacent to the City of
Saint Charles.
County Council District: 6
Parcel Account No.: 144438A000

Documents:

[PRE23-13 AGENDA PACKET_FINAL.PDF](#)

. D. CONDITIONAL USE PERMIT- 1078 TERRY ROAD

Application No: CUP23-23
Property Owners: Mark Milster and Jo Ann Milster
Applicant: NSTAAFL, LLC, Jo Ann Milster
Current Zoning: A, Agriculture District
Conditional Use Request: Bed and Breakfast Residence (3 guest
rooms)
Parcel area: 6.62 acres
Location: 1078 Terry Rd; located 1,150 feet east
of Duke Road on the south side of Terry
Road.
County Council District: 2
Parcel Account Nos.: 189310A000

Documents:

[CUP23-23 AGENDA PACKET_FINAL2.PDF](#)

TABLED AND/OR CONTINUED ITEMS

. A. CONDITIONAL USE PERMIT- 2440 SOUTH HIGHWAY 94

Application No: CUP23-22
Property Owners: Joseph A. Koester and Craig A. Daily

Applicant: Joseph A. Koester and Craig A. Daily
Current Zoning: A, Agriculture District
Conditional Use Request: Buildings, structures or open spaces for
conducting weddings and/or wedding
receptions or other private parties.
Parcel area: 6.22 acres
Location: Located on the Southeast corner of the
intersection of Highway DD and South
Highway 94
County Council District: 2
Parcel Account Nos.: A923000655

B. ZONING MAP AMENDMENT REQUEST – 24 MAIN STREET

Application No: RZ23-05
Property Owner: David A. Wilke Trust
Applicants: Boschert Brothers Storage LLC
Current Zoning District: R1E, Single Family Residential District
Proposed Zoning District: I1, Light Industrial
2030 Master Plan: recommends Agricultural land uses
Rezoning Area: 4.32 acres of a 11.87-acre parcel
Location: Western terminus of Main Street in
Orchard Farm
County Council District: 6
Parcel Account No.: 876180A000

C. CONDITIONAL USE PERMIT AMENDMENT REQUEST – 24 MAIN STREET

Application No: CUP23-04
Property Owners: Boschert Brothers Storage, LLC, and
David A Wilke Trust
Applicant: Boschert Brothers Storage, LLC
Current Zoning: I1, Light Industrial and R1E, Single
Family Residential District
Proposed Zoning: I1, Light Industrial District
Conditional Use Request: Amend the conditions of Ordinance 21-
060 to expand a storage lot for boats,
trailers, autos, trucks, and
recreational vehicles
Location: Western terminus of Main Street in
Orchard Farm
County Council District: 6
Parcel Account Nos.: 876180A000, T010500083, T020500006,
T150500003, A965000451, 876600A000,
876480B000

D. PRELIMINARY PLAT FOR TALL TREE – 9260 & 10102 HIGHWAY DD

Application No.: PRE23-02
Property Owners: Tall Tree Farm, LP; and Canine Country
Kennel and Farm, LLC
Developer: KM Investment Group IV, LLC
Engineer: Bax Engineering
Current Zoning: A, Agriculture District
Proposed Zoning: R1A, Single Family Residential (1-acre min
lot size); and

R1E, Single Family Residential Districts
(7,000 square feet min lot size)

Plat area: 356.14 acres
Proposed lots: 556 lots (1.56 dwellings per acre gross)
Common ground: 126.9 acres
Location: 11 parcels fronting on Hwy DD between
Wild Turkey Run and Schwede Rd;
adjacent to the City of O'Fallon and
Busch Wildlife Area

Council Districts: 2 (north and west of Hwy DD) and 3
(south and east of Hwy DD)

Parcel Account Nos.: 781080A000, T061200169, A870004275,
T062000013, 763980A000, T072000006,
T072000005, 760470A000, 594420A000,
T031200003, and T032000055

. APPROVAL OF MINUTES FROM THE DECEMBER 20, 2023 MEETING

Documents:

[12-20-23 PLANNING AND ZONING MEETING MINUTES.PDF](#)

OTHER BUSINESS

. A. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT