

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
MARCH 15, 2023  
6:00 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://youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, March 14, 2023

**NOTE: THIS MEETING WILL BEGIN AT 6:00 P.M. TO ACCOUNT FOR A LONGER THAN TYPICAL MEETING AGENDA.**

**Tentative Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ELECTION OF OFFICERS**

**CHANGES AND/OR ADDITIONS TO THE AGENDA**

**APPROVAL OF THE 2023 FIREWORKS STAND REGULATIONS**

Documents:

[FW REGULATIONS 2023.PDF](#)

**PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STANDS**

**I. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 916 OLD BRYAN ROAD**

Application:	FWK23-01
Property Owner/Applicant:	Westley Godar
Zoning:	C2, General Commercial District
Location:	On the east side of Old Bryan Road, approximately 620 feet north of Veterans Memorial Parkway; adjacent to the City of O'Fallon
Council District:	4
Account No.:	342720A000

Documents:

[FWK23-01 PZ AGENDA PACKET.PDF](#)

. II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3120 WEST CLAY STREET

Application: FWK23-02  
Applicant: Bad Boyz Fireworks, Jay Davidson  
Property Owner: TGL Properties, LLC  
Zoning: C2, General Commercial District  
Location: On the northeast corner of the intersection of West Clay and Golfway  
Street, near the City of St. Charles  
Council District: 6  
Account No.: A916000023

Documents:

[FWK23-02 AGENDA PACKET.PDF](#)

. III. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 58 WEST HWY N

Application: FWK23-03  
Applicant: Bad Boyz Fireworks, Jay Davidson  
Property Owner: Stanley and Beth Carter  
Zoning: C2, General Commercial District  
Location: On the south side of West Highway N, approximately 350 feet west of Baron Lane, near the City of Wentzville  
Council District: 2  
Account No.: 747750A000

Documents:

[FWK23-03 AGENDA PACKET.PDF](#)

. IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 21 EAST HIGHWAY N

Application: FWK23-05  
Applicant: Meramec Specialty Company  
Property Owner: The Baker Family Company II, LLC  
Zoning: C2, General Commercial District  
Location: On the northeast corner of Highway N and Highway Z, near the City of Wentzville  
Council District: 2  
Account No.: 748680B000

Documents:

[FWK23-05 AGENDA PACKET.PDF](#)

V. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2301 UPPER BOTTOM RD.

Application: FWK23-06  
Applicant: Meramec Specialty Company  
Property Owner: Tayco Upper Bottom Road, LLLP  
Zoning: C2, General Commercial District  
Location: On the northwest corner of Upper Bottom Road and Highway 364, near the City of St. Charles  
Council District: 7  
Account No.: T090800038

Documents:

[FWK23-06 AGENDA PACKET.PDF](#)

VI. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3707 VETERANS MEM. PKWY.

Application: FWK23-07  
Applicant: Meramec Specialty Company  
Property Owner: 3707 Veterans Memorial Parkway Holdings, LLC  
Zoning: C2, General Commercial District  
Location: On the southeast corner of Arco Drive and Veterans Memorial Parkway, adjoining the City of St. Charles  
Council District: 5  
Account No.: 147693A000

Documents:

[FWK23-07 AGENDA PACKET.PDF](#)

VII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1250 MEXICO ROAD

Application: FWK23-08  
Applicant: Meramec Specialty Company  
Property Owner: JMZ III Real, LLC  
Zoning: I1, Light Industrial District  
Location: On the northwest corner of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville  
Council District: 1  
Account No.: A870000485

Documents:

[FWK23-08 AGENDA PACKET.PDF](#)

**PUBLIC HEARINGS**

I. ZONING MAP AMENDMENT REQUEST – 2501 S HIGHWAY 94

Application No: RZ23-01  
Property Owners: Larry Ray Winkler and Tiffany Jene Winkler  
Applicant: Tiffany Winkler  
Current Zoning District: A, Agricultural District (5-acre minimum lot size)  
Proposed Zoning District: C1, Neighborhood Commercial District  
2030 Master Plan: Recommends Rural Residential  
and Agricultural Tourism uses  
Parcel Size: 1.18 acres (two parcels)  
Location: The southwest corner of South Highway 94  
and Highway F, 1.2 miles north of Defiance  
(unincorporated)  
County Council District: 2  
Parcel Account Nos.: 623610A000 and 623520A000

Documents:

[RZ23-01 PZ AGENDA PACKET 2.PDF](#)

II. ZONING MAP AMENDMENT REQUEST – 2486 SOMMERS ROAD

Application No: RZ23-02  
Property Owner: Ruckman Family Trust  
Applicants: Aaron Ruckman and Robin Ruckman  
Current Zoning District: A, Agricultural District (5-acre minimum lot size)  
Proposed Zoning District: R1E, Single Family Residential District  
(7,000 s.f. min lot size)  
2030 Master Plan: recommends Low Density Residential  
(1-4 dwellings per acre)  
Parcel Size: 2.48 acres  
Location: on the east side of Sommers Road, 0.35 miles north  
of Hwy DD, adjacent to the City of O'Fallon  
County Council District: 2  
Parcel Account No.: 784410A000

Documents:

[RZ23-02 PZ AGENDA PACKET \\_WITH STAFF RECS.PDF](#)

III. ZONING MAP AMENDMENT REQUEST – 615 KNAUST ROAD

Application No: RZ23-03  
Property Owner: Developmental Disabilities Resource Board  
of St. Charles County  
Applicant: Margaret Capo for DDRB of St. Charles County  
Current Zoning District: R1A, Single Family Residential District  
(1-acre min lot size)  
Proposed Zoning District: R1D, Single Family Residential District  
(10,000 s.f. min lot size)  
2030 Master Plan: recommends Low Density Residential

Parcel Size: (1-4 dwellings per acre) uses  
3.13 acres  
Location: north side of Knaust Rd, opposite High Trail,  
near O'Fallon  
County Council District: 3  
Parcel Account No.: 417930B000

Documents:

[REVISED\\_RZ23-03 PZ AGENDA PACKET\\_ WITH STAFF RECS \(2\).PDF](#)

IV. ZONING MAP AMENDMENT REQUEST – 105 LAKE VILLAGE DRIVE & VILLAGE LANE

Application No: RZ23-04  
Property Owners: Alexander, Richardson, Weber, LLC and  
Alexander-Richardson Partnership  
Applicants: Andrew Alexander and Terry Alexander  
Current Zoning District: A, Agricultural District,  
with Floodway Fringe Overlay District  
Proposed Zoning District: RF, Riverfront District,  
with Floodway Fringe Overlay District  
2030 Master Plan: recommends Agricultural and  
Parks & Open Space land uses  
Rezoning Area: 51.32 acres of two parcels totaling 86.04 acres  
Location: Approximately 3,100 feet east of the intersection of  
Lake Village Drive and Washeon Road  
adjacent to the Mississippi River  
County Council District: 6  
Parcel Account Nos.: 901590A000 (82.32 acres) and  
903300A000 (3.72 acres)

Documents:

[RZ23-04 AGENDA PACKET\\_ WITH STAFF RECS.PDF](#)

V. 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: 5.467 acres one parcel totaling 11.87 acres  
Location: Western terminus of Main Street in Orchard Farm  
County Council District: 6  
Parcel Account No.: 876180A000

Documents:

[RZ23-05 - PZ AGENDA PACKET.PDF](#)

VI. CONDITIONAL USE PERMIT REQUEST – 3133 HOPEWELL ROAD

Application No: CUP22-15  
Property Owner: Hurst Investments, LLC

Applicant: James Hurst for BLCS, LLC  
Property Zoning: A, Agricultural District Conditional Use Requests: (A)  
Lawncare service; and (B) An outdoor storage yard for boats  
Parcel Size: 3.0 acres  
Location: On the west side of Hopewell Road, 0.7 miles south of  
Diehr Road, adjacent to the City of O'Fallon  
County Council District: 2  
Parcel Account No.: A944000085

Documents:

[CUP22-15\\_PZ AGENDA PACKET.PDF](#)

VII. CONDITIONAL USE PERMIT AMENDMENT REQUEST – EBERT LANE

Application No: CUP22-17  
Property Owner: Loutre Prairie Farms, LLC  
Applicant: DJM Ecological Services, Inc  
Property Zoning: A, Agricultural District  
Conditional Use Request: Amending ordinance 05-198 to allow for the expansion of  
the approved use of a wholesale only nursery onto an  
adjoining property.  
Location: On the west side of the terminus of Ebert Lane, adjacent  
to the City of Wentzville  
County Council District: 2  
Parcel Account No.: T072300041 and T062300285

Documents:

[CUP22-17 AGENDA PACKET.PDF](#)

VIII. CONDITIONAL USE PERMIT REQUEST – 501 HICKORY DALE

Application No: CUP23-02  
Property Owner: IPX Thompson 422-296, LLC, Michael Thompson  
Applicant: MJA Properties, LLC, Michael Thompson  
Property Zoning: R1E, Single Family Residential District  
Conditional Use Request: To allow for a minimum lot size of 6,000 square feet  
and a 6 foot side yard set back  
Location: On the northwest corner of Labonte Drive and  
Hickory Dale Drive  
County Council District: 7  
Parcel Account No.: 504840A000

Documents:

[CUP23-02 PZ AGENDA PACKET.PDF](#)

IX. CONDITIONAL USE PERMIT REQUEST – 24 MAIN STREET

Application No: CUP23-04

Property Owner: Bochert Brothers Storage, LLC and David A Wilke Trust  
Applicant: Bochert Brothers Storage, LLC  
Property Zoning: I1, Light Industrial and R1E, Single Family Residential District  
Conditional Use Request: Storage lot for boats, trailers, autos, trucks, trailers, and recreational vehicles  
Location: Western terminus of Main Street in Orchard Farm.  
County Council District: 6  
Parcel Account No.: 876180A000, T010500083, T020500006, T150500003, A965000451, 876600A000, 876480B000

Documents:

[CUP23-04 - AGENDA PACKET.PDF](#)

#### **PLATS**

. NONE

#### **TABLED ITEMS**

#### **APPROVAL OF THE MINUTES FROM THE DECEMBER 21, 2022 REGULAR MEETING**

**Documents:**

[12-21-2022 PZ MTG MINUTES - DRAFT.PDF](#)

#### **OTHER BUSINESS**

**PLANNING & ZONING DIVISION UPDATES**

#### **ADJOURNMENT**