

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
MARCH 18, 2020  
7:00 PM**

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

Tentative  
Agenda

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES TO THE AGENDA**

**PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS**

**I. CONDITIONAL USE REQUEST - 215 JOSEPHVILLE ROAD**

Application No: CUP20-01  
Property Owner/Applicant: Birdie, Incorporated

Property Zoning: I1, Light Industrial District

Conditional Use Request: Outdoor Storage of Boats, Recreational Vehicles, and  
Construction Equipment  
2030 Master Plan: Recommends Industrial uses

Parcel Size: 23.44 acres

Location: On the west side of Josephville Road, approximately  
1,000 feet south of Mexico Road; adjacent to General  
Motors and the City of Wentzville

Council District: 1

Account No.: 685210A000

Documents:

[PZ AGENDA PACKET - CUP20-01.PDF](#)

**II. CONDITIONAL USE REQUEST - 1125 DIETRICH ROAD**

Application No: CUP20-02

Property Owner: Edward and Tami Barrieau

Applicant: Valley Farms, LLC

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

Conditional Use Request: A request to amend CUP17-06 to expand the hours of operation allowed, and the maximum number of guests allowed

2030 Master Plan: Recommends Low Density Residential Uses (1 to 4 dwellings per acre)

Parcel Size: 20.67 acres

Location: On the west side of Dietrich Road, approximately 600 feet north of Wild Horse Drive

Council District: 1

Account No.: 670380C000

Documents:

[PZ AGENDA PACKET - CUP20-02.PDF](#)  
[OPPOSITION - DANIEL PRESSMAN AND KATHLEEN WALSH.PDF](#)

#### I. REZONING REQUEST - 2949 WEST MEYER ROAD AND DUENKE ROAD

Application No: RZ20-01

Property Owners: Thomas W. Dubray and Roberta A. Dubray

Current Zoning: A, Agricultural District (5-acre minimum lot size)

Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

2030 Master Plan: Recommends Low-Density Residential (1 to 4 dwellings per acre)

Parcel Size: 36.17 acres

Location: On the west side of Duenke Road, approximately 4,000 feet north of West Meyers Road; near the Cities of Wentzville and Foristell

Council District: 1

Account Nos.: T200100008, 676080A000, and part of A964000366

Documents:

[PZ AGENDA PACKET - RZ20-01.PDF](#)  
[CONCERNS - MICHELLE THESSSEN.PDF](#)

#### **PUBLIC HEARINGS FOR REZONING REQUESTS**

##### **PLATS**

NONE

##### **TABLED / CONTINUED ITEMS**

NONE

#### **APPROVAL OF MINUTES FROM THE JANUARY 15, 2020 REGULAR MEETING**

**Documents:**

**OTHER BUSINESS**

II. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**