

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
MARCH 21, 2018
7:00 PM**

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

TENTATIVE AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS

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

Application: FWK18-02

Applicant: Boyz Fireworks, LLC

Property Owner: TGL Properties, LLC

Zoning: C2, General Commercial District

Location: On the northeast corner of the intersection of West Clay
and Golfway Street

Council District: 6

Account No.: A916000023

Documents:

[PZ AGENDA PACKET - FWK18-02.PDF](#)

II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 5706 LAKE ST. LOUIS BLVD.

Application: FWK18-03

Applicant: Bad Boyz Fireworks, LLC

Property Owner: The Inertia School of Dance, Incorporated

Zoning: C2, General Commercial District

Location: On the east side of Lake St. Louis Boulevard, approximately
825 feet north of Hawk Ridge Trail

Council District: 2

Account No.: 7635901000

Documents:

[PZ AGENDA PACKET - FWK18-03.PDF](#)

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

Application: FWK18-04

Property Owner: Westley J. Godar

Applicant: Westley J. Godar

Zoning: C2, General Commercial District

Location: On the east side of Old Bryan Road, approximately 620 feet north of Veterans Memorial Parkway

Council District: 4

Account No.: 342720A000

Documents:

[PZ AGENDA PACKET - FWK18-04.PDF](#)

IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 2896 HIGHWAY K

Application: FWK18-05

Applicant: Marty Fears

Property Owner: Martha A. Keeven Revocable Living Trust

Zoning: C2, General Commercial District

Location: On the east side of Highway K, approximately 520 feet south of the intersection of Fallon Parkway and Highway K

Council District: 3

Account No.: 410610D001

Documents:

[PZ AGENDA PACKET - FWK18-05.PDF](#)

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

Application: FWK18-06

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

Council District: 1

Account No.: A87000048

Documents:

[PZ AGENDA PACKET - FWK18-06.PDF](#)

VI. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 6530 HIGHWAY N

Application: FWK18-07

Applicant: Meramec Specialty Company

Property Owner: Goldkap III, LLC

Zoning: C2/FF/FW General Commercial District with Floodway and Floodway Fringe Overlay Districts

Location: On the south south side of Highway N, approximately 1,090 feet southeast of Highway K

Council District: 3

Account No.: T012500193

Documents:

[PZ AGENDA PACKET - FWK18-07.PDF](#)

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

Application: FWK18-08

Applicant: Meramec Specialty Company

Property Owner: The Baker Family Company

Zoning: C2, General Commercial District

Location: On the northeast corner of Highway N and Highway Z

Council District: 2

Account No.: 748680B000

Documents:

[PZ AGENDA PACKET - FWK18-08.PDF](#)

VIII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 2301 UPPER BOTTOM ROAD

Application: FWK18-09

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

Council District: 7

Account No.: T090800038

Documents:

[PZ AGENDA PACKET - FWK18-09.PDF](#)

OTHER PUBLIC HEARINGS

I. REZONING REQUEST AND PRELIMINARY PLAT FOR THE MEADOW AT MEYERS RIDGE - 690 MEYER LN

Application: RZ18-04 & PRE18-01

Owners: John W. Meyer and Jewell E. Meyer Trust

Developer: Fischer & Frichtel Custom Homes, LLC

Engineer: The Sterling Co. Engineers & Surveyors
Current Zoning: R1A, Single-Family Residential District (1-acre minimum lot size)

Requested Zoning: R1D, Single-Family Residential District (10,000 square foot minimum lot size)

Area: 25.74 acres

Number of Lots: 31

Location: On the southern terminus of John Meyer Drive, approximately 1,300 feet south of Towers Road

Council District: 7

Account No.: 581340A000

Documents:

[PZ AGENDA PACKET - RZ18-04 AND PRE18-01.PDF](#)
[PRE18-01 - CONCERNS - MIKE STEWART.PDF](#)
[RZ18-04 - OPPOSITION - VIC MILLER.PDF](#)
[REVISED PRELIMINARY PLAT - 3-15-18.PDF](#)

II. REZONING REQUEST - 1865 TAMARA COURT

Application: RZ18-05

Owners: Joseph L. Prouhet and Lori A. Prouhet Revocable Trusts

Applicant: Joe Prouhet
Current Zoning: A, Agricultural District
Requested Zoning: RR, Single-Family Residential District (3 acre minimum lot size)

Area: 7.00 acres

Location: On the east side of Tamara Court, approximately 600 feet northwest of Wilmes Road

Council District: 1

Account No.: A932000639

Documents:

[PZ AGENDA PACKET-RZ18-05.PDF](#)

III. PUD REZONING AND CONCEPT PLAN REQUEST - 18 RESEARCH PARK CIRCLE

Application: PUD18-01

Applicant: NT Home Builders, LLC

Property Owner: Missouri Bluffs Golf Joint Venture and Curators of the University of Missouri

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

Engineer: Pickett, Ray & Silver, Incorporated

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

Requested Zoning: R1A, Single-Family Residential District (1-acre minimum lot size)
with FF/Floodway Fringe and Planned Unit Development
Overlay Districts

Area: 386.52 acres

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

Council District: 2

Account No.: A946001690, T001200001, and part of A973001558

Documents:

[PZ AGENDA PACKET - PUD18-01.PDF](#)
[ADDITIONAL COMMUNICATIONS RECEIVED - PUD18-01.PDF](#)
[GROWING UP WITH THE RIVER - MAGNIFICENT MO. AND KATY LAND TRUST.PDF](#)

APPROVAL OF MINUTES FROM THE FEBRUARY 21, 2018 MEETING

Documents:

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

OTHER BUSINESS

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.