ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 15, 2020
7:00 PM

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

DUE TO THE OUTBREAK OF COVID-19, THE COUNTY EXECUTIVE BUILDING IS CLOSED TO THE PUBLIC AND WILL BE UNTIL FURTHER NOTICE. PUBLIC ATTENDANCE WILL ONLY BE PERMITTED THROUGH VIRTUAL PRESENCE LIVE VIA CHARTER SPECTRUM CHANNEL 993, THE COUNTY WEBSITE (https://tv.sccmo.org/CablecastPublicSite), OR OUR SCCMOTV YOUTUBE CHANNEL.

THE PLANNING & ZONING COMMISSION WILL ACCEPT COMMENTS IN WRITING OR BY E-MAIL AT PLANNING@SCCMO.ORG UNTIL 3:00 P.M. ON WEDNESDAY, APRIL 15, 2020. WRITTEN COMMENTS WILL BE INCLUDED INTO THE RECORD OF THE MEETING. IN ADDITION, COMMENTS ON AGENDA ITEMS OF LESS THAN 300 WORDS WILL BE VERBALIZED OUT LOUD AT THE MEETING. NO INDIVIDUAL SHALL HAVE MORE THAN ONE EMAILED COMMENT READ PER TOPIC.

Tentative
Agenda

THIS AGENDA MAY BE MODIFIED UP UNTIL 3:00 P.M. ON WEDNESDAY, APRIL 15, 2020.

CALL TO ORDER
PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR REZONING REQUESTS

I. REZONING REQUEST - 6171 HIGHWAY V

Application No: RZ20-03
Property Owners: Tully Investments, Incorporated
Current Zoning: A, Agricultural District, with Floodway and Floodway Fringe Overlay Districts
Requested Zoning: Riverfront District, with Floodway and Floodway Fringe Overlay Districts
2030 Master Plan: Recommends Agricultural uses
Parcel Size: 55.55 acres
Location: On the west side of Highway V, approximately 1,300 feet north of North Shore Drive
Council District: 6
Account No.: 905790A000

PLATS

I. PRELIMINARY PLAT FOR RESUBDIVISION OF CALLAWAY VALLEY PLAT ONE TRACT A – 2977 HIGHWAY F

Application No: PRE20-01
Property Owners: Robbie L. Johnson Revocable Living Trust
AGENDA

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PLEDGE OF ALLEGIANCE

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PUBLIC HEARINGS FOR REZONING REQUESTS

I. REZONING REQUEST - 6171 HIGHWAY V

Application No: RZ20-03

Property Owners: Tully Investments, Incorporated

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

Requested Zoning: Riverfront District, with Floodway and Floodway Fringe Overlay Districts

2030 Master Plan: Recommends Agricultural uses

Parcel Size: 55.55 acres

Location: On the west side of Highway V, approximately 1,300 feet north of North Shore Drive

Council District: 6

Account No.: 905790A000

II. PRELIMINARY PLAT FOR RESUBDIVISION OF CALLAWAY VALLEY PLAT ONE TRACT A - 2977 HIGHWAY F

Application No: PRE20-01

Property Owners: Robbie L. Johnson Revocable Living Trust

Surveyor: Landmark Surveying Company

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

Proposed lots: 3

Parcel Size: 40.05 acres

Location: On the northeast terminus of Highway F and Callaway Ridge Drive

Council District: 2

Account No.: 616500A001

II. PRELIMINARY PLAT FOR GRONEFELD ESTATES - 432 & 442 JUNGS STATION ROAD

Application No: PRE20-05

Property Owners: Donald A. Gronefeld, Darrell Lee Gronefeld Trust, Clarence William Roth Trust, and Amanda Verna Roth Trust

Developer: Rolwes Company

Engineer: St. Charles Engineering

Property Zoning: R1E/FF, Single-Family Residential District (7,000 square foot minimum lot size), with Floodway Fringe Overlay District

Proposed lots: 31

Parcel Size: 16.00 acres

Location: On the southeast corner of the intersection of Upper Bottom Road and Jungs Station Road

Council District: 7

Account Nos.: 513360A003, 513360A002, 513360A001, 513420A000

TABLED / CONTINUED ITEMS

APPROVAL OF MINUTES FROM THE MARCH 18, 2020 REGULAR MEETING

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT