

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
APRIL 18, 2018
7:00 PM**

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

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

NONE

PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE PERMIT REQUEST - 3111 NORTH SERVICE RD E

Application: CUP18-02

Owner: James O'Donnell

Applicant: Pat Ingold

Use Requested: Auto Sales

Property Zoning: C2, General Commercial District

Area: 0.64 acres

Location: On the north side of the North Service Road East, approximately 120 feet east of Clinton Prinster Memorial Drive; adjacent to the City of Foristell

Council District: 1

Account No.: A860001053

Documents:

[PZ AGENDA PACKET CUP 18-02.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - 596 DEFIANCE ROAD

Application: CUP18-03

Owner / Applicant: Chandler Hill Holdings, LLC

Use Requested: Buildings, structures or open spaces for conducting weddings and/or wedding receptions or other private parties; a Restaurant; and to amend the conditions of Ordinance 06-134, which in 2006 granted a conditional use permit for a Winery

Property Zoning: A, Agricultural District

Area: 42.07 acres

Location: On the south side of Defiance Road, approximately 1,700 feet northwest of Howell Road

Council District: 2

Account No.: T081300011 and T081300010

Documents:

PZ AGENDA PACKET CUP18-03.PDF
OPPOSITION - TONY KOOYMJIAN.PDF
CONCERNS - CHUCK GILLENLINE.PDF
CONCERNS - MARGARET S. JOHNSON.PDF
OPPOSITION - BILL AND MARY ANN SADLER.PDF
OPPOSITION - CHUCK DRESSEL.PDF
OPPOSITION - RICK BALDUCCI.PDF

PUBLIC HEARING FOR REZONING AND CONDITIONAL USE PERMIT REQUEST

I. REZONING AND CONDITIONAL USE PERMIT REQUEST - 903 MOTHERHEAD RD

Application: CUR18-01

Owner: George P. Deboer

Applicant: Scott Sacco
Current Zoning: R1B, Single-Family Residential District

Requested Zoning: C2, General Commercial District

Use Requested: Self-Storage or Mini Warehouses; a Single-Family Residence;
and Automobile, boat, truck, and recreational vehicle storage

Area: 3.16 acres

Location: On the northwest corner of the intersection of Westwood Drive
and Motherhead Road; near the cities of Cottleville and Weldon Springs

Council District: 3

Account No.: 555240A000

Documents:

PZ AGENDA PACKET CUR18-01.PDF
OPPOSITION - BRIAN MIZE.PDF
OPPOSITION - DALLAS MARRIOTT.PDF
OPPOSITION - DOUG ANSTEAD.PDF
OPPOSITION - ERIN MARRIOTT.PDF
OPPOSITION - HASSEIN MOHAMMADI.PDF
OPPOSITION - PATRICK AND CONNIE FAHERTY.PDF
OPPOSITION - ROBERT AND MARILYN FOX.PDF
OPPOSITION - TIM AND BILLIE REISE.PDF

OTHER BUSINESS

I. CONDITIONAL USE PERMIT AMENDMENT REQUEST - FEMME OSAGE CREEK ROAD

Permit No.: CUP18-04

Applicant: Myco Holdings, LLC

Property Owner: Margie Joyce Heman Revocable Trust

Use Requested: A request to amend conditions #2 and #5 of Conditional Use
Permit C613, Ordinance 04-033, for Schiermeier Quarry

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

Area: 33.86 acres

Location: On the south side of Femme Osage Creek Road, west of
Indian Creek Lane

Council District: 2

Account No.: 181290A000

Documents:

[PZ AGENDA PACKET CUP18-04.PDF](#)
[COMMENTS - CORPS OF ENGINEERS.PDF](#)

II. DISCUSSION / ADOPTION OF SPECIFIC RULES OF PROCEDURE FOR THE PLANNING AND ZONING COMMISSION

APPROVAL OF MINUTES FROM THE MARCH 21, 2018 MEETING

Documents:

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

ADJOURNMENT