

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
APRIL 20, 2022  
7:00 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://www.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, April 19, 2022

**Tentative  
Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC HEARINGS**

**I. CONDITIONAL USE PERMIT REQUEST - 291 BOONE COUNTRY LANE**

Application No: CUP22-01  
Property Owners: Anthony Brinker and Tammy L. Brinker  
Applicant: Tony's Processing, c/o Tammy L. Brinker  
Current Zoning: A, Agricultural District  
Conditional Use Request: Custom Butchering  
Parcel Size: 23.23 acres  
Location: Approximately 3220 feet from the intersection of Boone Country Lane and South Highway 94  
County Council District: 2  
Account No.: 172560C000

Documents:

[PZ AGENDA PACKET - CUP22-01.PDF](#)

**II. REZONING REQUEST - DYER ROAD**

Application No: RZ22-06  
Property Owner: Thomas J. McMenemy and Julie A. McMenemy

Applicant: Charlestowne Crossing, LLC - Contract Purchaser  
Current Zoning: A, Agricultural District, with Floodway Fringe Overlay District  
Requested Zoning: R1D, Single Family Residential District (10,000 square foot minimum lot size), with Floodway Fringe Overlay District, and R1A, Single Family Residential District (1-acre minimum lot size), with Floodway Fringe Overlay District  
2030 Master Plan: Whites Branch Planning District (agricultural and residential, one dwelling unit per gross acre)  
Parcel Size: 59.90 acres  
Location: On the on the west side of Dyer Road, approximately 750 feet north of Riverdale Park Drive, adjacent to the City of St. Paul  
County Council District: 1  
Account No.: 284760A000  
Documents:

[PZ AGENDA PACKET - RZ22-06.PDF](#)

### III. REZONING REQUEST - 3866 SOUTH POINT PRAIRIE ROAD

Application No: RZ22-05  
Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker  
Developer: Lombardo Homes of St. Louis, LLC  
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 rural residential uses  
Area: 96.27 acres  
Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle  
County Council District: 2  
Account Nos.: 606570A000 and T032100001  
Documents:

[PZ AGENDA PACKET - RZ22-05.PDF](#)

## PLATS

### I. PRELIMINARY PLAT FOR SAXONY RIDGE - 3866 SOUTH POINT PRAIRIE ROAD

Application No: PRE22-06  
Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker  
Developer: Lombardo Homes of St. Louis, LLC

Engineer: Civil & Environmental Consultants, Inc.

Proposed Lots: 28

Area: 96.27 acres

Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle

County Council District: 2

Account Nos.: 606570A000 and T032100001

Documents:

[PZ AGENDA PACKET - PRE22-06.PDF](#)

## II. PRELIMINARY PLAT FOR WAY SIDE MEADOWS PLAT 3 - 98 ABBY KATE LANE

Application No: PRE22-04

Property Owner: Justin Hurayt and Jenette Hurayt

Engineer: Cochran Engineering

Proposed Lots: 2

Area: 18.59 acres

Location: Approximately 3,150 feet north of the intersection of Abby Kate Lane and Duenke Road, near the City of Wentzville

County Council District: 1

Account Nos.: A924000109 and T010100182

Documents:

[PZ AGENDA PACKET - PRE22-04.PDF](#)

## III. PRELIMINARY PLAT FOR SOMMER OAKS - 2366 SOMMERS ROAD

Application No: PRE22-05

Property Owner: Daniel Kern and Jacqueline Kern

Engineer: Bax Engineering

Proposed Lots: 3

Area: 1.920 acres

Location: On the northeast corner of the intersection of Sommers Road and Oak Drive, near the Cities of O'Fallon, Lake St. Louis, and Dardenne Prairie

County Council District: 2

Account No.: 787950A000

Documents:

**TABLED / CONTINUED ITEMS**

NONE

**APPROVAL OF MINUTES FROM THE MARCH 16, 2022 MEETING**

**Documents:**

[03-16-2022 PZ MTG MINUTES - DRAFT.PDF](#)

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**