

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
AGENDA FOR REGULAR MEETING  
MAY 16, 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**

**PUBLIC HEARINGS**

**I. REZONING REQUEST AND PRELIMINARY PLAT FOR SHADOW PINES - 1112 BRYAN RD**

Applications: RZ18-06 & PRE18-03

Owner: Hillmann Bryan Road, LLC

Developer: Ancomb Construction

Engineer: Volz, Incorporated

Current Zoning: R1B, Single-Family Residential District (20,000 square foot minimum lot size)

Requested Zoning: R3A, Medium Density Residential District

Area: 5.775 acres

Number of Lots: 14

Location: On the east side of Bryan Road, approximately 200 feet north of Pascale Court; 1112 Bryan Road; adjoining O'Fallon

Council District: 4

Account No.: 345030A003

Documents:

[PZ AGENDA PACKET - RZ18-06 AND PRE18-03.PDF](#)

[REVISED PRELIMINARY PLAT - 5-15-18.PDF](#)

[VARIANCE REQUEST FOR PRELIMINARY PLAT - SECTION 410.2340.PDF](#)

**PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS**

**I. CONDITIONAL USE PERMIT REQUEST - 3707 VETERANS MEMORIAL PKWY.**

Application: CUP18-05

Applicant: Penuel Raj Clement

Property Owner: Mutual Assurance Company Partnership, LLP

Use Requested: Automobile sales

Zoning: C2, General Commercial District

Area: 3.453 acres

Location: On the southeast corner of Veterans Memorial Parkway and Arco Drive; adjoining St. Charles

Council District: 5

Account No.: 147693A000

Documents:

[PZ AGENDA PACKET - CUP18-05.PDF](#)  
[OPPOSITION - MICHAEL KORLIN.PDF](#)  
[CONCERNS - LAB 2000 LLLP.PDF](#)  
[PZ MEETING VIDEO 5.16.18 - CUP18-05.PDF](#)

## II. CONDITIONAL USE PERMIT REQUEST - 3695 HIGHWAY D & 3703 HIGHWAY D

Application: CUP18-06

Property Owners: Gerald A. Keeven & Glennon J. Keeven  
Revocable Trusts

Use Requested: Automobile, boat, truck, trailer, and RV storage; and a single-family residence

Zoning: C2, General Commercial District

Area: 4.57 acres

Location: On the north side of Highway D, approximately 800 feet east of Highway DD

Council District: 2

Account No.: 596970A000, A850002990, and 596850A000

Documents:

[PZ AGENDA PACKET - CUP18-06.PDF](#)  
[PZ MEETING VIDEO 5.16.18 - CUP18-06.PDF](#)

## **PLATS**

SEE APPLICATION PRE18-03 ABOVE

## **TABLED BUSINESS**

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

## **OTHER BUSINESS**

**APPROVAL OF MINUTES FROM THE APRIL 18, 2018 MEETING**

**Documents:**

4.18.18 PZ MTG MINUTES - DRAFT.PDF

**ADJOURNMENT**

**CLOSED MEETING SESSION - PER STATE STATUTE RSMo 610.021(1)**