

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 19, 2021
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, AND WEARING A FACE
COVERING IS STRONGLY ENCOURAGED.**

The meeting will be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV) or on the County's website at <https://tv.sccmo.org/CablecastPublicSite/>.

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, May 18, 2021

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

THESE APPLICATIONS WILL BE POSTPONED UNTIL THE JUNE 16, 2021 MEETING

CONDITIONAL USE PERMIT AMENDMENT REQUEST - 5435 WESTWOOD DRIVE

Application No: CUP21-06

Property Owner: Weldon Spring Business Park, LLC

Applicant: Joseph Weber, Owner and Organizer of Weldon Spring Business Park, LLC

Property Zoning: C2, General Commercial District

Ordinance Amendment Request: A request to amend Ordinance 07-098 for conditional use permit C682, to increase the size of the outdoor storage area

Parcel Size: 4.03 acres

Location: On the north side of Westwood Drive, approximately 275 feet northeast of Jason Court; adjoining the City of Weldon Spring

County Council District: 3

Account No.: A870004348

REZONING REQUEST - NORTH HIGHWAY 94

Application No: RZ21-09

Property Owner: David A. Wilke Trust
Applicant/Contract Purchaser: Jim Milleville for Two Rivers AG, LLC
Current Zoning: R1E, Single-Family Residential District
Requested Zoning: I1, Light Industrial District
2030 Master Plan: Recommends agricultural uses
Parcel Size: 4.32 acres
Location: On the western terminus of Main Street in Orchard Farm
County Council District: 6
Account No.: 876180A000
Documents:

[REQUEST TO POSTPONE - 5-12-21.PDF](#)

CONDITIONAL USE PERMIT REQUEST - NORTH HIGHWAY 94

Application No: CUP21-09
Property Owner: David A. Wilke Trust
Applicant/Contract Purchaser: Jim Milleville for Two Rivers AG, LLC
Current Zoning: R1E, Single-Family Residential District
Requested Zoning: I1, Light Industrial District
2030 Master Plan: Recommends agricultural uses
Conditional Use Requests: (A) An outdoor storage yard for automobiles, boats, trucks, trailers and recreational vehicles; and
(B) Landscaping contracting service
Parcel Size: 4.32 acres
Location: On the western terminus of Main Street in Orchard Farm
County Council District: 6
Account No.: 876180A000
Documents:

[REQUEST TO POSTPONE - 5-12-21.PDF](#)

PRELIMINARY PLAT FOR KELLER SUBDIVISION - 35 LAURA HILL ROAD

Application No: PRE21-06
Property Owner/Developer: Chad A. Keller
Engineer/Surveyor: Cardinal Surveying & Mapping, Inc.
Property Zoning: R1E, Single-Family Residential District
Proposed Lots: 3

Parcel Size: 1.27 acres
Location: On the southwest corner of Laura Hill Road and
Hunting Creek Road
County Council District: 4
Account Nos.: 41379A000 & T072500086

PUBLIC HEARINGS

I. REZONING REQUEST - NORTH POINT PRAIRIE ROAD

Application No: RZ21-08
Property Owner: Howard Chilcutt Trust
Applicant: Joseph Prenger, Registered Agent for KJ Storage, LLC
Current Zoning: A, Agricultural District
Requested Zoning: C1, Neighborhood Commercial District
2030 Master Plan: Recommends low-density residential uses (1-4 units
per acre)
Parcel Size: Approximately 3.43 acres
Location: On the southwest side of the corner of North Point Prairie
Road and Highway 61; near the cities of Wentzville and
Flint Hill
County Council District: 1
Account No.: 297510A000
Documents:

[PZ AGENDA PACKET - RZ21-08.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - NORTH POINT PRAIRIE ROAD

Application No: CUP21-08
Property Owner: Howard Chilcutt Trust
Applicant: Joseph Prenger, Registered Agent for KJ Storage, LLC
Current Zoning: A, Agricultural District
Requested Zoning: C1, Neighborhood Commercial District
2030 Master Plan: Recommends low-density residential uses (1-4 units
per acre)
Conditional Use Requests: (A) Self Storage and mini warehouses; and
(B) An outdoor storage lot for automobiles, boats,
trucks, trailers and recreational vehicles
Parcel Size: Approximately 3.43 acres
Location: On the southwest side of the corner of North Point
Prairie Road and Highway 61; near the cities of Wentzville

and Flint Hill

County Council District: 1

Account No.: 297510A000

Documents:

[PZ AGENDA PACKET - CUP21-08.PDF](#)

PLATS

NONE

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE APRIL 21, 2021 MEETING

Documents:

[4-21-21 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT