

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING**

**MAY 20, 2020**

**7:00 PM**

**DUE TO THE OUTBREAK OF COVID-19, THE COUNTY EXECUTIVE BUILDING IS CURRENTLY CLOSED TO THE PUBLIC UNTIL FURTHER NOTICE. PLANNING & ZONING COMMISSION MEETINGS ARE BEING TEMPORARILY HELD AT THE FOLLOWING**

**LOCATION:**

**ST. PETERS JUSTICE CENTER AUDITORIUM  
1020 GRAND TETON DRIVE  
ST. PETERS, MO 63376**

**Directions: Enter at the "Court and Auditorium" entrance on the north side of the building facing Suemandy Drive and Mid Rivers Mall. Parking is available across Suemandy Drive adjoining the Mall parking lot. For those parking there, cross Suemandy at the intersection of Grand Teton Drive. Use the "Court and Auditorium" building entrance facing Suemandy Drive.**

**THIS MEETING IS OPEN TO THE PUBLIC. ALL ATTENDEES WILL BE REQUIRED TO COMPLETE A HEALTH SCREENING UPON ENTRY AND SOCIAL DISTANCING MEASURES WILL BE ENFORCED. WEARING A FACE COVERING IS STRONGLY ENCOURAGED.**

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

**Public Comments:** If a citizen is not able to attend the public meeting, the Planning & Zoning Commission will be accepting comments by e-mail at [planning@sccmo.org](mailto:planning@sccmo.org) or in writing up until 5:00 p.m. on Tuesday, May 19, 2020 and such comments will be included into the record of the meeting.

**Tentative  
Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES TO THE AGENDA**

**PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS**

**I. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2896 HIGHWAY K**

Application: FWK20-01

Applicant: Martin Fears, Show Me Services, LLC

Property Owner: Martha A. Keeven Revocable Living Trust

Zoning: C2, General Commercial District

Location: On the east side of Highway K, approximately 520 feet south  
of the intersection of Fallon Parkway and Highway K

Council District: 3

Account No.: 410610D001

Documents:

[PZ AGENDA PACKET -FWK20-01.PDF](#)

**II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 916 OLD BRYAN ROAD**

Application: FWK20-02

Property Owner: Westley Godar

Zoning: C2, General Commercial District

Location: On the east side of Old Bryan Road, approximately  
620 feet north of Veterans Memorial Parkway

Council District: 4

Account No.: 342720A000

Documents:

[PZ AGENDA PACKET - FWK20-02.PDF](#)

### III. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 701 LUETKENHAUS BLVD.

Application: FWK20-03

Property Owner: Bremer Properties, LLC

Applicant: Martin Fears, Show Me Services, LLC

Zoning: C2, General Commercial District

Location: At the intersection of Wall Street and Luetkenhaus Blvd.

Council District: 1

Account No.: 721620A000

Documents:

[PZ AGENDA PACKET - FWK20-03.PDF](#)

### IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3120 WEST CLAY STREET

Application: FWK20-04

Applicant: Craig Applegate, Applegate Industries LLC

Property Owner: TGL Properties, LLC

Zoning: C2, General Commercial District

Location: On the northeast corner of the intersection of West Clay  
and Golfway Street

Council District: 6

Account No.: A916000023

Documents:

[PZ AGENDA PACKET - FWK20-04.PDF](#)

### V. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3707 VETERANS MEM. PKWY

Application: FWK20-05

Applicant: Meramec Specialty Company

Property Owner: Mutual Assurance Company Partnership. LLP

Zoning: C2, General Commercial District

Location: On the southeast corner of Arco Drive and Veterans Memorial Parkway, adjoining the City of Saint Charles

Council District: 5

Account No.: 147693A000

Documents:

[PZ AGENDA PACKET - FWK20-05.PDF](#)

#### VI. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1250 MEXICO ROAD

Application: FWK20-06

Applicant: Meramec Specialty Company

Property Owner: JMZ III Real, L.L.C.

Zoning: I1, Light Industrial District

Location: On the northwest corner of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville

Council District: 1

Account No.: A870000485

Documents:

[PZ AGENDA PACKET - FWK20-06.PDF](#)

#### VII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 21 EAST HIGHWAY N

Application: FWK20-07

Applicant: Meramec Specialty Company

Property Owner: The Baker Family Company

Zoning: C2, General Commercial District

Location: On the northeast corner of Highway N and Highway Z

Council District: 2

Account No.: 748680B000

Documents:

[PZ AGENDA PACKET - FWK20-07.PDF](#)

#### VIII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2301 UPPER BOTTOM RD

Application: FWK20-08

Applicant: Meramec Specialty Company

Property Owner: Tayco Upper Bottom Road, LLLP

Zoning: C2, General Commercial District

Location: On the south corner of Upper Bottom Road and Highway 364

Council District: 7  
Account No.: T090800038  
Documents:

[PZ AGENDA PACKET - FWK20-08.PDF](#)

IX. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 5706 LAKE ST. LOUIS BLVD.

Application: FWK20-09  
Applicant: Craig Applegate, Applegate Industries LLC  
Property Owner: The Inertia School of Dance, Incorporated  
Zoning: C1, Neighborhood Commercial District  
Location: On the east side of Lake St. Louis Boulevard, approximately  
825 feet north of Hawk Ridge Trail  
Council District: 2  
Account No.: 763590I000  
Documents:

[PZ AGENDA PACKET - FWK20-09.PDF](#)

**PUBLIC HEARINGS FOR REZONING REQUESTS**

I. REZONING REQUEST - 5225 GUTERMUTH ROAD

Application No: RZ20-05  
Property Owner: Variety Homes, LLC  
Current Zoning: R1A/FF, Single-Family Residential District, with  
Floodway Fringe Overlay District  
Requested Zoning: R2/FF, Two-Family Residential District, with Floodway  
Fringe Overlay District  
2030 Master Plan: Recommends Commercial Uses  
Parcel Size: 3.47 acres  
Location: On the north side of Gutermuth Road, approximately 950  
feet southwest of Motherhead Road; adjacent to the City  
of Cottleville and near the City of St. Peters  
Council District: 3  
Account No.: 553800A000  
Documents:

[PZ AGENDA PACKET - RZ20-05.PDF](#)

II. REZONING REQUEST - 4466 WILSON ROAD

Application No: RZ20-06  
Property Owner: Leslie Ayers

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  
Parcel Size: 6.00 acres  
Location: On the north side of Wilson Road, approximately 800 feet northwest of Benne Road; near the City of O'Fallon  
Council District: 2  
Account No.: T042000127

Documents:

[PZ AGENDA PACKET - RZ20-06.PDF](#)

## **PLATS**

### **I. PRELIMINARY PLAT FOR COTTLEVILLE HILL - 225 GUTERMUTH ROAD**

Application No: PRE20-11  
Owner/Developer: Variety Homes, LLC  
Engineer: Pickett, Ray & Silver  
Current Zoning: R1A/FF, Single-Family Residential District, with Floodway Fringe Overlay District  
Requested Zoning: R2/FF, Two-Family Residential District, with Floodway Fringe Overlay District  
Proposed Dwelling Units: 18  
Parcel Size: 3.47 acres  
Location: On the north side of Gutermuth Road, approximately 950 feet southwest of Motherhead Road; adjacent to the City of Cottleville and near the City of St. Peters  
Council District: 3  
Account No.: 553800A000

Documents:

[PZ AGENDA PACKET - PRE20-11.PDF](#)

## **TABLED / CONTINUED ITEMS**

NONE

### **APPROVAL OF MINUTES FROM THE APRIL 15, 2020 REGULAR MEETING**

Documents:

[4-15-20 PZ MTG MINUTES - DRAFT.PDF](#)

## **OTHER BUSINESS**

II. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**