

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 17, 2020
7:00 PM**

PLANNING & ZONING COMMISSION MEETINGS ARE TEMPORARILY BEING HELD AT THE FOLLOWING LOCATION:

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

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 [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV) or on the
County's website at <https://tv.sccmo.org/CablecastPublicSite>.

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.

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 or in writing up until 5:00 p.m. on Tuesday, June 16, 2020
and such comments will be included into the record of the meeting.

Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR REZONING REQUESTS

I. REZONING REQUEST - OAK VIEW FARMS DRIVE

Application No: RZ20-07

Property Owner: Hyman H. Kaye Revocable Trust

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 (3-acre minimum lot size)

Parcel Size: 84.20 acres

Location: On the west side of Busdieker Drive, approximately 300 feet
south of Foristell Road; near the City of New Melle

Council District: 2

Account No.: 608880A000

Documents:

[PZ AGENDA PACKET - RZ20-07.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR THE HYMAN KAYE TRACT - OAK VIEW FARMS DRIVE

Application No: PRE20-14

Property Owner: Hyman H. Kaye Revocable Trust

Engineer/Surveyor: Bax Engineering Company

Developer: Greystone Holdings, LLC

Existing Zoning: A, Agricultural District (5-acre minimum lot size)

Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

Proposed lots: 25

Parcel Size: 84.20 acres

Location: On the west side of Busdieker Drive, approximately 300 feet south of Forstell Road; near the City of New Melle

Council District: 2

Account No.: 608880A000

Documents:

[PZ AGENDA PACKET - PRE20-14.PDF](#)

II. PRELIMINARY PLAT FOR TWIN SILO'S - 2510 CHURCH ROAD

Application No: PRE20-15

Owner/Developer: Charlestowne Crossing, LLC

Engineer/Surveyor: Bax Engineering Company
Zoning: A, Agricultural District (5-acre minimum lot size)

Proposed Lots: 12

Parcel Size: 72.39 acres

Location: On the south side of Church Road, approximately 2,000 feet east of Blase Station Road

Council District: 6

Account No.: T210500001

Documents:

[PZ AGENDA PACKET - PRE20-15.PDF](#)

TABLED / CONTINUED ITEMS

NOTE: THIS ITEM WILL REMAIN TABLED AT THE REQUEST OF THE APPLICANT AND WILL NOT BE HEARD DURING THE JUNE 17, 2020 MEETING

I. PRELIMINARY PLAT FOR COTTLEVILLE HILL - 5225 GUTERMUTH ROAD

Application No: PRE20-11

Owner/Developer: Variety Homes, LLC

Engineer: Pickett, Ray & Silver
Current Zoning: R1A, Single-Family Residential District, with Floodway Fringe Overlay District

Requested Zoning: R2, 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](#)

APPROVAL OF MINUTES FROM THE MAY 20, 2020 MEETING

Documents:

[5-20-20 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT