

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
JUNE 20, 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

ITEMS WITHDRAWN PRIOR TO THE PUBLIC HEARING

PRELIMINARY PLAT FOR WORTMANN RIDGE - 1639 DIETRICH ROAD

Application: PRE18-05

Owner: Charles F. Terbrock and Jean R. Terbrock

Applicant/Developer: Kyle Wortmann

Surveyor: Kuhlmann Design Group

Property Zoning: A, Agricultural District

Area: 15.49 acres

Number of lots: 3

Location: On the north side of Dietrich Road, approximately
450 feet east of Camp Creek Drive

Council District: 1

Account No.: A914000568

Documents:

[PZ AGENDA PACKET - PRE18-05.PDF](#)
[WITHDRAWAL LETTER - 6-20-18.PDF](#)

ITEMS REQUESTED TO BE POSTPONED UNTIL THE NEXT REGULAR MEETING

REZONING AND CONDITIONAL USE PERMIT REQUEST - 7800 HIGHWAY N

Application: CUR18-02

Applicant/Owner: Roden Brothers Properties, LLC, Steven E. Roden
Current Zoning: C1, Neighborhood Commercial District

Requested Zoning: C2, General Commercial District

Use Requested: Automobile, boat, truck, trailer, and RV storage

Area: 6.00 acres

Location: On the south side of Highway N, approximately 450 feet east of Keystone Crossing Drive; adjacent to the City of Dardenne Prairie

Council District: 2

Account No.: 776880A000

Documents:

[PZ AGENDA PACKET - CUR18-02.PDF](#)
[OPPOSITION - CITY OF DARDENNE PRAIRIE.PDF](#)

REZONING AND CONDITIONAL USE PERMIT REQUEST - 566 HIGHWAY P

Application: CUR18-03

Applicant/Owners: Joseph and Paula Dames

Current Zoning: A/FF, Agricultural District, with Floodway Fringe Overlay District

Requested Zoning: C2/FF, General Commercial District, with Floodway Fringe Overlay District

Use Requested: Automobile, boat, truck, trailer, and RV storage

Area: 2.96 acres

Location: On the south side of Highway P, approximately 250 feet southeast of Park Ridge Drive; adjoining the City of O'Fallon

Council District: 1

Account No.: 332910A000

Documents:

[PZ AGENDA PACKET - CUR18-03.PDF](#)
[REQUEST TO POSTPONE - 6-20-18.PDF](#)
[OPPOSITION - MONICA AND PATRICK CALDWELL.PDF](#)
[OFALLON RESOLUTION 06-14-2018M OPPOSITION CUP HWY P.PDF](#)
[OPPOSITION - MICHELLE JONES.PDF](#)

PRELIMINARY PLAT FOR TIMBERWOLF FARMS - OLD COLONY ROAD

Application: PRE18-04

Owner: Silberman Residential, LLC

Applicant/Developer: Industrial Capital Group, LLC, Marc Boyer

Surveyor: Muser & Associates Land Surveying

Property Zoning: A, Agricultural District

Area: 37.74 acres

Number of lots: 6

Location: On the west side of Old Colony Road, approximately 275 feet south of Rooster Ridge Lane

Council District: 2

Account No.: 622380A000

Documents:

[PZ AGENDA PACKET - PRE18-04.PDF](#)
[OPPOSITION - CHARMAINE PRUETT.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR THE CRAIG BOSCHERT SUBDIVISION - 5288 BLASE STATION ROAD

Application: PRE18-06

Owner: Claude A. Boschert and Nancy C. Boschert

Applicant: Craig Boschert

Surveyor: Landmark Surveying Company, Incorporated

Property Zoning: RR, Single-Family Residential District

Area: 7.00 acres

Number of lots: 2

Location: On the east side of Blase Station Road, approximately
1,300 feet south of Susan Avenue

Council District: 6

Account No.: A985000252

Documents:

[PZ AGENDA PACKET - PRE18-06.PDF](#)
[CRAIG BOSCHERT PRELIMINARY PLAT REVISION.PDF](#)

TABLED BUSINESS

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

OTHER BUSINESS

APPROVAL OF MINUTES FROM THE MAY 16, 2018 MEETING

Documents:

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

ADJOURNMENT

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