

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
June 21, 2023  
7:00 PM**

THE FAMILY ARENA  
2002 ARENA PARKWAY  
SAINT CHARLES, MO 63303

This meeting is open to the public.  
The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Wednesday, June 21, 2023

**Tentative Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

ACTION ITEMS

. A. RESUBDIVISION PLAT FOR SAINT CHARLES HILLS LOT 1130 – 3012 LYME ST

Application No.: PRE23-06  
Property Owners: Devishiva Inc.  
Engineer: Bax Engineering  
Current zoning: R2, Two Family Residential District  
Proposed lots: 2  
Location: 3012 Lyme Street; east of Harry S. Truman Blvd and south of Ehlmann Rd, near the City of St. Charles  
Council District: 6  
Parcel Account No: 144511A000

Documents:

[PRE23-06 - PZ AGENDA PACKET\\_FINAL.PDF](#)

. B. CONDITIONAL USE PERMIT REQUEST – 4520 CENTRAL SCHOOL ROAD

Application No.: CUP22-16  
Property Owners: JAB Real Estate Services, LLC  
Applicant: BAX Engineering Planning and Surveying  
Current Zoning: C2, General Commercial District  
CUP Request: Landscaping contracting service  
CUP area: 1.71 acres  
Location: 4520 Central School Rd; on the north side of St. Peters Parkway, adjacent to Hwy 364 and the City of Saint Peters  
Council District: 7  
Parcel Account No.: T232700001

Documents:

[CUP22-16 PZ AGENDA PACKET\\_FINAL.PDF](#)

C. ZONING MAP AMENDMENT REQUEST – 3866 SOUTH POINT PRAIRIE ROAD

Application No.: RZ23-09  
Property Owners: Grapenthin Family, LP; and Kenneth Baker and Michelle Baker  
Developer: Lombardo Homes  
Current Zoning: A, Agriculture District  
Proposed Zoning: RR, Rural Residential District (3 acre minimum lot size)  
2030 Master Plan: recommends Rural Residential land uses (less than 1 dwelling per acre)  
Rezoning Area: 95.86 acres of 102.86 acres (two parcels)  
Location: 3866 South Point Prairie Rd; 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle  
Council District: 2  
Parcel Account Nos.: 606570A000 and T032100001

Documents:

[RZ23-09 PZ AGENDA PACKET\\_FINAL.PDF](#)  
[JOYCE AND W.J. ZOLLMAN III - OPPOSITION.PDF](#)  
[DONNA J. HESS - OPPOSITION.PDF](#)

D. PRELIMINARY PLAT FOR SAXONY RIDGE – 3866 SOUTH POINT PRAIRIE ROAD

Application No.: PRE23-04  
Property Owners: Grapenthin Family, LP; and Kenneth Baker and Michelle Baker  
Developer: Lombardo Homes  
Engineer: Civil and Environmental Consultants, Inc.  
Current Zoning: A, Agriculture District  
Proposed Zoning: RR, Rural Residential District (3 acre minimum lot size)  
2030 Master Plan: recommends Rural Residential land uses (less than 1 dwelling per acre)  
Plat Area: 95.86 acres of 102.86 acres (two parcels)  
Proposed lots: 28 lots (0.29 dwellings per acre gross)  
Location: 3866 South Point Prairie Rd; 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle  
Council District: 2  
Parcel Account Nos.: 606570A000 and T032100001

Documents:

[PRE23-04 PZ AGENDA PACKET\\_FINAL.PDF](#)

E. ZONING MAP AMENDMENT REQUEST – 9260 & 10102 HIGHWAY DD

Application No.: RZ23-06  
Property Owners: Tall Tree Farm, LP; and Canine Country Kennel and Farm, LLC  
Developer: KM Investment Group IV, LLC  
Current Zoning: A, Agriculture District  
Proposed Zoning: R1A, Single Family Residential (1-acre min lot size); and R1E, Single Family Residential Districts (7,000 square feet min lot size)  
2030 Master Plan: recommends Low Density Residential and Rural Residential

land uses

Rezoning Area: 356.14 acres (23.86 acres to R1A and 329.28 acres to R1E)  
Location: 11 parcels fronting on Hwy DD between Wild Turkey Run and Schwede Rd; adjacent to the City of O'Fallon and Busch Wildlife Area  
Council Districts: 2 (north and west of Hwy DD) and 3 (south and east of Hwy DD)  
Parcel Account Nos.: 781080A000, T061200169, A870004275, T062000013, 763980A000, T072000006, T072000005, 760470A000, 594420A000, T031200003, and T032000055

Documents:

[2023 JUNE 19, JEREMY EAGEN TO COUNTY - OPPOSED.PDF](#)  
[AARON JUNGBLUTH - OPPOSITION.PDF](#)  
[BRIAN JESSUP - SUPPORT.PDF](#)  
[DAN LANG - CONCERNS.PDF](#)  
[DENISE MARTIN - OPPOSITION.PDF](#)  
[MARY HEGER - OPPOSITION.PDF](#)  
[MATT WALDROP - OPPOSITION.PDF](#)  
[MICHELLE HUELSMAN - CONCERNS.PDF](#)  
[MINDY MANLEY - OPPOSITION.PDF](#)  
[MONICA DALTON - OPPOSITION.PDF](#)  
[NICK AND MICHELLE JOHNSON - OPPOSITION.PDF](#)  
[PATRICE NEUWIRTH-GIANCOLA - OPPOSITION.PDF](#)  
[RICK AND ROSEANN LUETKEMEYER - OPPOSITION.PDF](#)  
[WRITTEN PROTEST - RZ23-06 JOEHL 6-15-2023.PDF](#)  
[WRITTEN PROTEST - RZ23-06 SILKEY 6-15-2023.PDF](#)  
[WRITTEN PROTEST COWGILL RZ 23-06. 6-15-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, CUP23-07 AND RZ23-06 - DILWORTH 6-20-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, CUP23-07 AND RZ23-06 - ROSSOW 6-20-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, RZ23-06 AND CUP23-07 - SEWELL 6-20-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, RZ23-06 AND CUP23-07 - ABBOTT 6-20-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, RZ23-06 AND CUP23-07 - CUNEIO 6-20-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, RZ23-06 AND CUP23-07 - DAVIS 6-20-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, RZ23-06 AND CUP23-07 - DEICHMANN 6-20-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, RZ23-06 AND CUP23-07 - PREWITT 6-20-2023.PDF](#)  
[WRITTEN PROTEST PRE23-02, RZ23-06 AND CUP23-07 - SCHREIMANN 6-20-2023.PDF](#)  
[WRITTEN PROTEST RZ23-06, CUP23-07 PRE23-02 - BENSON 6-20-2023.PDF](#)  
[WRITTEN PROTEST RZ23-06, PRE23-02 PEARSON 6-16-2023.PDF](#)  
[WRITTEN PROTESTS PRE23-02, RZ23-06, CUP23-07 - KAISER 6-16-2023.PDF](#)  
[VICTORIA SPECIALE - WRITTEN PROTEST.PDF](#)  
[CYNTHIA LOUISE SPECIALE AND MICHAEL SPECIALE - WRITTEN PROTEST.PDF](#)  
[DAVID WIGGINS - WRITTEN PROTEST.PDF](#)  
[KEVIN PECK AND BECKY PECK - WRITTEN PROTEST.PDF](#)  
[RZ23-06 OPPOSITION LETTERS 062123.PDF](#)  
[RZ23-06 - AGENDA PACKET\\_FINAL\\_UPDATE.PDF](#)

F. CONDITIONAL USE PERMIT REQUEST – 9260 & 10102 HIGHWAY DD

Application No.: CUP23-07  
Property Owners: Tall Tree Farm, LP; and Canine Country Kennel and Farm, LLC  
Developer: KM Investment Group IV, LLC  
Current Zoning: A, Agriculture District  
Proposed Zoning: R1A, Single Family Residential (1-acre min lot size); and R1E, Single Family Residential Districts (7,000 square feet min lot size)  
2030 Master Plan: recommends Low Density Residential and Rural Residential land uses  
CUP request: Housing units in the R1E District with a minimum lot size of 6,000 square feet, a minimum lot width of 60 feet, and a minimum side yard setback of 6 feet  
CUP Area: 329.28 acres of 356.14 acres  
Location: 11 parcels fronting on Hwy DD between Wild Turkey Run and Schwede Rd; adjacent to the City of O'Fallon and Busch Wildlife Area  
Council Districts: 2 (north and west of Hwy DD) and 3 (south and east of Hwy DD)  
Parcel Account Nos.: 781080A000, T061200169, A870004275, T062000013, 763980A000, T072000006, T072000005, 760470A000, 594420A000, T031200003, and T032000055

Documents:

[CUP23-07 PZ AGENDA PACKET\\_FINAL.PDF](#)  
[CUP23-07 JOE BENSON - OPPOSITION.PDF](#)

G. PRELIMINARY PLAT FOR TALL TREE – 9260 & 10102 HIGHWAY DD

Application No.: PRE23-02  
Property Owners: Tall Tree Farm, LP; and Canine Country Kennel and Farm, LLC  
Developer: KM Investment Group IV, LLC  
Engineer: Bax Engineering  
Current Zoning: A, Agriculture District  
Proposed Zoning: R1A, Single Family Residential (1-acre min lot size); and R1E, Single Family Residential Districts (7,000 square feet min lot size)  
Plat area: 356.14 acres  
Proposed lots: 556 lots (1.56 dwellings per acre gross)  
Common ground: 126.9 acres  
Location: 11 parcels fronting on Hwy DD between Wild Turkey Run and Schwede Rd; adjacent to the City of O'Fallon and Busch Wildlife Area  
Council Districts: 2 (north and west of Hwy DD) and 3 (south and east of Hwy DD)  
Parcel Account Nos.: 781080A000, T061200169, A870004275, T062000013, 763980A000, T072000006, T072000005, 760470A000, 594420A000, T031200003, and T032000055

Documents:

[PRE23-02 PZ AGENDA PACKET\\_FINAL.PDF](#)

H. ZONING MAP AMENDMENT REQUEST – 2320 SOMMERS ROAD

Application No.: RZ23-08

Property Owners: Mary E. Blankenship, Ted L. Gouge, Laura J. Ruesch, Gail A. Wilmes, Joan M. Grelle, and Richard F. Gouge  
Applicant: Payne Family Homes (Jeffrey L. Thoele)  
Current Zoning: A, Agriculture District  
Proposed Zoning: R1E, Single Family Residential District (7,000 square foot minimum lot size)  
2030 Master Plan: Recommends Low Density Residential land uses (1 to 4 units per acre)  
Rezoning Area: 14.81 acres  
Location: 2320 Sommers Road; across Sommers Road from Liberty High School, adjacent to the City of O'Fallon and near the City of Lake Saint Louis  
Council District: 2  
Parcel Account No.: 788130A000

Documents:

[RON POST - OPPOSITION.PDF](#)  
[KEITH AND LOLA BRAND - OPPOSITION.PDF](#)  
[RZ23-08 PZ AGENDA PACKET\\_FINAL\\_UPDATE.PDF](#)

I. CONDITIONAL USE PERMIT REQUEST – 2320 SOMMERS ROAD

Application No.: CUP23-09  
Property Owners: Mary E. Blankenship, Ted L. Gouge, Laura J. Ruesch, Gail A. Wilmes, Joan M. Grelle, and Richard F. Gouge  
Applicant: Payne Family Homes (Jeffrey L. Thoele)  
Current Zoning: A, Agriculture District  
Proposed Zoning: R1E, Single Family Residential District (7,000 square foot minimum lot size)  
2030 Master Plan: Recommends Low Density Residential land uses (1 to 4 units per acre)  
CUP request: Housing units in the R1E District with a minimum lot size of 6,000 square feet, a minimum lot width of 60 feet, and a minimum side yard setback of 6 feet  
CUP Area: 14.81 acres  
Location: 2320 Sommers Road; across Sommers Road from Liberty High School, adjacent to the City of O'Fallon and near the City of Lake Saint Louis  
Council District: 2  
Parcel Account No.: 788130A000

Documents:

[CUP23-09 PZ AGENDA PACKET\\_FINAL\\_UPDATE.PDF](#)

J. PRELIMINARY PLAT FOR CREEKSIDE AT SOMMERS – 2320 SOMMERS

Application No.: PRE23-03  
Property Owners: Mary E. Blankenship, Ted L. Gouge, Laura J. Ruesch, Gail A. Wilmes, Joan M. Grelle, and Richard F. Gouge  
Applicant: Payne Family Homes (Jeffrey L. Thoele)  
Engineer: Volz, Inc.  
Requested Zoning: R1E, Single Family Residential District (7,000 square foot minimum lot size)  
Plat area: 14.81 acres  
Proposed Lots: 45 lots (3.0 dwellings per acre gross)  
Location: 2320 Sommers Road; across Sommers Road from Liberty High School, adjacent to the City of O'Fallon and near the City of Lake Saint Louis

Council District: 2  
Parcel Account No.: 788130A000

Documents:

[PRE23-03 PZ AGENDA\\_UPDATE.PDF](#)

K. ZONING MAP AMENDMENT REQUEST – 4639 CENTRAL SCHOOL ROAD

Application No.: RZ23-10  
Property Owners: Natalie A. Fields and Amy L. Pulido  
Current Zoning: R1E, Single Family Residential District (7,000 square foot  
minimum lot size)  
Proposed Zoning: R3A, Medium Density Residential District (maximum 10  
dwellings per acre)  
2030 Master Plan: Low Density Residential (1-4 units per acre)  
Rezoning Area: 2.1 acres  
Location: 4639 Central School Rd; on the north side of Central School  
Road across from Triad South Drive, adjacent to the  
City of St. Peters  
Council District: 7  
Parcel Account No.: 546150A000

Documents:

[RZ23-10 PZ AGENDA PACKET\\_FINAL.PDF](#)  
[WRITTEN PROTEST - RAMING 6-20-23.PDF](#)  
[WRITTEN PROTEST - RICHARDSON 6-20-2023.PDF](#)  
[WRITTEN PROTEST - SCHAEFER HUNTERS POINT ASSOC PRESIDENT 6-20-23 5.PDF](#)  
[WRITTEN PROTEST - SCHAEFER HUNTERS POINT ASSOC PRESIDENT 6-20-23 6.PDF](#)  
[WRITTEN PROTEST - SCHEWE 6-20-23.PDF](#)  
[WRITTEN PROTEST - SHAEFER HUNTERS POINTE ASSOC PRES. 6-20-2023 4.PDF](#)  
[WRITTEN PROTEST - SIERGOS.PDF](#)  
[WRITTEN PROTEST - TANURCHIS, AZMAN 6-20-23.PDF](#)  
[WRITTEN PROTEST - THURMAN 6-20-2023.PDF](#)  
[WRITTEN PROTEST - TORGASHOV, KUZNETSOVA 6-20-23.PDF](#)  
[WRITTEN PROTEST - VENABLE 6-20-2023.PDF](#)  
[WRITTEN PROTEST - VERLANTZ 6-20-2023.PDF](#)  
[WRITTEN PROTEST - WHITE 6-20-2023.PDF](#)  
[WRITTEN PROTEST - WHITWORTH 6-20-2023.PDF](#)  
[WRITTEN PROTESTS - THOMPSON 6-30-2023.PDF](#)  
[AMY PULIDO - SUPPORT.PDF](#)  
[BIG SKY ESTATES HOA - OPPOSITION LETTER.PDF](#)  
[JESSE WESTERMANN - OPPOSITION.PDF](#)  
[JOHN VERLAUTZ - OPPOSITION.PDF](#)  
[LIBORIA JOANN ORR AND RAYMOND ORR - OPPOSITION.PDF](#)  
[LORI VERLAUTZ - CONCERNS.PDF](#)  
[MELISSA AND NATHAN WINKLER - OPPOSITION.PDF](#)  
[TIM GREEN - DEVELOPER \(COMMUNITY SUPPORT\).PDF](#)  
[TYLER DUNN - SUPPORT.PDF](#)  
[WILLIAM LEVINSON - SUPPORT.PDF](#)  
[WRITTEN PROTEST - KORTE 6-20-2023.PDF](#)  
[WRITTEN PROTEST - AHOLT 6-20-2023.PDF](#)  
[WRITTEN PROTEST - ALBEA 6-20-2023.PDF](#)  
[WRITTEN PROTEST - BAKER 6-20-2023.PDF](#)  
[WRITTEN PROTEST - BECKER 6-20-2023.PDF](#)  
[WRITTEN PROTEST - BOAIN 6-20-2023.PDF](#)

[WRITTEN PROTEST - CANTRELL 6-20-2023.PDF](#)  
[WRITTEN PROTEST - CHANEY 6-20-23.PDF](#)  
[WRITTEN PROTEST - DIETZ 6-20-2023.PDF](#)  
[WRITTEN PROTEST - ENGLISH 6-20-2023.PDF](#)  
[WRITTEN PROTEST - ETZEL 6-20-2023.PDF](#)  
[WRITTEN PROTEST - FISHER 6-20-2023.PDF](#)  
[WRITTEN PROTEST - GUTH 6-20-23.PDF](#)  
[WRITTEN PROTEST - HALL 6-20-2023.PDF](#)  
[WRITTEN PROTEST - HAWKINS 6-20-2023.PDF](#)  
[WRITTEN PROTEST - HEAD 6-20-23.PDF](#)  
[WRITTEN PROTEST - KEMPER 6-20-2023.PDF](#)  
[WRITTEN PROTEST - KLOHR 6-20-2023.PDF](#)  
[WRITTEN PROTEST - KUHL 6-20-2023.PDF](#)  
[WRITTEN PROTEST - LEIBLE 6-20-23.PDF](#)  
[WRITTEN PROTEST - LETOURNEAU 6-20-2023.PDF](#)  
[WRITTEN PROTEST - MAXWELL 6-20-2023.PDF](#)  
[WRITTEN PROTEST - MCCARTY 6-20-2023.PDF](#)  
[WRITTEN PROTEST - MCHUGH 6-20-23.PDF](#)  
[WRITTEN PROTEST - MULLER 6-20-2023.PDF](#)  
[WRITTEN PROTEST - MYRICK 6-20-2023.PDF](#)  
[WRITTEN PROTEST - PATTON 6-20-2023.PDF](#)  
[WRITTEN PROTEST - POWELL 6-20-2023.PDF](#)  
[HUNTERS POINTE HOA OPPOSITION LETTER - RZ23-10.PDF](#)

. L. ZONING MAP AMENDMENT REQUEST – 210 WEST HIGHWAY N

Application No.: RZ23-07  
Property Owner: DHKS Investments, LLC  
Current Zoning: A, Agricultural District  
Proposed Zoning: C2, General Commercial District  
2030 Master Plan: recommends Low Density Residential (1-4 dwellings per acre)  
Rezoning Area: 11.72 acres (2 parcels)  
Location: 210 West Highway N; on the south side of Hwy N,  
approximately 2,400 feet west of Highway Z, near the  
City of Wentzville  
Council District: 2  
Parcel Account No.: T052100006, 750240A000

Documents:

[RZ23-07 AGENDA PACKET\\_FINAL.PDF](#)  
[CHARLES BREITE - CONCERNS.PDF](#)  
[BRITTANY WESTERMIER - OPPOSITION.PDF](#)

. M. CONDITIONAL USE PERMIT REQUEST – 210 WEST HIGHWAY N

Application No.: CUP23-08  
Property Owner: DHKS Investments, LLC  
Current Zoning: A, Agricultural District  
Proposed Zoning: C2, General Commercial District  
2030 Master Plan: recommends Low Density Residential (1-4 dwellings per acre)  
CUP request: storage yard for recreational vehicles, boats, trailers, and  
trucks (274 spaces)  
CUP Area: 11.72 acres (2 parcels)  
Location: 210 West Highway N; on the south side of Hwy N,  
approximately 2,400 feet west of Highway Z, near the  
City of Wentzville  
Council District: 2  
Parcel Account Nos.: T052100006 and 750240A000

Documents:

TABLED ITEMS

. A. ZONING MAP AMENDMENT REQUEST – 24 MAIN STREET

Application No: RZ23-05  
Property Owner: David A. Wilke Trust  
Applicants: Boschert Brothers Storage LLC  
Current Zoning District: R1E, Single Family Residential District  
Proposed Zoning District: I1, Light Industrial  
2030 Master Plan: recommends Agricultural land uses  
Rezoning Area: 4.32 acres of a 11.87-acre parcel  
Location: Western terminus of Main Street in Orchard Farm  
County Council District: 6  
Parcel Account No.: 876180A000

. B. CONDITIONAL USE PERMIT AMENDMENT REQUEST – 24 MAIN STREET

Application No: CUP23-04  
Property Owners: Boschert Brothers Storage, LLC, and David A Wilke Trust  
Applicant: Boschert Brothers Storage, LLC  
Current Zoning: I1, Light Industrial and R1E, Single Family Residential District  
Proposed Zoning: I1, Light Industrial District  
Conditional Use Request: Amend the conditions of Ordinance 21-060 to expand a storage lot for boats, trailers, autos, trucks, and recreational vehicles  
Location: Western terminus of Main Street in Orchard Farm  
County Council District: 6  
Parcel Account Nos.: 876180A000, T010500083, T020500006, T150500003, A965000451, 876600A000, 876480B000

OTHER BUSINESS

. NONE

ADJOURNMENT