

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 15, 2020
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. 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/>.

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE REQUEST - 3151 HOPEWELL ROAD

Application No: CUP20-06

Applicant: Twin Edge Lawn Care and Landscaping, LLC

Property Owner: Dardenne Creek Farms, Incorporated

Property Zoning: RR, Single-Family Residential District, with
Floodway Fringe Overlay District

Conditional Use Request: Lawn Care Service (Indoor Storage of Equipment
and Vehicles Required)

2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre
minimum lot size)

Parcel Size: 3.27 acres

Location: On the northwest side of Hopewell Road,
approximately 1,000 feet northeast of Tanis Lee Lane

Council District: 2

Account No.: T012000126

Documents:

[PZ AGENDA PACKET - CUP20-06.PDF](#)

PUBLIC HEARINGS FOR REZONING REQUESTS

I. REZONING REQUEST - 986 SCHAPER ROAD

Application No: RZ20-08
Property Owners: Keith D. Tenney and Sheri L. Tenney
Applicant: Alexandra Mesplay
Current Zoning: A, Agricultural District
Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)
2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre minimum lot size)
Parcel Size: 8.61 acres
Location: On the east side of Schaper Road, approximately 1,560 feet north of Highway N; near the Cities of Foristell and Wentzville
Council District: 2
Account No.: 743580B000
Documents:

[PZ AGENDA PACKET - RZ20-08.PDF](#)

II. REZONING REQUEST - 307 LORENE DRIVE

Application No: RZ20-09
Applicant: Habitat for Humanity of St. Charles County
Property Owners: City of O'Fallon
Current Zoning: C2, General Commercial District
Requested Zoning: R1C, Single-Family Residential District (15,000 square foot minimum lot size)
2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre minimum lot size)
Parcel Size: 0.568 acres
Location: On the northeast corner of Lorene Drive and Fire Lane Drive; near the City of St. Paul and the City of O'Fallon
Council District: 1
Account No.: 318480A000
Documents:

[PZ AGENDA PACKET - RZ20-09.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR AYER'S STABLES - 4466 WILSON ROAD

Application No: PRE20-12
Owner/Developer: Leslie Ayers

Engineer/Surveyor: Landmark Surveying Company
Zoning: RR, Single-Family Residential District (3-acre minimum lot size)
Proposed Lots: 2
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 - PRE20-12.PDF](#)

II. PRELIMINARY PLAT FOR VILLAS AT LAKE ST. LOUIS - 1936 DUELLO ROAD

Application No: PRE20-13
Owner/Developer: James W. Clemens
Engineer/Surveyor: THD Design Group
Zoning: R2, Two-Family Residential District
Proposed Dwelling Units: 5
Parcel Size: 1.10 acres
Location: On the north side of Duello Road, approximately 430 feet east of Charity Drive; adjacent to the City of Lake St. Louis
Council District: 2
Account No.: T132300003
Documents:

[PZ AGENDA PACKET - PRE20-13.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE JUNE 17, 2020 MEETING

Documents:

[6-17-20 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT