

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
JULY 18, 2018
7:00 PM**

EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 N. THIRD STREET, ST. CHARLES, MO 63301

**TENTATIVE
AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS - CONDITIONAL USE PERMITS

I. CONDITIONAL USE PERMIT REQUEST - 16 NORTH MEADOW DRIVE

Application: CUP18-08 Applicant: Justin Renshaw Owner: Bearded Lady, L.L.C. Property Zoning: R1E, Single-Family Residential District (7,000
Use Requested: To allow a lot to be created between 60 and 70 feet wide in the R1E zoning district
Area: 0.25 acres
Location: On the east side of North Meadow Drive, approximately 150 feet north of Pershing Circle; near the cities of Of Palmyra and Lake St. Louis
Council District: 4
Account No.: 791250A000

Documents:

[PZ AGENDA PACKET - CUP18-08.PDF](#)
[PZ 7-18-18 VIDEO LINK - CUP18-08.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR FEMME OSAGE RIDGE - 250 NATHAN RIDGE DRIVE

Application: PRE18-11

Owner: Femme Osage Grove #7, LLC, Femme Osage Grove #10, LLC,
& Femme Osage Grove #11, LLC

Developer: Brinkmann Constructors

Engineer: Stock & Associates Consulting Engineers, Incorporated

Property Zoning: A, Agricultural District

Area: 59.43 acres

Number of lots: 6

Location: On the south side of Boone Ridge Trail, approximately
2,000 feet east of Highway F

Council District: 2

Account No.: T991300001, 622890A000, & A983001008

Documents:

[PZ AGENDA PACKET - PRE18-11.PDF](#)
[180713 - REVISED PRELIMINARY PLAT.PDF](#)
[180713 - VARIANCE REQUEST.PDF](#)

TABLED ITEMS

I. REZONING AND CONDITIONAL USE PERMIT REQUEST - 7800 HIGHWAY N

NOTE: THE APPLICANT HAS REQUESTED THAT THIS ITEM REMAIN TABLED

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](#)

II. REZONING AND CONDITIONAL USE PERMIT REQUEST - 566 HIGHWAY P

NOTE: THE APPLICANT HAS REQUESTED THAT THIS ITEM REMAIN TABLED

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](#)

III. PRELIMINARY PLAT FOR TIMBERWOLF FARMS - OLD COLONY ROAD

NOTE: THE APPLICANT HAS REQUESTED THAT THIS ITEM REMAIN TABLED

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](#)

TABLED BUSINESS

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

APPROVAL OF MINUTES FROM THE JUNE 20, 2018 MEETING

Documents:

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

OTHER BUSINESS

ADJOURNMENT