

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
July 19, 2023
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.
The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://www.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, July 19, 2023

Tentative Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

ACTION ITEMS

- . A. PRELIMINARY PLAT FOR 510 HICKORY DALE DRIVE
 - Application No: PRE23-07
 - Property Owners: Jimmy P Ferrell Sr and Betty M Ferrell
Revocable Living Trust
 - Engineer: Lewis-Bade, Inc
 - Proposed Lots: 2
 - Subject Parcels: 1 acre
 - Location: Located 100 feet west of Labonte Drive
on the south side of Hickory Dale Drive.
 - County Council District: 7
 - Account Nos.: 504270A000

Documents:

[PRE23-07 PZ AGENDA PACKET_FINAL.PDF](#)

TABLED ITEMS

- . A. ZONING MAP AMENDMENT REQUEST – 4112 TOWERS ROAD
 - Application: RZ23-12
 - Property Owner: Huster Holdings, LLC
 - Applicant: Network Real Estate, LLC
 - Current Zoning District: R1E, Single Family Residential
 - Proposed Zoning District: C1, Neighborhood Commercial
 - 2030 Master Plan: Low Density Residential (1-4 units per

acre)

Rezoning Area: 0.386 acres of a 2.91 acre parcel
Location: Located approximately 250 feet west of
Wellsmont Drive, on Towers Road, near
the Town of Weldon Spring
Council District: 7
Account No.: A963001134

. B. CONDITIONAL USE PERMIT- 4112 TOWERS ROAD

Application No: CUP23-14
Property Owners: Huster Holdings, LLC
Applicant: Network Real Estate, LLC
Current Zoning: R1E, Single Family Residential District
Proposed Zoning: C1, Neighborhood Commercial District
Conditional Use Request: Telecommunication tower as regulated
in Part 3, Article VIII, Section
405.505.
Location: Located approximately 250 feet west of
Wellsmont Drive, on Towers Road, near
the Town of Weldon Spring
County Council District: 7
Parcel Account Nos.: A963001134

. C. 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

. D. CONDITIONAL USE PERMIT AMENDMENT - 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

. E. 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

APPROVAL OF MINUTES FROM THE MAY 17, 2023 And JUNE 21, 2023 MEETINGS

Documents:

[05-17-23 PZ MEETING MINUTES.PDF](#)

[06-21-23 PZ COMMISSION MEETING MINUTES.PDF](#)

OTHER BUSINESS

. A. PLANNING & ZONING DIVISION UPDATES

ADJOURNMENT