

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
JULY 21, 2021  
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 Tuesday, June 15, 2021

***Tentative*  
Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES AND/OR ADDITIONS TO THE AGENDA**

**PUBLIC HEARINGS**

**I. REZONING REQUEST - 1371 SILVERS ROAD**

Application No: RZ21-11

Property Owner: Darren M. Ziegemeier

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

Requested Zoning: I1, Light Industrial District, with Floodway Fringe Overlay District

2030 Master Plan: Recommends industrial uses

Parcel Size: 8.08 acres of an 11.08 acre parcel

Location: On the northwest corner of Salt River Road and Silvers Road

County Council District: 6

Account Nos.: Part of 400350A000 and T110400012

Documents:

[PZ AGENDA PACKET - RZ21-11.PDF](#)  
[OPPOSITION LETTERS RECEIVED 7-21-21.PDF](#)  
[COMMENTS - ARNIE DIENOFF.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - 215 JOSEPHVILLE DRIVE, LOT 2A

Application No: CUP21-11

Property Owner: Birdie, Inc.

Applicant: James M. Lohse for Josephville Road, LLC

Requested use: A redi-mix concrete operation and batch plant

Property Zoning: I1, Light Industrial District

CUP Area: 4.50 acres

Location: 215 Josephville Road (northern half/Lot 2A); on the west side of Josephville Road, south of Mexico Road, and east of the General Motors Plant

County Council District: 1

Account No.: Part of 685210A000

Note: This CUP would be located on Lot 2A of PRE21-12

Documents:

[PZ AGENDA PACKET - CUP21-11.PDF](#)  
[COMMENTS - ARNIE DIENOFF.PDF](#)

III. CONDITIONAL USE PERMIT REQUEST - 215 JOSEPHVILLE DRIVE, LOT 2B

Application No: CUP21-12

Property Owner: Birdie, Inc.

Applicant: Bruce Kinder for Wilke Properties Truck Storage

Requested uses: Automobile, boat, truck, and recreational vehicle storage

Property Zoning: I1, Light Industrial District

Parcel Size: 3.00 acres

Location: 215 Josephville Road (southern half/Lot 2B); on the west side of Josephville Road, south of Mexico Road, and east of the General Motors Plant

County Council District: 1

Account No.: Part of 685210A000

Note: This CUP would be located on Lot 2B of PRE21-12

Documents:

[PZ AGENDA PACKET - CUP21-12.PDF](#)

**PLATS**

**I. PRELIMINARY PLAT FOR THE 215 JOSEPHVILLE SUBDIVISION**

Application No: PRE21-11

Property Owner/Developer: Birdie, Inc.

Engineer/Surveyor: Premier Design Group

Property Zoning: I1, Light Industrial District

Proposed Lots: 2

Parcel Size: 16.90 acres

Location: On the west side of Josephville Road, south of Mexico Road, and east of the General Motors Plant

County Council District: 1

Account No.: Part of 685210A000

Documents:

**PZ AGENDA PACKET - PRE21-11.PDF**

**II. PRELIMINARY PLAT FOR THE RESUBDIVISION OF LOT 2 OF 215 JOSEPHVILLE SUBDIVISION**

Application No: PRE21-12

Property Owner/Developer: Birdie, Inc.

Applicant/Developer: James M. Lohse for Josephville Road, LLC

Engineer/Surveyor: THD Design Group

Property Zoning: I1, Light Industrial District

Proposed Lots: 2

Parcel Size: 7.50 acres of 16.90 acres

Location: On the west side of Josephville Road, south of

Plant Mexico Road, and east of the General Motors

County Council District: 1

Account No.: Part of 685210A000

Note: This plat would further subdivide Lot 2 of PRE21-11

Documents:

[PZ AGENDA PACKET - PRE21-12.PDF](#)

### III. PRELIMINARY PLAT FOR HUNTING KELLER CREEK SUBDIVISION - 35 LAURA HILL ROAD

Application No: PRE21-06

Property Owner/Developer: Chad A. Keller

Engineer/Surveyor: Cardinal Surveying & Mapping, Inc.

Property Zoning: R1E, Single-Family Residential District

Proposed Lots: 2

Parcel Size: Approximately 0.80 acres

Location: On the southwest corner of Laura Hill Road and Hunting Creek Road

County Council District: 4

Account Nos.: T072500086

Documents:

[PZ AGENDA PACKET - PRE21-06.PDF](#)

### IV. PRELIMINARY PLAT FOR THE RESUBDIVISION OF TRACT 5 OF THE HICKORY DALE ADDN PLAT 1

Application No: PRE21-10

Property Owner/Developer: Ryan Riege

Engineer/Surveyor: Altea Land Surveyors

Property Zoning: R1E, Single-Family Residential District

Proposed Lots: 3

Parcel Size: 1.25 acres

Location: On the South side of Hickory Dale Drive, approximately 500 feet west of Labonte Drive

County Council District: 7

Account No.: 504330A000

Documents:

[PZ AGENDA PACKET - PRE21-10.PDF](#)

**TABLED / CONTINUED ITEMS**

**I. REZONING REQUEST - NORTH POINT PRAIRIE ROAD**

Application No: RZ21-08  
Property Owner: Howard Chilcutt Trust  
Applicant: Joseph Prenger, Registered Agent for KJ Storage, LLC  
Current Zoning: C1, Neighborhood Commercial District  
Requested Zoning: C2, General Commercial District  
2030 Master Plan: Recommends low-density residential uses (1-4 units per acre)  
Parcel Size: Approximately 3.43 acres  
Location: On the southeast corner of the intersection of North Point Prairie Road and Highway 61, near the cities of Wentzville and Flint Hill  
County Council District: 1  
Account No.: 297510A000  
Documents:

[PZ AGENDA PACKET - RZ21-08.PDF](#)  
[OPPOSITION - ARNIE DIENOFF.PDF](#)

**APPROVAL OF MINUTES FROM THE JUNE 17, 2021 MEETING**

**Documents:**

[6-16-21 PZ MTG MINUTES - DRAFT.PDF](#)

**II. CONDITIONAL USE PERMIT REQUEST - NORTH POINT PRAIRIE ROAD**

Application No: CUP21-08  
Property Owner: Howard Chilcutt Trust  
Applicant: Joseph Prenger, Registered Agent for KJ Storage, LLC  
Current Zoning: C1, Neighborhood Commercial District  
Requested Zoning: C2, General Commercial District  
2030 Master Plan: Recommends low-density residential uses (1-4 units per acre)  
Conditional Use Request: An outdoor storage lot for automobiles, boats, trucks, trailers, and recreational vehicles  
Parcel Size: Approximately 3.43 acres  
Location: On the southeast corner of the intersection of North Point Prairie Road and Highway 61, near the cities of Wentzville and Flint Hill  
County Council District: 1  
Account No.: 297510A000  
Documents:

[PZ AGENDA PACKET - CUP21-08.PDF](#)  
[OPPOSITION - ARNIE DIENOFF.PDF](#)

**OTHER BUSINESS**

NONE

**ADJOURNMENT**