

APPROVAL OF MINUTES FROM THE JUNE 20, 2018 MEETING

ELECTION OF OFFICERS

APPROVAL OF MINUTES FROM THE PREVIOUS MEETING

- . Approval Of Minutes

Documents:

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

- . 7800 Highway North
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 Number: 776880A000

Documents:

[WITHDRAWAL LETTER.PDF](#)

- . . 566 Highway P
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 Number: 332910A000

Documents:

[WITHDRAWAL LETTER HIGHWAY P.PDF](#)

PUBLIC HEARINGS

Highway N

Application: RZ18-08

Owner: Rolwes Wentzville Family Partnership, LP

Applicant: Echelon Constructors, LLC

Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

Area: 1.81 acres

Location: On the southeast corner of the intersection of Highway N and Morton Lane, near the cities of Lake St. Louis and O'Fallon

Council District: 2

Account Number: 762750A000 and 762210A000

Documents:

[PZ AGENDA PACKET - RZ18-08.PDF](#)

3742 Toedebusch Road

Application: RZ18-07 & PRE18-13

Owner/Developer: James Blondin and Erica Blondin Engineer / Surveyor: Bax Engineering Company, Incorporated

Current Zoning: A, Agricultural District

Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

Area: 16.337 acres

Number of lots: 2

Location: On the south side of Toedebusch Road, approximately 500 feet east of Highway DD

Council District: 2

Account Number: T081200034

Documents:

PZ AGENDA PACKET - RZ18-07 AND PRE18-13.PDF
180809 - REVISED PRELIMINARY PLAT.PDF

PLATS

- . Replatting Of Lots 49 Through 52 Of River Bend Estate Plat Two
Application: PRE18-12

Applicants: Steven L. McKenzie and Heather M. McKenzie

Property Owners: Steven L. McKenzie and Heather M. McKenzie, Ryan E. Raphael and Kimberly Raphael, Scottie D. Schaffer and Tammy G. Schaffer, and Gerbrand Deetman Revocable Living Trust

Engineer / Surveyor: Volz Incorporated

Property Zoning: R1E, Single-Family Residential District Area: 1.44 acres

Number of lots: 4

Location: On the south side of River Valley Court, approximately 100 feet southwest of Winding River Drive

Council District: 7

Account No.: A860001872, A860001873, A860001874 & A860001875

Documents:

[180807 - REVISED PRELIMINARY PLAT.PDF](#)
[PZ AGENDA PACKET - PRE18-12.PDF](#)

- . Highway DD
Application: PRE18-15

Owner: Kimberly Oberlag

Applicant: Ben Schiller

Engineer/Surveyor: Landmark Surveying Company

Property Zoning: A, Agricultural District

Area: 12.67 acres

Number of lots: 2 Location: On the northwest corner of Highway DD and Garrett Lane

Council District: 2

Account Number: T171300015 and 619890A000

Documents:

[PZ AGENDA PACKET.PDF](#)
[180810 - REVISED PRELIMINARY PLAT.PDF](#)

TABLED ITEMS

. Old Colony Road

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 Number: 622380A000

Documents:

[REQUEST FOR ITEM TO REMAIN TABLED.PDF](#)
[PZ AGENDA PACKET PRE 18.04.PDF](#)

OTHER BUSINESS

ADJOURNMENT

NONE

NONE

NONE

NONE

PUBLIC HEARINGS - CONDITIONAL USE PERMITS

ITEMS WITHDRAWN PRIOR TO THE PUBLIC HEARING

ITEMS REQUESTED TO BE POSTPONED UNTIL THE NEXT REGULAR MEETING