

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 19, 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>. The meeting will also be available live on Charter Spectrum Channel 993.

Please note: This agenda may be modified and additional items may be added through 5:00 p.m. on Tuesday, August 18, 2020

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE REQUEST - 1319 SCHLUERSBURG RD

Application No: CUP20-07

Applicant / Property Owner: Boone Valley Golf Club, Incorporated

Property Zoning: A/FF, Agricultural District with Floodway Fringe Overlay District

Conditional Use Request: Amending CUP #496 to add a new golf training and lodging facility

Parcel Size: 417.40 acres

Location: On the west side of Moll Road west of the intersection of Moll Road and Schluersburg Road

Council District: 2

Account No.: A911000003

Documents:

II. CONDITIONAL USE REQUEST - 102 HIGH RIDGE DR

Application No: CUP20-09

Applicant/Contract Purchaser: Charles A. Ruedebusch II

Property Owner: Missouri Department of Transportation

Current Zoning: R1E, Single-Family Residential District (7,000 square foot minimum lot size)

Requested Zoning: C2, General Commercial District

Conditional Use Request: Boat and Recreational Vehicle Storage Yard

Parcel Size: 0.37 acres

Location: Bordering Interstate 64 on the northeast side of High Ridge Drive in the Fieldcrest Subdivision, near the cities of Lake St. Louis, O'Fallon, and Dardenne Prairie

Council District: 2

Documents:

[PZ AGENDA PACKET - CUP20-09.PDF](#)

PUBLIC HEARINGS FOR REZONING REQUESTS

I. REZONING REQUEST - 3807 TOWERS ROAD

Application No: RZ20-10

Applicant: St. Charles County Ambulance District

Property Owners: Terry and Janet Hackmann

Current Zoning: R1A, Single-Family Residential District (1-acre minimum lot size)

Requested Zoning: Rezoning approximately 0.96 acres of a 1.82-acre tract to R1E, Single-Family Residential District (7,000 square foot minimum lot size)

2030 Master Plan: Recommends Low-Density Residential Uses (0.25 to 1-acre minimum lot sizes)

Parcel Size: Approximately 0.96 acres

Location: On the southwest corner of Towers Road and Caulks Hill Road

Council District: 7

Account No.: A870001586

Documents:

[PZ AGENDA PACKET - RZ20-10.PDF](#)

II. REZONING REQUEST - 102 HIGH RIDGE DR

Application No: RZ20-11

Applicant/Contract Purchaser: Charles A. Ruedebusch II

Property Owner: Missouri Department of Transportation

Current Zoning: R1E, Single-Family Residential District (7,000 square foot minimum lot size)

Requested Zoning: C2, General Commercial District

Parcel Size: 0.37 acres

Location: Bordering Interstate 64 on the northeast side of High Ridge Drive in the Fieldcrest Subdivision, near the cities of Lake St. Louis, O'Fallon, and Dardenne Prairie

Council District: 2

Documents:

[PZ AGENDA PACKET - RZ20-11.PDF](#)

PLATS

NONE

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE JULY 15, 2020 MEETING

Documents:

[7-15-20 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT