

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 16, 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 or documents may be added through 5:00 p.m. on Tuesday, September 15, 2020

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PLATS

I. PRELIMINARY PLAT FOR VILLAS AT LAKE ST. LOUIS - 1936 DUELLO ROAD

Application No: PRE20-13
Owner/Developer: James W. Clemens
Engineer/Surveyor: THD Design Group
Zoning: R2, Two-Family Residential District
Proposed Lots: 5
Parcel Size: 1.10 acres
Location: On the north side of Duello Road, approximately 430 feet east of Hidden Bluffs Drive; adjacent to the City of Lake St. Louis
County Council District: 2
Parcel Account No.: T132300003
Documents:

[PZ AGENDA PACKET - PRE20-13.PDF](#)

II. PRELIMINARY PLAT FOR THE RESUBDIVISION OF HOFFMAN HILLS LOT 30 - 30 HOFFMAN HILLS DRIVE

Application No: PRE20-22

Owner/Developer: Christopher C. Vaughan and Lisa M. Vaughan

Engineer/Surveyor: Landmark Surveying Company

Zoning: A, Agricultural District

Proposed Lots: 2

Parcel Size: 10.82 acres

Location: On the south side of Hoffman Hills Drive, approximately
165 feet south of Hopewell Road; one-half mile from the
City of O'Fallon

County Council District: 2

Parcel Account No.: T082000101

Documents:

[PZ AGENDA PACKET - PRE20-22.PDF](#)

III. PRELIMINARY PLAT FOR ST. CHARLES COUNTY AMBULANCE DISTRICT BASE HOUSE 22 - 3807 TOWERS ROAD

Application No: PRE20-23

Owner: Terry and Janet Hackmann

Developer: St. Charles County Ambulance District

Engineer/Surveyor: Civil Engineering Design Consultants

Current Zoning: R1A, Single-Family Residential District

Proposed Zoning: R1E, Single-Family Residential District

Proposed Lots: 2

Parcel Size: 1.82 acres

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

County Council District: 7

Parcel Account No.: T211100003.

Documents:

[PZ AGENDA PACKET - PRE20-23.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE AUGUST 19, 2020 MEETING

Documents:

[8-19-20 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PRESENTATION ON PROPOSED REVISIONS TO ST. CHARLES COUNTY'S POST-CONSTRUCTION
STORMWATER MANAGEMENT STANDARDS (RICH GNECCO, DEVELOPMENT REVIEW DIVISION

DIRECTOR)

PROPOSED POST-CONSTRUCTION STORMWATER MANAGEMENT REGULATIONS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT