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 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

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
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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

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.

TABLED / CONTINUED ITEMS
NONE

APPROVAL OF MINUTES FROM THE AUGUST 19, 2020 MEETING

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT