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 Duell 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 RESUBDIVIDION 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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TENTATIVE AGENDA

I. CALL TO ORDER
II. PLEDGE OF ALLEGIANCE
III. 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 RESUBDIVIDION 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