

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
September 20, 2023
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.

The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Wednesday, September 20, 2023

Tentative Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

ACTION ITEMS

. A. CONDITIONAL USE PERMIT- 8073 HAWK RIDGE TRAIL

Application No:	CUP23-19
Property Owners:	The Estate of Clifford and Elwanda Brown
Applicant:	Ovidiu Cotos for Carfan, LLC
Current Zoning:	A, Agriculture District
Proposed Zoning:	C2, General Commercial District
Conditional Use Request:	Automobile sales
Location:	On the northeast corner of Hawk Ridge Trail and Mingo Lane, adjacent to the City of Lake St. Louis and the City of O'Fallon
County Council District:	2
Parcel Account Nos.:	769170A000

Documents:

[CUP23-19 PZ AGENDA PACKET_FINAL_REVISED 2.PDF](#)

. B. THE RESUBDIVISION OF LOT 17A OF HICKORY DALE RESUBDIVISION – 501 HICKORY DALE

Application No.:	PRE23-09
Property Owner:	IPX Thompson 422-296, LLC – Michael Thompson
Engineer:	Cardinal Surveying and Mapping
Current Zoning:	R1E, Single Family Residential District

Plat area: 0.58 acres
Proposed lots: 2 lots
Location: The northwest corner of Labonte Drive
and Hickory Dale Drive
Council Districts: 7
Parcel Account No: 504840A000

Documents:

[PRE23-09 PZ AGENDA PACKET_FINAL.PDF](#)

C. CONDITIONAL USE PERMIT- 1894 NORTH POINTE PRAIRIE ROAD

Application No: CUP23-21
Property Owner: Union Electric Company dba Ameren
Missouri
Applicant: Collective Solutions by Susan Storie
Current Zoning: A, Agriculture District
Conditional Use Request: Telecommunications tower (154 feet)
and ground equipment
Location: East of North Pointe Prairie Rd and
south of Hwy 61, adjacent to the City of
Wentzville and the City of Flint Hill
County Council District: 1
Parcel Account Nos.: 297450A000

Documents:

[CUP23-21 PZ AGENDA PACKET_FINAL_REVISIED.PDF](#)

TABLED AND/OR CONTINUED ITEMS

A. ZONING MAP AMENDMENT REQUEST – 24 MAIN STREET

Application No: RZ23-05
Property Owner: David A. Wilke Trust
Applicants: Boschert Brothers Storage LLC
Current Zoning District: R1E, Single Family Residential District
Proposed Zoning District: I1, Light Industrial
2030 Master Plan: recommends Agricultural land uses
Rezoning Area: 4.32 acres of a 11.87-acre parcel
Location: Western terminus of Main Street in
Orchard Farm
County Council District: 6
Parcel Account No.: 876180A000

B. CONDITIONAL USE PERMIT AMENDMENT – 24 MAIN STREET

Application No: CUP23-04
Property Owners: Boschert Brothers Storage, LLC, and
David A Wilke Trust
Applicant: Boschert Brothers Storage, LLC
Current Zoning: I1, Light Industrial and R1E, Single
Family Residential District
Proposed Zoning: I1, Light Industrial District
Conditional Use Request: Amend the conditions of Ordinance 21-
060 to expand a storage lot for boats,
trailers, autos, trucks, and

Location: recreational vehicles
Western terminus of Main Street in Orchard Farm
County Council District: 6
Parcel Account Nos.: 876180A000, T010500083, T020500006, T150500003, A965000451, 876600A000, 876480B000

. C. PRELIMINARY PLAT FOR TALL TREE – 9260 & 10102 HIGHWAY DD

Application No.: PRE23-02
Property Owners: Tall Tree Farm, LP; and Canine Country Kennel and Farm, LLC
Developer: KM Investment Group IV, LLC
Engineer: Bax Engineering
Current Zoning: A, Agriculture District
Proposed Zoning: R1A, Single Family Residential (1-acre min lot size); and R1E, Single Family Residential Districts (7,000 square feet min lot size)
Plat area: 356.14 acres
Proposed lots: 556 lots (1.56 dwellings per acre gross)
Common ground: 126.9 acres
Location: 11 parcels fronting on Hwy DD between Wild Turkey Run and Schwede Rd; adjacent to the City of O’Fallon and Busch Wildlife Area
Council Districts: 2 (north and west of Hwy DD) and 3 (south and east of Hwy DD)
Parcel Account Nos.: 781080A000, T061200169, A870004275, T062000013, 763980A000, T072000006, T072000005, 760470A000, 594420A000, T031200003, and T032000055

APPROVAL OF MINUTES FROM THE AUGUST 16, 2023 MEETING

Documents:

[08-16-2023 PZ MEETING MINUTES.PDF](#)

OTHER BUSINESS

. A. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT