

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
OCTOBER 17, 2018
7:00 PM
COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 N. THIRD STREET, ST. CHARLES, MO 63301**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST - 6601 SOUTH HIGHWAY 94

Application: CUP18-14

Owner/Applicant: Richard K. Balducci and Carol A. Balducci

Property Zoning: A, Agricultural District

Uses Requested: Buildings, Structures, or Open Spaces for Conducting Weddings and/or Wedding Receptions or other Private Parties; and a Bed and Breakfast Residence
Area: 75.94 acres

Location: On the north side of Hwy 94 South, approximately 3,000 feet southwest of Hinnah Lane

Council District: 2

Account No.: A881000020

PLATS

I. PRELIMINARY PLAT FOR DRY CREEK RANCH - 1703 HIGHWAY N

Application: PRE18-14

Owner/Developer: TBJJ Enterprises, LLC

Current Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

Area: 9.34 acres

Number of Lots: 3

Location: On the north side of Highway N, approximately 2,500 feet west of Klaas Lane

Council District: 2

Account No.: 745530A000

TABLED ITEMS

NOTE THAT THE APPLICANT HAS REQUESTED THAT THIS ITEM REMAIN TABLED

I. PRELIMINARY PLAT FOR TIMBERWOLF FARMS - OLD COLONY ROAD

Application: PRE18-04

Owner: Silberman Residential, LLC

Applicant/Developer: Industrial Capital Group, LLC, Marc Boyer

Surveyor: Muser & Associates Land Surveying

Property Zoning: A, Agricultural District

Area: 37.74 acres

Number of lots: 6

Location: On the west side of Old Colony Road, approximately
275 feet south of Rooster Ridge Lane

Council District: 2

Account No.: 622380A000

II. CONDITIONAL USE PERMIT REQUEST - 4151 BENNE ROAD & 4451 BENNE ROAD

Application: CUP18-12

Applicant: Yardstick Studio, LLC

Owner: Blue Heron Polo Club, LLC, & Blue Heron Farm, LLC

Property Zoning: A, Agricultural District

Use Requested: Brewhouse

Area: 184.08 acres

Location: On the north side of Benne Road, approximately
3,000 feet west of Wilson Road

Council District: 2

Account No.: 599160A000, 595110A000, 595140A000, & T032000007

III. CONDITIONAL USE PERMIT REQUEST - 4020 BENNE ROAD

Application: CUP18-13

Applicant: Yardstick Studio, LLC

Owner: Blue Heron Polo Club, LLC, & Blue Heron Farm, LLC

Property Zoning: A, Agricultural District

Use Requested: Brewhouse

Area: 3.00 acres of a 62.40 acre site

Location: On the south side of Benne Road, approximately
2,000 feet west of Wilson Road

Council District: 2

Account No.: A963001521, 596220A000, 596250A000

APPROVAL OF THE MINUTES FROM THE SEPTEMBER 19, 2018 REGULAR MEETING

OTHER BUSINESS

I. UPDATE ON PREPARING A DRAFT 2030 MASTER PLAN AND THE OCT. 10, 2018 MASTER PLAN OPEN HOUSE

II. UPDATES ON RECENT APPLICATIONS AND COUNTY COUNCIL ACTIONS

ADJOURNMENT