

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
October 18, 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, October 18, 2023

Tentative Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

ACTION ITEMS

- . A. CONDITIONAL USE PERMIT - 2440 SOUTH HIGHWAY 94
 - Application No.: CUP23-22
 - Property Owners: Joseph A. Koester and Craig A. Daily
 - Applicant: Joseph A. Koester and Craig A. Daily
 - Current Zoning: A, Agriculture District
 - Conditional Use Request: Buildings, structures or open spaces for conducting weddings and/or wedding receptions or other private parties.
 - Parcel area: 6.22 acres
 - Location: Located on the Southeast corner of the intersection of Highway DD and South Highway 94
 - County Council District: 2
 - Parcel Account Nos.: A923000655

Documents:

[CUP23-22 PZ AGENDA PACKET_FINAL 5.PDF](#)

- . B. PRELIMINARY PLAT FOR THE CREEKSIDE AT SOMMERS SUBDIVISION
 - Application No.: PRE23-10
 - Property Owners: Mary E. Blankenship, Ted L. Gouge, Laura J. Ruesch, Gail A. Wilmes, Joan M. Grelle and Richard F. Gouge
 - Applicant: Payne Family Homes (Jeffrey L. Thoele)
 - Engineer: Volz, Inc.
 - Requested Zoning: R1E, Single Family Residential District (7,000 square foot minimum lot size)

Plat area: 14.81 acres
Proposed Lots: 41 lots (2.8 dwellings per acre gross)
Location: 2320 Sommers Road; across Sommers Road from Liberty High School, adjacent to the City of O'Fallon and near the City of Lake Saint Louis
Council District: 2
Parcel Account No.: 788130A000

Documents:

[PRE23-10 PZ AGENDA_FINAL.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 REQUEST - 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 recreational vehicles
Location: 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.: PRE- 23- 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 SEPTEMBER 20, 2023 MEETING

Documents:

[09-20-2023 PZ MEETING MINUTES.PDF](#)

OTHER BUSINESS

. A. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT