

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 20, 2021
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 Tuesday, October 19, 2021

***Tentative*
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

**AT THE APPLICANT'S REQUEST, THIS APPLICATION HAS BEEN POSTPONED UNTIL
THE NOVEMBER 17, 2021 MEETING**

CONDITIONAL USE PERMIT REQUEST - 3678 HIGHWAY D

Application No: CUP21-17

Property Owner: Gerald L. Wolf and Sharon Wolf

Applicant: Russell Been for Collective Solutions, LLC

Current Zoning: C1, Neighborhood Commercial District

2030 Master Plan: Recommends low density residential land uses

Conditional Use Request: Construct a 115-foot tall monopole telecommunication tower with adjustments to exceed height, setback, and spacing standards

Parcel size: 3.93-acres

Location: On the south side of Highway D, approximately 1,000 feet east of Highway DD

County Council District: 2

Account No.: 598080A000

Documents:

[REQUEST TO POSTPONE APPLICATION UNTIL THE NOVEMBER 17, 2021 MEETING.PDF](#)

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT AMENDMENT REQUEST - 5435 WESTWOOD DRIVE

Application No: CUP21-06

Property Owner: Weldon Spring Business Park, LLC

Applicant: Joseph Weber, Owner and Organizer of Weldon Spring Business Park, LLC

Property Zoning: C2, General Commercial District

Ordinance Amendment Request: A request to amend Ordinance 07-098 for conditional use permit C682, to increase the size of the outdoor storage area

Parcel Size: 4.03 acres

Location: On the north side of Westwood Drive, approximately 275 feet northeast of Jason Court; adjoining the City of Weldon Spring

County Council District: 3

Account No.: A870004348

Documents:

[PZ AGENDA PACKET - CUP21-06.PDF](#)

PLATS

NONE

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE SEPTEMBER 15, 2021 MEETING

Documents:

[9-15-2021 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT