

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 16, 2022
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, November 15, 2022

Tentative Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS

I. REZONING REQUEST - 211 CLEARVIEW DRIVE

Application No:	RZ22-16
Property Owner:	CVD Assets, LLC
Applicant:	Joshua Jones, CVD Assets, LLC
Current Zoning:	R1E, Single-Family Residential District
Requested Zoning:	C2, General Commercial District
2030 Master Plan:	Recommends commercial uses
Area:	0.27 acres
Location:	On the west side of Clearview Drive, approximately 500 feet south of Veterans Memorial Parkway, adjoining the City of St. Charles
County Council District:	5

Account No.: 150090A000

Documents:

[PZ AGENDA PACKET - RZ22-16.PDF](#)

II. REZONING REQUEST - 2012 HILL ROAD

Application No: RZ22-17

Property Owners: Brian Riebow and Laura Riebow

Applicant: Laura Riebow

Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

2030 Master Plan: Recommends commercial uses

Area: 0.44 acres

Location: at the northwest quadrant of Hwy 61 and David Hoekel Parkway, adjoining the cities of Wentzville and Flint Hill

County Council District: 1

Account No.: 298710A000

Documents:

[PZ AGENDA PACKET - RZ22-17.PDF](#)

PLATS

NONE

TABLED / CONTINUED ITEMS

I. CONDITIONAL USE PERMIT REQUEST - 6730 HICKORY TREE LANE

Application No: CUP22-12

Property Owner: The Sparrows Nest

Property Zoning: R1A, Single-Family District

Conditional Use Request: Daycare serving no more than ten (10) children at any given time

Parcel Size: 1.00 acres

Location: Approximately 470 feet southwest of the intersection of Carters Grove and Highway K, adjacent to the City of O'Fallon

County Council District: 3

Account No.: T141600001

Documents:

[CUP22-12 PZ AGENDA PACKET.PDF](#)
[221116 - AMENDMENT OF CUP REQUEST.PDF](#)
[221116 - LETTER FROM SCCAD.PDF](#)
[221116 - LETTER FROM COTTLEVILLE FIRE MARSHAL.PDF](#)

II. REZONING REQUEST - 3866 SOUTH POINT PRAIRIE ROAD

Application No: RZ22-14

Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker

Developer: Lombardo Homes of St. Louis, LLC

Current Zoning: A, Agricultural District (5-acre minimum lot size)

Requested Zoning: (A) 79.85 acres to RR, Single Family Residential District (3 acre minimum lot size); and

(B) 1 acre to R1A, Single-Family Residential District (1-acre minimum lot size)

2030 Master Plan: Recommends rural residential uses

Subject Parcels: 95.88 acres

Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle

County Council District: 2

Account Nos.: 606570A000 and T032100001

Documents:

[PZ AGENDA PACKET - RZ22-14.PDF](#)

III. PRELIMINARY PLAT FOR SAXONY RIDGE - 3866 SOUTH POINT PRAIRIE ROAD

Application No: PRE22-11

Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker

Developer: Lombardo Homes of St. Louis, LLC
Engineer: Civil & Environmental Consultants, Inc.
Requested Zoning: (A) 79.85 acres to RR, Single Family Residential District (3 acre minimum lot size); and
(B) 1 acre to R1A, Single-Family Residential District (1-acre minimum lot size)
Proposed Lots: 28
Subject Parcels: 95.88 acres
Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle
County Council District: 2
Account Nos.: 606570A000 and T032100001

Documents:

[PZ AGENDA PACKET - PRE22-11.PDF](#)

APPROVAL OF MINUTES FROM THE OCTOBER 19, 2022 MEETING

Documents:

[10-19-2022 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT