

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 18, 2020
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. ALL ATTENDEES WILL BE REQUIRED TO COMPLETE
A HEALTH SCREENING UPON ENTRY AND SOCIAL DISTANCING MEASURES WILL BE ENFORCED.
WEARING A FACE COVERING IS STRONGLY ENCOURAGED.**

The meeting will be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV) or on the County's website at <https://tv.sccmo.org/CablecastPublicSite/>. The meeting will also be available live on Charter Spectrum Channel 993.

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, November 17, 2020

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE PERMIT - 1042 SOUTH POINT PRAIRIE ROAD

Application No: CUP20-11

Applicant/Property Owner: Maple Leaf Holdings, LLC

Property Zoning: C2, General Commercial District

Conditional Use Requests: (1) Outdoor storage of boats and recreational vehicles; and
(2) Self-storage or mini warehouses

Parcel Size: 9.7734 acres

Location: On the east side of South Point Prairie Road, approximately 400 feet north of Interstate Drive; adjacent to the City of Wentzville

County Council District: 2

Account No.: 730440A000

Documents:

PUBLIC HEARINGS FOR REZONING REQUESTS

I. REZONING REQUEST - 2334 MEXICO ROAD

Application No: RZ20-12
Property Owner: Crossings Church of Christ
Current Zoning: A, Agricultural District
Requested Zoning: C2, General Commercial District
2030 Master Plan: Recommends Low-Density Residential Uses
(0.25 to 1-acre minimum lot sizes)
Parcel Size: 5.42 acres
Location: On the north side of Mexico Road, approximately
120 feet east of Tuscany Lane; adjacent to the City
of Wentzville and near the Village of Josephville
County Council District: 1
Account No.: 309510A000
Documents:

II. REZONING REQUEST - 1101 DINGLEDINE ROAD

Application No: RZ20-13
Property Owner: Marlene C. Loeffler Trust
Developer: Rowles Company
Current Zoning: R1B, Single-Family Residential District
(20,000 square foot minimum lot size), with
Floodway Fringe Overlay District
Requested Zoning: Requesting to rezone 30.30 acres to R3B,
Multi-Family Residential District, and 10.50
acres to R1E, Single-Family Residential District
(7,000 square foot minimum lot size)
2030 Master Plan: Recommends Low-Density Residential Uses
(0.25 to 1-acre minimum lot sizes)
Parcel Size: 40.80 acres
Location: On the west side of Dingledine Road, approximately
125 feet south of Pine Bluff Drive; near the Cities of
St. Peters and Weldon Spring
County Council District: 7
Account No.: 534750A000

Documents:

[PZ AGENDA PACKET - RZ20-13.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR KREDER FARMS - 1101 DINGLEDINE ROAD

Application No: PRE20-28

Property Owner: Marlene C. Loeffler Trust

Developer: Rowles Company

Engineer/Surveyor: The Sterling Co. Engineers & Surveyors
Current Zoning: R1B, Single-Family Residential District
(20,000 square foot minimum lot size)

Requested Zoning: Requesting to rezone 30.30 acres to R3B,
Multi-Family Residential District, and 10.50
acres to R1E, Single-Family Residential District
(7,000 square foot minimum lot size)

Proposed Lots: 138

Parcel Size: 40.80 acres

Location: On the west side of Dingledine Road, approximately
125 feet south of Pine Bluff Drive; near the Cities of
St. Peters and Weldon Spring

County Council District: 7

Account No.: 534750A000

Documents:

[PZ AGENDA PACKET - PRE20-28.PDF](#)

**II. PRELIMINARY PLAT FOR THE RESUBDIVISION OF BOONSLICK GARDENS LOT 12-
PENNY ROYAL LANE**

Application No: PRE20-29

Property Owner/Developer: Derek W. DeSalme

Engineer/Surveyor: Bax Engineering Company

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

Proposed Lots: 2

Parcel Size: 14.596 acres

Location: On the west side of Penny Royal Lane,
approximately 210 feet south of Stonewolf
Creek Drive; adjacent to the City of Wentzville

County Council District: 2

Account No.: 735570A000

Documents:

[PZ AGENDA PACKET - PRE20-29.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE OCTOBER 21, 2020 MEETING

Documents:

[10-21-20 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT