

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
NOVEMBER 21, 2018**

7:00 PM

COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 N. THIRD STREET, ST. CHARLES, MO 63301

**TENTATIVE
AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS - CONDITIONAL USE PERMITS

I. CONDITIONAL USE PERMIT REQUEST - 245 TERRY RD

Application: CUP18-15

Owner: Sunflower Hill, LLC

Applicant: Michael Koehneman

Property Zoning: A, Agricultural District, with Floodway
Fringe Overlay District

Use Requested: A Restaurant

2025 Land Use Plan: Recommends Agricultural-Tourism Uses

Parcel Size: 17.39 acres

Location: On the southwest corner of the of intersection
of Terry Court and Terry Road

Council District: 2

Parcel Account Nos.: 189000D000 & 189000C000

Documents:

[PZ AGENDA PACKET - CUP18-15.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - 1042 SOUTH POINT PRAIRIE RD

Application: CUP18-16

Owner: Greystone Holdings, LLC

Applicant: Maple Leaf Holdings, LLC, c/o Brad Goss

Property Zoning: C2, General Commercial District

Use Requested: RV and Boat Storage

2025 Land Use Plan: Recommends future Commercial Use

Parcel Size: 9.90 acres

Location: On the east side of South Point Prairie Road,
Between I-70 and Interstate Drive; adjacent to
the City of Wentzville

Council District: 2

Parcel Account No.: 730440A000

Documents:

[PZ AGENDA PACKET - CUP18-16.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR NOELLE LANE ESTATES - NOELLE LANE

Application: PRE18-17

Owners/Developers: Dominic and Emily Lickteig, and Ryan and
Rachel Blassie

Property Surveyor: Janes Surveying

Current Zoning: A, Agricultural District

Parcel Size: 16.90 acres

Number of Lots: 2

Location: On the southwest corner of the intersection of
Eisenbath Road and Noelle Lane

Council District: 1

Parcel Account Nos.: T180200038 and T000200124

Documents:

[PZ AGENDA PACKET - PRE18-17.PDF](#)

II. PRELIMINARY PLAT FOR THE RESUBDIVISION OF LOT 149 OF SUMMERFIELD PLAT 2 & PART OF TRACT 20 OF HICKORY DALE

Application: PRE18-18

Owners/Developers: Kurt A. Mizgate and Kathryn A. Mizgate

Property Surveyor: Landmark Surveying Company

Current Zoning: R1E, Single-Family Residential District

Parcel Size: 1.08 acres

Number of Lots: Combining two lots

Location: On the north side of Summerview Drive,
approximately 560 feet west of Kickshaw Drive

Council District: 7

Account Nos.: 579101A029, and A893000698

Documents:

[PZ AGENDA PACKET - PRE18-18.PDF](#)

TABLED ITEMS

NONE

APPROVAL OF MINUTES FROM THE SEPTEMBER 19, 2018, & THE OCTOBER 17, 2018
REGULAR MEETINGS

Documents:

[9.19.18 PZ MTG MINUTES - DRAFT.PDF](#)
[10.17.18 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING & ZONING DIVISION UPDATE

ADJOURNMENT