

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
AGENDA FOR REGULAR MEETING  
DECEMBER 17, 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**

**THE APPLICANT HAS REQUESTED THAT THESE APPLICATIONS BE POSTPONED UNTIL THE  
JANUARY 16, 2019 PLANNING & ZONING COMMISSION MEETING:**

**REZONING REQUEST AND PRELIMINARY PLAT FOR AUDEN PRAIRIE - WILSON ROAD**

Application: RZ18-12 & PRE18-19

Owner: Wilson T&B, LLC

Developer: J S Clement Construction, LLC

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

Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

Number of Lots: 16

Parcel Size: 51.18 acres

Location: On the west side of Wilson Road, approximately 800 feet  
northwest of Lakeway Drive; near Broemmelsiek Park

Council District: 2

Parcel Account Nos.: 597450A000 and 597450B000

Documents:

[PZ AGENDA PACKET - RZ18-12 AND PRE18-19.PDF](#)  
[RZ18-12 AND PRE18-19 - POSTPONE LETTER 12-14-18.PDF](#)

**PUBLIC HEARINGS**

**I. CONDITIONAL USE PERMIT REQUEST - 4431 HIGHWAY P**

Application: CUP18-17

Owner: James Smarko

Applicant: Loyal Order of Squirrels

Property Zoning: A, Agricultural District

Use Requested: Private Club

Parcel Size: 10.00 acres

Location: On the north side of Highway P, approximately 500 feet southwest of Flint Hill Drive; near Flint Hill

Council District: 1

Parcel Account No.: 293341A000

Documents:

[PZ AGENDA PACKET - CUP18-17.PDF](#)  
[CONCERNS - GARY AND JOAN SCHELLERT.PDF](#)  
[CONCERNS - JEAN ST. CLAIR.PDF](#)  
[OPPOSITION - CHARLES AND JOANN JUNGERMANN.PDF](#)

**PLATS**

NONE

**TABLED ITEMS**

NONE

**APPROVAL OF MINUTES FROM THE NOVEMBER 21, 2018 REGULAR MEETING**

**Documents:**

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

**OTHER BUSINESS**

I. 2030 MASTER PLAN DRAFT: REVIEW AND RECOMMENDATION

Documents:

[2018-12-04\\_ENVISION 2030 MASTER PLAN - DRAFT.PDF](#)  
[FUTURE LAND USE PLAN MAP NOV 29, 2018 DRAFT.PDF](#)  
[MEMO TO PZ COMMISSION RE 2030 MASTER PLAN DRAFT.PDF](#)

**ADJOURNMENT**

**INCLEMENT WEATHER:** In case of inclement weather, please call (636) 949-7335 after 3:00 PM on the day of the meeting to be informed of the status of the meeting.