

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 15, 2020
7:00 PM**

COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 NORTH THIRD STREET
SAINT CHARLES, MO 63301

Tentative
Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE REQUEST - CATALINA WAY

Application No: CUP19-06
Property Owners: Stephen and Carrie Piotrowski
Applicant: Stephen Piotrowski
Property Zoning: A, Agricultural District
Conditional Use Request: Sawmill services and repairs
2030 Master Plan: Recommends Low-Density Residential (1 to 4 dwellings per acre)
Parcel Size: 5.0 acres
Location: On the west side of Catalina Way, approximately 800 feet north of Twin Oak Woods Lane; near the City of Wentzville
Council District: 1
Account No.: T120100031
Documents:

[PZ AGENDA PACKET - CUP19-06.PDF](#)
[OPPOSITION - BOB HIGHTSHOE.PDF](#)
[OPPOSITION - LEANNE KANNEWURF.PDF](#)
[CONCERNS - SUSAN AND DONALD BROWN.PDF](#)

PUBLIC HEARINGS

I. REZONING REQUEST - MEINERSHAGEN ROAD

Application No: RZ19-16
Property Owner: South Meiners Land Development, LLC
Current Zoning: A, Agricultural District (5-acre minimum lot size)

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

2030 Master Plan: Recommends Rural Residential (3-acre minimum lot size)

Parcel Size: 91.98 acres

Location: On the southwest corner of the intersection of Meinershagen Road and South Point Prairie Road

Council District: 2

Account No.: 754290A000

Documents:

[PZ AGENDA PACKET - RZ19-16.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR SOUTH POINT ESTATES - MEINERSHAGEN ROAD

Application No: PRE19-19

Property Owner: South Meiners Land Development, LLC

Developer: Bill McNair

Property Surveyor: Bax Engineering Company

Current Zoning: A, Agricultural District (5-acre minimum lot size)
Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

2030 Master Plan: Recommends Rural Residential uses (3-acre minimum lot size)

Proposed lots: 28

Parcel Size: 91.98 acres

Location: On the southwest corner of the intersection of Meinershagen Road and South Point Prairie Road

Council District: 2

Account No.: 754290A000

Documents:

[PZ AGENDA PACKET - PRE19-19.PDF](#)

APPROVAL OF MINUTES FROM THE NOVEMBER 20, 2019 MEETING

Documents:

[11-20-19 PZ MTG MINUTES - DRAFT.PDF](#)

TABLED / CONTINUED ITEMS

NONE

OTHER BUSINESS

I. ELECTION OF OFFICERS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT