

**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**

**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**