

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 16, 2022
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.

The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, February 15, 2022

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST - 2440 SOUTH HIGHWAY 94

Application No: CUP21-20

Property Owners: Joseph A. Koester and Craig A. Daily

Current Zoning: A, Agricultural District

2030 Master Plan: Recommends agricultural and agricultural tourism uses

Conditional Use Request: Buildings, structures, or open spaces for conducting weddings and/or wedding receptions or other private parties

Parcel Size: 6.19 acres

Location: On the southeast corner of Highway 94 South and Highway DD

County Council District: 2

Account No.: A923000655

II. REZONING REQUEST - DYER ROAD

Application No: RZ21-19

Property Owner: Thomas J. McMenemy and Julie A. McMenemy

Applicant: T.R. Hughes, LLC, Shawn Luesse

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

Requested Zoning: R1E, Single Family Residential District, with Floodway Fringe Overlay District (7,000 square foot minimum lot size)

2030 Master Plan: Whites Branch Planning District (agricultural and residential, one dwelling unit per gross acre)

Parcel Size: 59.90 acres

Location: On the on the west side of Dyer Road, approximately 750 feet north of Riverdale Park Drive, adjacent to the City of St. Paul

County Council District: 1

Account No.: 284760A000

III. CONDITIONAL USE PERMIT REQUEST - 4180 BENNE ROAD

Application No: CUP21-21

Property Owners: Lynn P. Melson and Tamara T. Melson Revocable Qualified Spousal Trust

Current Zoning: A, Agricultural District

Conditional Use Request: Private school

Parcel Size: 5.0 acres

Location: On the south side of Benne Road, a half mile east of Highway D

County Council District: 2

Account No.: T222000523

PLATS

NONE

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF THE 2022 TEMPORARY FIREWORKS STAND REGULATIONS

Documents:

[FW REGULATIONS 2022.PDF](#)

APPROVAL OF THE MINUTES FROM THE NOVEMBER 17, 2021 AND JANUARY 19, 2022 REGULAR MEETINGS

Documents:

[11-17-2021 PZ MTG MINUTES - DRAFT.PDF](#)

[01-19-2022 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT