

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 17, 2021  
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. ALL ATTENDEES WILL BE REQUIRED TO COMPLETE A HEALTH SCREENING UPON ENTRY AND SOCIAL DISTANCING MEASURES WILL BE ENFORCED. WEARING A FACE COVERING IS STRONGLY ENCOURAGED.**

The meeting will be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV) or on the County's website at <https://tv.sccmo.org/CablecastPublicSite/>.

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, February 16, 2021

**Tentative  
Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ELECTION OF OFFICERS**

**CHANGES TO THE AGENDA**

**PUBLIC HEARINGS**

**I. REZONING REQUEST - 1101 DINGLEDINE ROAD**

Application No: RZ20-13

Property Owner: Marlene C. Loeffler Trust

Developer: Rowles Company

Current Zoning: R1B, Single-Family Residential District (20,000 square foot minimum lot size), with Floodway Fringe Overlay District

Requested Zoning: Requesting to rezone 12.20 acres to R3B, Multi-Family Residential District, and 28.60 acres to R1E, Single-Family Residential District (7,000 square foot minimum lot size)

2030 Master Plan: Recommends Low-Density Residential Uses (0.25 to 1-acre minimum lot sizes)

Parcel Size: 40.80 acres

Location: On the west side of Dingledine Road, approximately 125 feet south of Pine Bluff Drive; near the Cities of St. Peters and Weldon Spring

County Council District: 7

Account No.: 534750A000

Documents:

[PZ AGENDA PACKET - RZ20-13.PDF](#)

II. CONDITIONAL USE PERMIT - 5395 WESTWOOD DRIVE

Application No: CUP20-14

Applicant: Green Thumb Lawn Care 'n' Landscape, LLC,  
Jason Vahle, owner and organizer

Property Owner: Robert Matulewic

Property Zoning: R1B, Single-Family Residential District

Conditional Use Request: Lawn care service (indoor storage of equipment  
and vehicles required)

Parcel Size: 3.01 acres

Location: On the corner of Westwood Drive and Crystal  
Drive, approximately 375 feet west of Motherhead  
Road; adjacent to the City of Weldon Spring

County Council District: 3

Account No.: 555630A000

Documents:

[PZ AGENDA PACKET - CUP20-14.PDF](#)

III. REZONING REQUEST - HIGHWAY Z

Application No: RZ20-16

Property Owners/Applicants: Gerald A. Keeven Revocable Trust and Glennon J.  
Keeven Revocable Trust

Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

2030 Master Plan: Recommends commercial uses

Parcel Size: 10.50 acres

Location: On the west side of Highway Z, approximately  
300 feet south of Highway N; near the City of  
Wentzville

County Council District: 2

Account Nos.: 747810A000 and 747960A000

Documents:

[PZ AGENDA PACKET - RZ20-16.PDF](#)

IV. CONDITIONAL USE PERMIT - HIGHWAY Z

Application No: CUP20-15

Property Owner/Applicants: Gerald A. Keeven Revocable Trust and Glennon J.  
Keeven Revocable Trust

Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

Conditional Use Request: Outdoor storage yard for automobiles, boats, trucks trailers and recreational vehicles

Parcel Size: 10.50 acres

Location: On the west side of Highway Z, approximately 300 feet south of Highway N; near the City of Wentzville

County Council District: 2

Account Nos: 747810A000 and 747960A000

Documents:

[PZ AGENDA PACKET - CUP20-15.PDF](#)

V. REZONING REQUEST - NORTH SHORE DRIVE

Application No: RZ20-17

Property Owner: 222 Yacht Club, LLC, ARTHUR F. DENKMANN III, registered agent

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

Requested Zoning: RF, Riverfront District, with Floodway and Floodway Fringe Overlay Districts

2030 Master Plan: Recommends Parks and Open Space

Parcel Size: 29.90 acres

Location: On the north side of the terminus of North Shore Drive

County Council District: 6

Account No.: 905670A000

Documents:

[PZ AGENDA PACKET - RZ20-17.PDF](#)

VI. REZONING REQUEST - 2366 SOMMERS ROAD

Application No: RZ21-01

Property Owners: Daniel and Jacqueline Kern

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

Requested Zoning: R1B, Single-Family Residential District (20,000 square foot minimum lot size)

2030 Master Plan: Recommends low density residential uses (1 to 4 dwellings per acre)

Parcel Size: 1.85 acres

Location: On the northeast corner of Sommers Road and Oak Drive, near the Cities of O'Fallon, Lake St. Louis, and Dardenne Prairie

County Council District: 2

Account No.: 787950A000

Documents:

[PZ AGENDA PACKET - RZ21-01.PDF](#)

VII. REZONING REQUEST - 2431 SOUTH POINT PRAIRIE ROAD

Application No: RZ21-03  
Property Owner: Pointe Prairie, LLC  
Current Zoning: R1A, Single-Family Residential District, with PUD Overlay District  
Requested Zoning: A, Agricultural District  
2030 Master Plan: Recommends low density residential uses (1 to 4 dwellings per acre)  
Parcel Size: 5.25 acres  
Location: On the west side of South Point Prairie Road, approximately 1,600 feet south of Buckner Road; near the City of Wentzville  
County Council District: 2  
Account No.: 752670A000  
Documents:

[PZ AGENDA PACKET - RZ21-03.PDF](#)

VIII. REZONING REQUEST - HIGHWAY N

Application No: RZ21-02  
Property Owner: Carol J. Glass, Kathryn Barclay-Glass, and Thomas E. Glass  
Developer: DCM 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 low density residential uses (1 to 4 dwellings per acre)  
Parcel Size: 120.318 acres  
Location: On the north side of Highway N, approximately 1,100 feet east of Ellerman Oaks Drive; near the City of Wentzville  
County Council District: 2  
Account No.: 745470A000  
Documents:

[PZ AGENDA PACKET - RZ21-02.PDF](#)

IX. REZONING REQUEST - 2632 EISENBATH ROAD

Application No: RZ20-15  
Property Owner: Mildred T. Conroy

Developer: T J and B, LLC, Tim Tobin, managing member  
Engineer/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 land uses  
Proposed Lots: 6  
Parcel Size: 26.26 acres  
Location: On the south side of Eisenbath Road, approximately 1,800 feet west of Freymuth Road; near the Cities of St. Paul and Josephville  
County Council District: 1  
Account No.: 288990B000 and 288990A000  
Documents:

[PZ AGENDA PACKET - RZ20-15.PDF](#)

## **PLATS**

### **I. PRELIMINARY PLAT FOR LONE WOLF ACRES - 2632 EISENBATH ROAD**

Application No: PRE20-30  
Property Owner: Mildred T. Conroy  
Developer: T J and B, LLC, Tim Tobin, managing member  
Engineer/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 land uses  
Proposed Lots: 6  
Parcel Size: 26.26 acres  
Location: On the south side of Eisenbath Road, approximately 1,800 feet west of Freymuth Road; near the Cities of St. Paul and Josephville  
County Council District: 1  
Account No.: 288990B000 and 288990A000  
Documents:

[PZ AGENDA PACKET - PRE20-30.PDF](#)

### **II. PRELIMINARY PLAT FOR THE GLASS TRACT - HIGHWAY N**

Application No: PRE21-01

Property Owner: Carol J. Glass, Kathryn Barclay-Glass, and Thomas E. Glass

Developer: DCM Development, LLC

Engineer/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 low density residential uses (1 to 4 dwellings per acre)

Proposed Lots: 32

Parcel Size: 120.318 acres

Location: On the north side of Highway N, approximately 1,100 feet east of Ellerman Oaks Drive; near the City of Wentzville

County Council District: 2

Account No.: 745470A000

Documents:

[PZ AGENDA PACKET - PRE21-01.PDF](#)

### III. PRELIMINARY PLAT FOR WESTERFELD HOMEPLACE - 2800 ORCHARD FARM ROAD

Application No: PRE21-02

Property Owner: Scott A. Westerfeld Revocable Trust and Daniel R. Westerfeld Revocable Trust

Engineer/Surveyor: Bax Engineering Company

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

2030 Master Plan: Recommends agricultural uses with residences on 5-acre or greater lot sizes

Proposed Lots: 1

Parcel Size: 1.36 acres

Location: On the south side of Orchard Farm Road, approximately 2000 feet east of Washeon Road

County Council District: 6

Account No.: 898450A001

Documents:

[PZ AGENDA PACKET - PRE21-02.PDF](#)

### **TABLED / CONTINUED ITEMS**

NONE

### **APPROVAL OF MINUTES FROM THE DECEMBER 16, 2020 MEETING**

**Documents:**

[12-16-20 PZ MTG MINUTES - DRAFT.PDF](#)

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**

**IN CASE OF INCLEMENT WEATHER:** Please call 949-7335 after 3:00 p.m. on the day of the meeting to be informed of the status of the meeting.