

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

6:00 PM

Note: This meeting will begin at 6:00 p.m. to account for a longer than typical meeting agenda.

**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, March 15, 2022

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

APPROVAL OF THE 2022 TEMPORARY FIREWORKS STAND REGULATIONS

Documents:

[FW REGULATIONS 2022.PDF](#)

PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS

I. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 916 OLD BRYAN ROAD

Application: FWK22-01

Property Owner/Applicant: Westley Godar

Zoning: C2, General Commercial District

Location: On the east side of Old Bryan Road,
approximately

620 feet north of Veterans Memorial Parkway;
adjacent to the City of O'Fallon

Council District: 4

Account No.: 342720A000

II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 58 WEST HWY N

Application: FWK22-02

Applicant: Jason and Camilla Collins

Property Owner: Stanley and Beth Carter

Zoning: C2, General Commercial District

Location: On the south side of West Highway N,
approximately

350 feet west of Baron Lane, near the City of
Wentzville

Council District: 2

Account No.: 747750A000

III. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 701 LUETKENHAUS BLVD.

Application: FWK22-03

Applicant: Martin J. Fears, Registered Agent and Organizer
of Show Me Fireworks, LLC

Property Owner: Bremer Properties, LLC

Zoning: C2, General Commercial District

Location: At the intersection of Wall Street and
Luetkenhaus Blvd., adjoining the City of Wentzville

Council District: 1

Account No.: 721620A000

IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1429 GRANVILLE DR

Application: FWK22-04

Applicant: Martin J. Fears, Registered Agent and Organizer of Show Me Fireworks, LLC

Property Owner: Gerald L. Boehmer and Judy A, Boehmer Family Partnership LP

Zoning: C2, General Commercial District

Location: On the east side of Granville Drive, approximately 170 feet from Highway 40/61, adjacent to the City of Wentzville

Council District: 1

Account No.: 719430A000

V. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 21 EAST HIGHWAY N

Application: FWK22-06

Applicant: Meramec Specialty Company

Property Owner: The Baker Family Company II, LLC

Zoning: C2, General Commercial District

Location: On the northeast corner of Highway N and Highway Z, near the City of Wentzville

Council District: 2

Account No.: 748680B000

VI. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2301 UPPER BOTTOM RD.

Application: FWK22-07
Applicant: Meramec Specialty Company
Property Owner: Tayco Upper Bottom Road, LLLP
Zoning: C2, General Commercial District
Location: On the northwest corner of Upper Bottom Road and Highway 364, near the City of St. Charles
Council District: 7
Account No.: T090800038

VII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3707 VETERANS MEM. PKWY.

Application: FWK22-08
Applicant: Meramec Specialty Company
Property Owner: 3707 Veterans Memorial Parkway Holdings, LLC
Zoning: C2, General Commercial District
Location: On the southeast corner of Arco Drive and Veterans Memorial Parkway, adjoining the City of St. Charles
Council District: 5
Account No.: 147693A000

VIII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1250 MEXICO ROAD

Application: FWK22-09
Applicant: Meramec Specialty Company
Property Owner: JMZ III Real, LLC

Zoning: I1, Light Industrial District

Location: On the northwest corner of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville

Council District: 1

Account No.: A870000485

IX. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3120 WEST CLAY STREET

Application: FWK22-10

Applicant: Bad Boyz Fireworks, Jay Davidson

Property Owner: TGL Properties, LLC

Zoning: C2, General Commercial District

Location: On the northeast corner of the intersection of West Clay and Golfway Street, near the City of St. Charles

Council District: 6

Account No.: A916000023

X. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 5706 LAKE ST. LOUIS BLVD.

Application: FWK22-11

Applicant: Bad Boyz Fireworks, Jay Davidson

Property Owner: The Inertia School of Dance, Inc.

Zoning: C1, Neighborhood Commercial District

Location: On the east side of Lake St. Louis Boulevard, 825 feet north of Hawk Ridge Trail, near the City of Lake St. Louis

Council District: 2

Account No.: 7635901000

PUBLIC HEARINGS

I. REZONING REQUEST - DYER ROAD

Application No: RZ21-19

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

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

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

Requested Zoning: R1D, Single Family Residential District, with Floodway Fringe Overlay District (10,000 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

II. 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

III. REZONING REQUEST - FREYMUTH ROAD

Application No: RZ22-02

Property Owner: Steepleview Farm, LLC

Applicant: K. Andrew Weber, authorized agent

Developer: Michael McMenemy

Engineer: 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

Rezoning Area: 71.61 acres

Parcel Area: 390.22 acres (including both tracts)

Location: On the on the west side of Freymuth Road, approximately 3,650 feet north of Highway P, near the Cities of St. Paul and Josephville

County Council District: 1

Account Nos.: Part of 314190A000 and part of 325770A000

IV. REZONING REQUEST - 800 WEST HIGHWAY N

Application No: RZ22-03

Property Owner: Adams Family Residence Trust, and Alfred K Adams

Applicant/Developer: Auden Development

Engineer: 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 (1-4 dwellings per acre)

Rezoning Area: 38.27 acres

Location: 1,150 feet west of Morgan Meadow Drive on the south side of West Highway N, adjacent to the City of Wentzville

County Council District: 2

Account Nos.: 734580A000, 752580A000, and 752370A000

PLATS

I. PRELIMINARY PLAT FOR THE RESUB. OF OAK KNOLL ESTATES LOT 2 - 2 OAK KNOLL LN.

Application No: PRE22-01

Property Owner: Shannon L. Nardi

Applicant/Developer: John Yacovelli for Yacovelli & Sons, LLC

Engineer: Sterling Engineering & Surveying Company

Proposed Lots: 1

Area: 3.529 acres

Location: On the on the south side of Oak Knoll Lane, approximately 600 feet west of Jacobs Station Road

County Council District: 7

Account No.: 578757A000

II. PRELIMINARY PLAT FOR QUAIL RIDGE - FREYMUTH ROAD

Application No: PRE22-02

Property Owner: Steepleview Farm, LLC

Applicant: K. Andrew Weber, authorized agent

Developer: Michael McMenamy

Engineer: 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)

Proposed Lots: 22

Area: 71.613 acres

Location: On the on the west side of Freymuth Road, approximately 3,650 feet north of Highway P, near the Cities of St. Paul and Josephville

County Council District: 1

Account Nos.: Part of 314190A000 and Part of 325770A000

III. PRELIMINARY PLAT FOR AUDEN HOLLOW - 800 WEST HIGHWAY N

Application No: PRE22-03

Property Owner: Adams Family Residence Trust, and Alfred K. Adams

Applicant/Developer: Auden Development

Engineer: 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)

Proposed Lots: 8

Area: 31.934 acres

Location: 1,150 feet west of Morgan Meadow Drive on the south side of West Highway N, adjacent to the City of Wentzville

County Council District: 2

Account Nos.: 734580A000, part of 752580A000, and part of 752370A000

NONE

TABLED / CONTINUED ITEMS

NONE

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