

**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

PUBLIC HEARINGS

I. 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: 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

PLATS

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