

**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://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
Documents:	

[PZ AGENDA PACKET - FWK22-01.PDF](#)

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  
Documents:

[PZ AGENDA PACKET - FWK22-02.PDF](#)

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  
Documents:

[PZ AGENDA PACKET - FWK22-03.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK22-04.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK22-06.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK22-07.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK22-08.PDF](#)

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  
  
Documents:

[PZ AGENDA PACKET - FWK-22-09.PDF](#)

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  
  
Documents:

[PZ AGENDA PACKET - FWK22-10.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK22-11.PDF](#)

## **PUBLIC HEARINGS**

### **I. 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

Documents:

[PZ AGENDA PACKET - CUP21-21.PDF](#)

### **II. 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  
Documents:

[PZ AGENDA PACKET - RZ22-02.PDF](#)

### III. 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  
Documents:

[PZ AGENDA PACKET - RZ22-03.PDF](#)

## 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

Documents:

[PZ AGENDA PACKET - PRE22-01.PDF](#)

### 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 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)

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

Documents:

[PZ AGENDA PACKET - PRE22-02.PDF](#)

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

Documents:

[PZ AGENDA PACKET - PRE22-03.PDF](#)

**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**