

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 17, 2021
6:00 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, March 16, 2021

Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

APPROVAL OF THE 2021 FIREWORKS REGULATIONS

Documents:

[FW REGULATIONS 2021.PDF](#)

APPLICATIONS FOR TEMPORARY FIREWORKS STAND CUP PERMITS

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

Application: FWK21-01
Property Owner/ Applicant: Westley J. 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

County Council District: 4

Account No.: 342720A000

Documents:

[PZ AGENDA PACKET - FWK21-01.PDF](#)

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

Application: FWK21-02
Applicant: Craig Applegate, Applegate Industries LLC
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 - FWK21-02.PDF](#)

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

Application: FWK21-03
Applicant: Craig Applegate, Applegate Industries LLC
Property Owner: The Inertia School of Dance, Incorporated
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.: 763590I000
Documents:

[PZ AGENDA PACKET - FWK21-03.PDF](#)

IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 58 WEST HIGHWAY N

Application: FWK21-04
Applicant: Jason 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 - FWK21-04.PDF](#)

V. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 58 WEST HIGHWAY N

Application: FWK21-12
Applicant: Show Me Services, LLC
Property Owner: Stanley A. Carter And Beth Z. 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 - FWK21-12.PDF](#)

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

Application: FWK21-05
Applicant: Meramec Specialty Company
Property Owner: The Baker Family Company

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 - FWK21-05.PDF](#)

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

Application: FWK21-06
Applicant: Meramec Specialty Company
Property Owner: Tayco Upper Bottom Road, LLLP

Zoning: C2, General Commercial District

Location: On the south corner of Upper Bottom Road and Highway 364, near the City of St. Charles

Council District: 7

Account No.: T090800038

Documents:

[PZ AGENDA PACKET - FWK21-06.PDF](#)

VIII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 3707 VETERANS MEMORIAL PARKWAY

Application: FWK21-07
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 - FWK21-07.PDF](#)

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

Application: FWK21-08
Applicant: Meramec Specialty Company

Property Owner: JMZ III Real, L.L.C.
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 - FWK21-08.PDF](#)

X. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 2896 HIGHWAY K

Application: FWK21-09
Applicant: Show Me Services, LLC
Property Owner: Martha A. Keeven Revocable Living Trust
Zoning: C2, General Commercial District
Location: On the east side of Highway K, approximately 520 feet south of the intersection of Fallon Parkway and Highway K, adjoining the City of O'Fallon
Council District: 3
Account No.: 410610D001
Documents:

[PZ AGENDA PACKET - FWK21-09.PDF](#)

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

Application: FWK21-10
Applicant: Show Me Services, 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 - FWK21-10.PDF](#)

XII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1429 GRANVILLE DRIVE

Application: FWK21-11
Applicant: Show Me Services, 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 - FWK21-11.PDF](#)

XIII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1730 OLD HIGHWAY 79

Application: FWK21-13
Applicant: Show Me Services, LLC
Property Owner: Charles R. Rodgers and Marsha M. Rodgers
Zoning: C2, General Commercial District
Location: On the northeast side of Old Highway 79 and Highway 79
Council District: 1
Account No.: 372900A000
Documents:

[PZ AGENDA PACKET - FWK21-13.PDF](#)

PUBLIC HEARINGS

I. REZONING REQUEST - EAST HIGHWAY N

Application No: RZ21-04
Property Owners/Applicants: Highway N Properties, LLC
Current Zoning: A, Agricultural District
Requested Zoning: C2, General Commercial District
2030 Master Plan: Recommends Low-Density Residential uses (1-4 units per acre)
Parcel Size: 10.00 acres
Location: On the south side of Highway N, approximately 1,200 feet east of Gallop Lane; near the Cities of Lake St. Louis, O'Fallon, and Wentzville
County Council District: 2
Account No.: 759930A000
Documents:

[PZ AGENDA PACKET - RZ21-04.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - EAST HIGHWAY N

Application No: CUP21-05
Property Owners/Applicants: Highway N Properties, LLC
Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

Conditional Use Requests: (1) Self Storage and mini warehouses; and
(2) Automobile, boat, truck, and recreational vehicle storage

Parcel Size: 10.00 acres

Location: On the south side of Highway N, approximately 1,200 feet east of Gallop Lane; near the Cities of Lake St. Louis, O'Fallon, and Wentzville

County Council District: 2

Account No.: 759930A000

Documents:

[PZ AGENDA PACKET - CUP21-05.PDF](#)

III. CONDITIONAL USE PERMIT - 17 PLACID DRIVE

Application No: CUP21-03

Applicant: LIV Recovery Sober Living, a Missouri not-for-profit organization, Cameo N. Jones, Registered Agent

Property Owner: Joseph E. Prenger and Edward L. Gallagher

Property Zoning: R1E, Single-Family Residential District

Conditional Use Request: Group Home Facility (9 to 15 Residents)

Parcel Size: 0.90 acres

Location: On the east side of Placid Drive, approximately 220 feet south of Hickory Dale Drive

County Council District: 7

Account No.: 503940A000

Documents:

[PZ AGENDA PACKET - CUP21-03.PDF](#)

IV. CONDITIONAL USE PERMIT - 4052 TOWERS ROAD

Application No: CUP21-04

Property Owner: John H. Ostmann and Dorothy W. Ostmann Revoc. Liv. Trusts

Applicant: Pinnacle Land Development, LLC, Edward J. Griesedieck III, Registered Agent

Property Zoning: R1E, Single-Family Residential District

Conditional Use Request: Housing units in the R1E District with a minimum lot width of sixty (60) feet and minimum side yards of six (6) feet in width; pursuant to Section 405.090.C.6 OSCCMO

Parcel Size: 62.80 acres

Location: On the north side of Towers Road across from Jacobs Crossing Drive

County Council District: 7

Account No.: 536190A000

Documents:

[PZ AGENDA PACKET - CUP21-04.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR THE RESERVE AT LAKEVIEW FARMS - 4052 TOWERS ROAD

Application No: PRE21-03

Property Owner: John H. Ostmann and Dorothy W. Ostmann Revoc. Liv. Trusts

Applicant/Developer: Pinnacle Land Development, LLC, Edward J. Griesedieck III, Registered Agent

Engineer/Surveyor: The Sterling Company

Property Zoning: R1E, Single-Family Residential District

Proposed Lots: 195

Parcel Size: 62.80 acres

Location: On the north side of Towers Road across from Jacobs Crossing Drive

County Council District: 7

Account No.: 536190A000

Documents:

[PRE21-03 PZ AGENDA PACKET.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF THE REVISED MINUTES FROM THE DECEMBER 16, 2020 REGULAR MEETING

Documents:

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

APPROVAL OF THE MINUTES FROM THE FEBRUARY 17, 2021 REGULAR MEETING

Documents:

[2-17-21 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PRESENTATION/PUBLIC HEARING AND OPPORTUNITY FOR PUBLIC COMMENT ON ST. CHARLES COUNTY'S DRAFT STORMWATER MANAGEMENT PLAN REQUIRED FOR THE COUNTY'S APPLICATION TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR ITS 2021-26 MS4 PERMIT.

II. PLANNING & ZONING DIVISION UPDATES

ADJOURNMENT