

**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](#)

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**

**PLATS**

**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**