

**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**

**The Applicant Has Requested That This Application Be Postponed Until The April 21, 2021 Meeting.**

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](#)

**The Applicant Has Requested That This Application Be Postponed Until The April 21, 2021 Meeting.**

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**