II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 2896 HIGHWAY K

Application: FWK20-01
Applicant: Marty Fears, 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

Council District: 3
Account No.: 410610D001

II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 916 OLD BRYAN ROAD

Application: FWK20-02
Property Owner: Westley Godar
Zoning: C2, General Commercial District
Location: On the east side of Old Bryan Road, approximately 620 feet north of Veterans Memorial Parkway

Council District: 4
Account No.: 342720A000

III. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 701 LUETKENHAUS BLVD.

Application: FWK20-03
Property Owner: Bremer Properties, LLC
Applicant: Marty Fears, Show Me Services, LLC
Zoning: C2, General Commercial District
Location: At the intersection of Wall Street and Luetkenhaus Blvd.
Council District: 1
Account No.: 721620A000

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

Application: FWK20-04
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
Council District: 6
Account No.: A916000023

V. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 3707 VETERANS MEM. PKWY

Application: FWK20-05
Applicant: Meramec Specialty Company
Property Owner: Mutual Assurance Company Partnership, LLP
Zoning: C2, General Commercial District
Location: On the southeast corner of Arco Drive and Veterans Memorial Parkway, adjoining the City of Saint Charles
Council District: 5
Account No.: 147693A000

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

Application: FWK20-06
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
<table>
<thead>
<tr>
<th>Application</th>
<th>FWK20-08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Meramec Specialty Company</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Tayco Upper Bottom Road, LLLP</td>
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<tr>
<td>Zoning</td>
<td>C2, General Commercial District</td>
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<tr>
<td>Location</td>
<td>On the south corner of Upper Bottom Road and Highway 364</td>
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<td>Council District</td>
<td>7</td>
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<td>Account No.</td>
<td>T090800038</td>
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VII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 21 EAST HIGHWAY N

<table>
<thead>
<tr>
<th>Application</th>
<th>FWK20-07</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Meramec Specialty Company</td>
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<tr>
<td>Property Owner</td>
<td>The Baker Family Company</td>
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<tr>
<td>Zoning</td>
<td>C2, General Commercial District</td>
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<tr>
<td>Location</td>
<td>On the northeast corner of Highway N and Highway Z</td>
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<tr>
<td>Council District</td>
<td>2</td>
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<tr>
<td>Account No.</td>
<td>748680B000</td>
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</table>

IX. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 5706 LAKE ST. LOUIS BLVD.

<table>
<thead>
<tr>
<th>Application</th>
<th>FWK20-09</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Craig Applegate, Applegate Industries LLC</td>
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<tr>
<td>Property Owner</td>
<td>The Inertia School of Dance, Incorporated</td>
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<tr>
<td>Zoning</td>
<td>C1, Neighborhood Commercial District</td>
</tr>
<tr>
<td>Location</td>
<td>On the east side of Lake St. Louis Boulevard, approximately 825 feet north of Hawk Ridge Trail</td>
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<tr>
<td>Council District</td>
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<tr>
<td>Account No.</td>
<td>763590I000</td>
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PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE REQUEST - 215 JOSEPHVILLE ROAD

<table>
<thead>
<tr>
<th>Application No:</th>
<th>CUP20-01</th>
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<tbody>
<tr>
<td>Property Owner/Applicant</td>
<td>Birdie, Incorporated</td>
</tr>
<tr>
<td>Property Zoning</td>
<td>I1, Light Industrial District</td>
</tr>
<tr>
<td>Conditional Use Request</td>
<td>Outdoor Storage of Boats, Recreational Vehicles, and Construction Equipment</td>
</tr>
</tbody>
</table>
2030 Master Plan: Recommends Industrial uses
Parcel Size: 23.44 acres
Location: On the west side of Josephville Road, approximately 1,000 feet south of Mexico Road; adjacent to General Motors and the City of Wentzville
Council District: 1
Account No.: 685210A000

II. CONDITIONAL USE REQUEST - 1125 DIETRICH ROAD
Application No: CUP20-02
Property Owner: Edward and Tami Barrieau
Applicant: Valley Farms, LLC
Property Zoning: A/FF, Agricultural District with Floodway Fringe Overlay District
Conditional Use Request: A request to amend CUP17-06 to expand the hours of operation allowed, and the maximum number of guests allowed
2030 Master Plan: Recommends Low Density Residential Uses (1 to 4 dwellings per acre)
Parcel Size: 20.67 acres
Location: On the west side of Dietrich Road, approximately 600 feet north of Wild Horse Drive
Council District: 1
Account No.: 670380C000

PUBLIC HEARINGS FOR REZONING REQUESTS
I. REZONING REQUEST - 2949 WEST MEYER ROAD AND DUENKE ROAD
Application No: RZ20-01
Property Owners: Thomas W. Dubray and Roberta A. Dubray
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 (1 to 4 dwellings per acre)
Parcel Size: 36.17 acres
Location: On the west side of Duenke Road, approximately 4,000 feet north of West Meyers Road; near the Cities of Wentzville and Foristell
Council District: 1
II. REZONING REQUEST - 1414 HIGHWAY Z

Application No: RZ20-02
Property Owners: Veterans Of Foreign Wars Post #5327

Current Zoning: A, Agricultural District
Requested Zoning: C1, Neighborhood Commercial District

2030 Master Plan: Recommends Public / Institutional uses
Parcel Size: 8.57 acres
Location: Approximately 320 feet south of the intersection of Highway Z and Peruque Hills Parkway; adjacent to the City of Wentzville

Council District: 2
Account No.: 726270B000

III. REZONING REQUEST - 6171 HIGHWAY V

Application No: RZ20-03
Property Owners: Tully Investments, Incorporated

Current Zoning: A, Agricultural District, with Floodway and Floodway Fringe Overlay Districts
Requested Zoning: Riverfront District, with Floodway and Floodway Fringe Overlay Districts

2030 Master Plan: Recommends Agricultural uses
Parcel Size: 55.55 acres
Location: On the west side of Highway V, approximately 1,300 feet north of North Shore Drive

Council District: 6
Account No.: 905790A000

PLATS

I. PRELIMINARY PLAT FOR RESUBDIVISION OF CALLAWAY VALLEY PLAT ONE TRACT A – 2977 HIGHWAY F

Application No: PRE20-01
Property Owners: Robbie L. Johnson Revocable Living Trust
Surveyor: Landmark Surveying Company

Property Zoning: A, Agricultural District (5-acre minimum lot size)
Proposed lots: 3
Parcel Size: 40.05 acres
Location: On the northeast terminus of Highway F and Callaway Ridge Drive

Council District: 2

Account No.: 616500A001

II. PRELIMINARY PLAT FOR MORRISON ESTATES – 1200 FORISTELL ROAD

Application No: PRE20-02

Property Owners: Virgil L. Morris Revocable Living Trust

Surveyor: Allied Engineering Services

Property Zoning: A, Agricultural District (5-acre minimum lot size)

Proposed lots: 2

Parcel Size: 14.09 acres

Location: On the northeast corner of Foristell Road and Morrison Lane

Council District: 2

Account No.: 608850A000

III. PRELIMINARY PLAT FOR FORISTELL ESTATES – 1200 FORISTELL ROAD

Application No: PRE20-03

Property Owners: Virgil L. Morris Revocable Living Trust

Surveyor: Allied Engineering Services

Developer: Robert A. Shatro Revocable Trust

Property Zoning: A, Agricultural District (5-acre minimum lot size)

Proposed lot 2

Parcel Size: 14.82 acres

Location: On the north side of Foristell Road, approximately 700 feet west of Borgelt Road

Council District: 2

Account No.: 608850A000

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE JANUARY 15, 2020 REGULAR MEETING

Documents:

1-15-20 PZ MTG MINUTES - DRAFT.PDF

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES
ADJOURNMENT