

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 18, 2020
7:00 PM**

COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 NORTH THIRD STREET
SAINT CHARLES, MO 63301

Tentative
Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS

I. 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
Documents:

[PZ AGENDA PACKET -FWK20-01.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK20-02.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK20-03.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK20-04.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK20-05.PDF](#)

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

Documents:

[PZ AGENDA PACKET - FWK20-06.PDF](#)

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

Application: FWK20-07

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

Council District: 2

Account No.: 748680B000

Documents:

[PZ AGENDA PACKET - FWK20-07.PDF](#)

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

Application: FWK20-08

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

Council District: 7

Account No.: T090800038

Documents:

[PZ AGENDA PACKET - FWK20-08.PDF](#)

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

Application: FWK20-09

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, approximately
825 feet north of Hawk Ridge Trail

Council District: 2

Account No.: 763590I000

Documents:

[PZ AGENDA PACKET - FWK20-09.PDF](#)

PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE REQUEST - 215 JOSEPHVILLE ROAD

Application No: CUP20-01

Property Owner/Applicant: Birdie, Incorporated

Property Zoning: I1, Light Industrial District

Conditional Use Request: Outdoor Storage of Boats, Recreational Vehicles, and
Construction Equipment

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

Documents:

[PZ AGENDA PACKET - CUP20-01.PDF](#)

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
Documents:

[PZ AGENDA PACKET - CUP20-02.PDF](#)

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
Account Nos.: T200100008, 676080A000, and part of A964000366
Documents:

[PZ AGENDA PACKET - RZ20-01.PDF](#)

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

Documents:

[PZ AGENDA PACKET - RZ20-02.PDF](#)

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

Documents:

[PZ AGENDA PACKET - RZ20-03.PDF](#)

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

Documents:

[PZ AGENDA PACKET - PRE20-01.PDF](#)

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

Documents:

[PZ AGENDA PACKET - PRE20-02.PDF](#)

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

Documents:

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