

**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**

**. ITEMS REQUESTED TO BE POSTPONED UNTIL THE NEXT REGULAR MEETING**

**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](#)

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](#)

**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:

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:

[PZ AGENDA PACKET - PRE20-03.PDF](#)

**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**