

**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**

. 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](#)  
[REQUEST TO TABLE APPLICATION RZ20-02.PDF](#)

**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](#)  
[CONCERNS - DENNIS HALL.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 - 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](#)  
[COMMENTS - FRED WEBER INC..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](#)  
[200316 - REVISED PRELIMINARY PLAT.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:

[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**