

**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 POSTPONED UNTIL THE NEXT REGULAR MEETING

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

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

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

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

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

I. 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

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

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

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:

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

NONE

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