

**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 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](#)
[OPPOSITION - DANIEL PRESSMAN AND KATHLEEN WALSH.PDF](#)

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](#)
[CONCERNS - MICHELLE THESSSEN.PDF](#)

PUBLIC HEARINGS FOR REZONING REQUESTS

PLATS

NONE

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE JANUARY 15, 2020 REGULAR MEETING

Documents:

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT