

ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 15, 2020
7:00 PM

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

DUE TO THE OUTBREAK OF COVID-19, THE COUNTY EXECUTIVE BUILDING IS CLOSED TO THE PUBLIC AND WILL BE UNTIL FURTHER NOTICE. PUBLIC ATTENDANCE WILL ONLY BE PERMITTED THROUGH VIRTUAL PRESENCE LIVE VIA CHARTER SPECTRUM CHANNEL 993, THE COUNTY WEBSITE (<https://tv.sccmo.org/CablecastPublicSite>), OR OUR SCCMOTV YOUTUBE CHANNEL.

THE PLANNING & ZONING COMMISSION WILL ACCEPT COMMENTS IN WRITING OR BY E-MAIL AT PLANNING@SCCMO.ORG UNTIL 3:00 P.M. ON WEDNESDAY, APRIL 15, 2020. WRITTEN COMMENTS WILL BE INCLUDED INTO THE RECORD OF THE MEETING. IN ADDITION, COMMENTS ON AGENDA ITEMS OF LESS THAN 300 WORDS WILL BE VERBALIZED OUT LOUD AT THE MEETING. NO INDIVIDUAL SHALL HAVE MORE THAN ONE EMAILED COMMENT READ PER TOPIC.

Tentative
Agenda

THIS AGENDA MAY BE MODIFIED UP UNTIL 5:00 P.M. ON WEDNESDAY, APRIL 15, 2020.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR REZONING REQUESTS

I. 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 GRONEFELD MANOR - 432 & 442 JUNGS STATION ROAD

Application No: PRE20-05
Property Owners: Donald A. Gronefeld, Darrell Lee Gronefeld Trust,
Clarence William Roth Trust, and Amanda Verna Roth Trust
Developer: Rolwes Company
Engineer: St. Charles Engineering
Property Zoning: R1E/FF, Single-Family Residential District (7,000 square
foot minimum lot size), with Floodway Fringe Overlay District
Proposed lots: 31
Parcel Size: 16.00 acres
Location: On the southeast corner of the intersection of Upper Bottom
Road and Jungs Station Road
Council District: 7
Account Nos.: 513360A003, 513360A002, 513360A001, 513420A000
Documents:

[PZ AGENDA PACKET - PRE20-05.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE MARCH 18, 2020 REGULAR MEETING

Documents:

[3-18-20 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT