

**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 CURRENTLY CLOSED TO THE PUBLIC AND WILL BE UNTIL FURTHER NOTICE**

*"Tentative"*

**AGENDA**

**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**

**ADDITIONAL ITEMS MAY BE ADDED TO THIS AGENDA UP TO 3:00 P.M. TUESDAY, APRIL 14, 2020**

**PUBLIC COMMENTS:** The Planning & Zoning Commission will be accepting comments by e-mail at [Planning@sccmo.org](mailto:Planning@sccmo.org) or in writing up until 3:00 p.m. on Wednesday, April 15, 2020 and such comments will be included into the record of the meeting. In addition, those comments of no more than approximately 300 words received by subject matter and in a timely fashion will be read aloud during the meeting.

**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](#)  
[200410 - REVISED PRELIMINARY PLAT.PDF](#)  
[ENGINEERS RESPONSE TO CONCERN LETTER FROM LORI NEUSCHWANDER.PDF](#)  
[CONCERNS - FRANK DVORAK.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**