

**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 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](#)
[CONCERNS - LORI NEUSCHWANDER.PDF](#)
[ENGINEERS RESPONSE TO CONCERN LETTER FROM LORI NEUSCHWANDER.PDF](#)
[CONCERNS - FRANK DVORAK.PDF](#)
[ENGINEERS RESPONSE TO CONCERN LETTER FROM FRANK DVORAK.PDF](#)
[COMMENTS - BETTY HILDEBRANDT.PDF](#)
[OPPOSITION - EUNICE TORRETTA.PDF](#)
[CONCERNS - RUSS AND DOTTIE FREITAG.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