

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
April 19, 2023  
7:00 PM**

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

This meeting is open to the public.  
The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Wednesday, April 19, 2023

**Tentative Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES AND/OR ADDITIONS TO THE AGENDA**

**PUBLIC HEARINGS**

**I. ZONING MAP AMENDMENT REQUEST – 24 MAIN STREET**

Application No:	RZ23-05
Property Owner:	David A. Wilke Trust
Applicants:	Boschert Brothers Storage LLC
Current Zoning District:	R1E, Single Family Residential District
Proposed Zoning District:	I1, Light Industrial
2030 Master Plan:	recommends Agricultural land uses
Rezoning Area:	4.32 acres of a 11.87-acre parcel
Location:	Western terminus of Main Street in Orchard Farm
County Council District:	6
Parcel Account No.:	876180A000

**II. CONDITIONAL USE PERMIT AMENDMENT – 24 MAIN STREET**

Application No:	CUP23-04
Property Owners:	Boschert Brothers Storage, LLC, and David A Wilke Trust
Applicant:	Boschert Brothers Storage, LLC
Current Zoning:	I1, Light Industrial and R1E, Single Family Residential District

Proposed Zoning: I1, Light Industrial District  
Conditional Use Request: Amend the conditions of Ordinance 21-060 to expand a storage lot for boats, trailers, autos, trucks, and recreational vehicles  
Location: Western terminus of Main Street in Orchard Farm  
County Council District: 6  
Parcel Account Nos.: 876180A000, T010500083, T020500006, T150500003, A965000451, 876600A000, 876480B000

## PLATS

### . I. VARIANCE REQUEST FOR THE GROVE AT RIVERDALE - DYER ROAD

Application No: PRE22-09  
Property Owners: Riverdale Grove Partners, LLC  
Developer: Charlestowne Crossing, LLC  
Engineer: Cole & Associates  
Request: Variances from Section 410.110.C.2.b and Section 410.210.F of the Unified Development Ordinance to allow protection of a natural watercourse vegetative buffer within an easement rather than within common ground for Lots 19-22.  
Property Zoning: R1A, Single-Family Residential District (1-acre minimum lot size); and R1E, Single-Family Residential District (10,000 square foot minimum lot size)  
Lots: 101  
Parcel Size: 59.90 acres  
Location: On the west side of Dyer Road, approximately 750 feet north of Riverdale Park Drive, adjacent to the City of St. Paul  
County Council District: 1  
Account No.: 284760A000

Documents:

[PRE22-09 CVR.PDF](#)

## TABLED ITEMS

### APPROVAL OF THE MINUTES FROM THE MARCH 15, 2023 REGULAR MEETING

## OTHER BUSINESS

### . I. PLANNING AND ZONING DIVISION UPDATES

## ADJOURNMENT