

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 20, 2022
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 Tuesday, April 19, 2022

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST - 291 BOONE COUNTRY LANE

Application No: CUP22-01

Property Owners: Anthony Brinker and Tammy L. Brinker

Applicant: Tony's Processing, c/o Tammy L. Brinker

Current Zoning: A, Agricultural District

Conditional Use Request: Custom Butchering

Parcel Size: 23.23 acres

Location: Approximately 3220 feet from the intersection of Boone Country Lane and South Highway 94

County Council District: 2

Account No.: 172560C000

II. REZONING REQUEST - DYER ROAD

Application No: RZ22-06

Property Owner: Thomas J. McMenemy and Julie A. McMenemy

Applicant: Charlestowne Crossing, LLC - Contract Purchaser

Current Zoning: A, Agricultural District, with Floodway Fringe Overlay District

Requested Zoning: R1D, Single Family Residential District (10,000 square foot minimum lot size), with Floodway Fringe Overlay District, and R1A, Single Family Residential District (1-acre minimum lot size), with Floodway Fringe Overlay District

2030 Master Plan: Whites Branch Planning District (agricultural and residential, one dwelling unit per gross acre)

Parcel Size: 59.90 acres

Location: On the 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

PLATS

II. PRELIMINARY PLAT FOR WAY SIDE MEADOWS PLAT 3 - 98 ABBY KATE LANE

Application No: PRE22-04

Property Owner: Justin Hurayt and Jenette Hurayt

Engineer: Cochran Engineering

Proposed Lots: 2

Area: 18.59 acres

Location: Approximately 3,150 feet north of the intersection of Abby Kate Lane and Duenke Road, near the City of Wentzville

County Council District: 1

Account Nos.: A924000109 and T010100182

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE MARCH 16, 2022 MEETING

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT