

**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

Documents:

[PZ AGENDA PACKET - CUP22-01.PDF](#)

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
Documents:

[PZ AGENDA PACKET - RZ22-06.PDF](#)

III. REZONING REQUEST - 3866 SOUTH POINT PRAIRIE ROAD

Application No: RZ22-05
Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker
Developer: Lombardo Homes of St. Louis, LLC
Current Zoning: A, Agricultural District (5-acre minimum lot size)
Requested Zoning: RR, Single Family Residential District (3 acre minimum lot size)
2030 Master Plan: Recommends rural residential uses
Area: 96.27 acres
Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle
County Council District: 2
Account Nos.: 606570A000 and T032100001
Documents:

[PZ AGENDA PACKET - RZ22-05.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR SAXONY RIDGE - 3866 SOUTH POINT PRAIRIE ROAD

Application No: PRE22-06
Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker
Developer: Lombardo Homes of St. Louis, LLC

Engineer: Civil & Environmental Consultants, Inc.

Proposed Lots: 28

Area: 96.27 acres

Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle

County Council District: 2

Account Nos.: 606570A000 and T032100001

Documents:

[PZ AGENDA PACKET - PRE22-06.PDF](#)

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

Documents:

[PZ AGENDA PACKET - PRE22-04.PDF](#)

III. PRELIMINARY PLAT FOR SOMMER OAKS - 2366 SOMMERS ROAD

Application No: PRE22-05

Property Owner: Daniel Kern and Jacqueline Kern

Engineer: Bax Engineering

Proposed Lots: 3

Area: 1.920 acres

Location: On the northeast corner of the intersection of Sommers Road and Oak Drive, near the Cities of O'Fallon, Lake St. Louis, and Dardenne Prairie

County Council District: 2

Account No.: 787950A000

Documents:

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE MARCH 16, 2022 MEETING

Documents:

[03-16-2022 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT