

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 21, 2021
6:30 PM**

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

**THIS MEETING IS OPEN TO THE PUBLIC, AND WEARING A FACE
COVERING IS STRONGLY ENCOURAGED.**

The meeting will be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV) or on the County's website at <https://tv.sccmo.org/CablecastPublicSite/>.

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, April 20, 2021

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

THIS APPLICATION WILL BE POSTPONED UNTIL THE MAY 19, 2021 MEETING

· CONDITIONAL USE PERMIT AMENDMENT REQUEST - 5435 WESTWOOD DRIVE

Application No: CUP21-06

Property Owner: Weldon Spring Business Park, LLC

Applicant: Joseph Weber, Owner and Organizer of Weldon Spring Business Park, LLC

Property Zoning: C2, General Commercial District

Ordinance Amendment Request: A request to amend Ordinance 07-098 for conditional use permit C682, to increase the size of the outdoor storage area

Parcel Size: 4.03 acres

Location: On the north side of Westwood Drive, approximately 275 feet northeast of Jason Court; adjoining the City of Weldon Spring

County Council District: 3

Account No.: A870004348

PUBLIC HEARINGS

I. REZONING REQUEST - EAST HIGHWAY N

Application No: RZ21-04

Property Owners/Applicants: Highway N Properties, LLC

Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

2030 Master Plan: Recommends Low-Density Residential uses (1-4 units per acre)

Parcel Size: 10.00 acres

Location: On the south side of Highway N, approximately 1,800 feet west of Duello Road; near the Cities of Lake St. Louis, O'Fallon, and Wentzville

County Council District: 2

Account No.: 759930A000

Documents:

[PZ AGENDA PACKET - RZ21-04.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - EAST HIGHWAY N

Application No: CUP21-05

Property Owners/Applicants: Highway N Properties, LLC

Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

Conditional Use Requests: (A) Self Storage and mini warehouses; and
(B) Automobile, boat, truck, and recreational vehicle storage

Parcel Size: 5.00 acres of a 10.00-acre parcel

Location: On the south side of Highway N, approximately 1,800 feet west of Duello Road; near the Cities of Lake St. Louis, O'Fallon, and Wentzville

County Council District: 2

Account No.: 759930A000

Documents:

[PZ AGENDA PACKET - CUP21-05.PDF](#)

III. REZONING REQUEST - HEPPERMAN ROAD

Application No: RZ21-05

Property Owners/Applicants: Wilian Ramos Perez and Maria Zermeno-Ramos

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 Low-Density Residential uses (1-4 units per acre)

Parcel Size: 6.00 acres

Location: On the east side of Hepperman Road, approximately 415 feet south of Highway N; near the City of Wentzville

County Council District: 2

Account No.: 752850B000

Documents:

[PZ AGENDA PACKET - RZ21-05.PDF](#)

IV. REZONING REQUEST - 2 WOODLAND PARK ROAD

Application No: RZ21-06

Property Owner: Allene E. Gibson

Applicants: Diane Gibson Bumba and Carl Bumba

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

Requested Zoning: RF, Riverfront District, with Floodway and Floodway Fringe
Overlay Districts

2030 Master Plan: Recommends Parks and Open Spaces, and Agricultural Uses

Parcel Size: 58.51 acres

Location: West of Highway V, at the terminus of Woodland Park Road
adjacent to the Mississippi River

County Council District: 1

Account Nos.: 907230A000, 911880A000, A885000163, & 907110A000

Documents:

[PZ AGENDA PACKET - RZ21-06.PDF](#)

V. REZONING REQUEST - 2949 WEST MEYER ROAD

Application No: RZ21-07

Property Owners/Applicants: Thomas W. DuBray and Roberta A. DuBray

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 Low-Density Residential uses (1-4 units
per acre)

Parcel Size: 31.02 acres

Location: On the west side of Duenke Road, approximately 4,000
feet north of West Meyers Road; near the cities of
Wentzville and Foristell

County Council District: 1

Account Nos.: T200100008, 676080A000, & A964000366

Documents:

[PZ AGENDA PACKET - RZ21-07.PDF](#)

VI. CONDITIONAL USE PERMIT - 4052 TOWERS ROAD (NEW APPLICATION)

Application No: CUP21-07

Applicant/Developer: Steve Gower for Pinnacle Land Development, LLC

Property Owner: John H. Ostmann and Dorothy W. Ostmann Revocable Living Trusts

Property Zoning: R1E, Single-Family Residential District

Conditional Use Request: Housing units in the "R1E" District with a minimum lot width of sixty (60) feet and minimum side yards of six (6) feet in width; pursuant to Section 405.090.C.6 OSCCMo

Parcel Size: 62.80 acres

Location: On the north side of Towers Road across from Jacobs Crossing Drive

County Council District: 7

Account No.: 536190A000

Documents:

[PZ AGENDA PACKET - CUP21-07.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR THE RESERVE AT LAKEVIEW FARMS - 4052 TOWERS ROAD (NEW APPLICATION)

Application No: PRE21-09

Property Owner: John H. Ostmann and Dorothy W. Ostmann Revocable Living Trusts

Applicant/Developer: Steve Gower for Pinnacle Land Development, LLC

Engineer/Surveyor: The Sterling Company

Property Zoning: R1E, Single-Family Residential District

Proposed Lots: 188

Parcel Size: 62.80 acres

Location: On the north side of Towers Road across from Jacobs Crossing Drive

County Council District: 7

Account No.: 536190A000

Documents:

[PZ AGENDA PACKET - PRE21-09.PDF](#)

II. PRELIMINARY PLAT FOR THE RESUBDIVISION OF INDIAN CREEK FARMS LOT 3 - 111 KENTUCKY DERBY DRIVE

Application: PRE21-04

Property Owner: Michael Gronefeld and Michelle Schisler

Applicant/Developer: Michael Gronefeld and Michelle Schisler

Engineer/Surveyor: Cochran Engineering

Property Zoning: RR, Single-Family Residential District
Proposed Lots: 3
Parcel Size: 13.29 acres
Location: On the north side of Kentucky Derby Drive, approximately
965 feet east of Hunn Road, and approximately 775 feet
west of Indian Camp Creek Park
County Council District: 1
Account No.: T170100007
Documents:

[PZ AGENDA PACKET - PRE21-04.PDF](#)

III. PRELIMINARY PLAT FOR THE RESUBDIVISION OF HUNTING CREEK PLAT TWO LOTS 22 & 143 - 35 LAURA HILL ROAD

Application No: PRE21-06
Property Owner/Developer: Chad A. Keller
Engineer/Surveyor: Cardinal Surveying & Mapping, Inc.
Property Zoning: R1E, Single-Family Residential District
Proposed Lots: 3
Parcel Size: 1.27 acres
Location: On the southwest corner of Laura Hill Road and Hunting
Creek Road
County Council District: 4
Account Nos.: 41379A000 & T072500086
Documents:

[PZ AGENDA PACKET - PRE21-06.PDF](#)

IV. PRELIMINARY PLAT FOR CREEKSIDE FARMS - 2451 SOUTH POINT PRAIRIE ROAD

Application No: PRE21-07
Property Owner/Developer: Pointe Prairie, LLC
Engineer/Surveyor: LDC Engineering, LLC
Property Zoning: R1A, Single-Family Residential District, with PUD,
Floodway, and Floodway Fringe Overlay Districts
Proposed Lots: 21
Parcel Size: 126.99 acres
Location: On the west side of South Point Prairie Road, approximately
1,800 feet south of Buckner Road
County Council District: 2
Account Nos.: 746880A000, 753660A000, & 754200A000

Documents:

[PZ AGENDA PACKET - PRE21-07.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE MARCH 17, 2021 MEETING

Documents:

[3-17-21 PZ MTG. MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT