

**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**

**THESE APPLICATIONS 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

**. 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

## **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 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:

**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**