

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
May 17, 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, May 17, 2023

**Tentative Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STANDS

. I. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3494 N  
HIGHWAY 94

Application: FWK23-09  
Property Owner: Frederick T. Dyer Trust  
Applicant: Dennis Thebeau  
Zoning: I2, Heavy Industrial District  
Location: Located on the east side of North Highway 94  
approximately 880 feet north of Joyce Drive near the City of St. Charles.  
Council District: 6  
Account No.: 885270A000

. II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT – 1429  
GRANVILLE DR

Application: FWK23-10  
Property Owner: Gerald L Boehmer and Judy A Boehmer Family Partnership LP  
Applicant: Show me Fireworks, LLC – Martin Fears  
Zoning: C2, General Commercial District  
Location: Located 2550 feet south of Timber Trace Drive along Highway 61 adjacent  
to the City of Wentzville.  
Council District: 1

Account No.: 719430A000

## PUBLIC HEARINGS

### I. CONDITIONAL USE PERMIT REQUEST– 2334 MEXICO ROAD

Application No: CUP22-07

Property Owners: Jacob Maechling and Gwen Maechling

Applicant: Highlander Farm – Gwen Maechling

Current Zoning: A, Agricultural District

Conditional Use Request: Rural Recreational Activity for a seasonal youth farm camp

Location: 200 feet west of Tuscany Lane, on the north side of Mexico Road, adjacent to the City of Wentzville

County Council District: 1

Parcel Account Nos.: 309510A000

### II. CONDITIONAL USE PERMIT AMENDMENT REQUEST – 2448 COUNTRY POINTE LN

Application: CUP23-05

Property Owner: Wanda S. Couch

Applicant: Collective Solutions on behalf of Ameren

Zoning: A, Agriculture District

Parcel size: 6.6 acres

Request: Amend the conditions of CUP 112 to allow the replacement of an existing

102-foot communications tower with a 156-foot communications tower

Location: On the south side of Buckner Road, 850 feet west of the intersection of Buckner Road and Highway Z

Council District: 2

Account No.: A884000087

## PLATS

### TABLED ITEMS

#### 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

APPROVAL OF THE MINUTES FROM THE APRIL 19, 2023 REGULAR MEETING

OTHER BUSINESS

. I. PLANNING & ZONING DIVISION UPDATES

ADJOURNMENT