

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 18, 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, May 17, 2022

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS

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

Application: FWK22-12

Applicant: Dennis Thebeau

Property Owner: Frederick T. Dyer Trust

Zoning: I2, Heavy Industrial District, with Floodway and Floodway
Fringe Overlay Districts

Location: 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

PUBLIC HEARINGS

I. REZONING REQUEST - 24 PITMAN HILL ROAD

Application No: RZ22-09

Property Owner: Jeff Garner Properties, LLC

Applicant: Jeff Garner for Jeff Garner Properties, LLC

Current Zoning: R1A Single-Family Residential District

Requested Zoning: R1B, Single-Family Residential District

2030 Master Plan: Recommends low density residential uses

Rezoning Area: 1.643 acres

Location: Approximately 500 feet north of Greens Bottom Road,
near the Town of Weldon Spring

County Council District: 7

Account No.: 583560A000

II. REZONING REQUEST - 3200 GREENS BOTTOM ROAD

Application No: RZ22-10

Property Owner: Allen B. McCoy III

Applicant: Drew Weber, for Hamilton Weber, LLC

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

Requested Zoning: PR, Park Recreational District, with Floodway
Fringe Overlay District

2030 Master Plan: Recommends agricultural land uses

Rezoning Area: 10.29 acres

Location: Thies Farm Nursery, located approximately 1,500 feet north east of the intersection of Caulks Hill Road and Greens Bottom Road

County Council District: 7

Account No.: 585780A000

III. CONDITIONAL USE PERMIT REQUEST - 3040 SALT RIVER ROAD

Application No: CUP22-03

Property Owner: Conoyer Brothers Landscaping, Inc.

Applicant: Michelle Moore for Conoyer Brothers Landscaping, Inc.

Property Zoning: II, Light Industrial District, with Floodway and Floodway Fringe Overlay Districts

Conditional Use Requests: (A) Landscaping and contracting services; and
(B) An outdoor storage yard for contractor's heavy equipment

Parcel Size: 2.95 acres

Location: Approximately 700 feet east of the intersection of Salt River Road and Main Street adjacent to the City of St. Peters

County Council District: 6

Account No.: 393600A000

IV. CONDITIONAL USE PERMIT REQUEST - 215 JOSEPHVILLE RD

Application No: CUP22-04

Property Owner: Lake St. Louis Boat & RV Storage, LLC

Applicant: Ben Moliter for Lake St Louis Boat & RV Storage, LLC

Property Zoning: II, Light Industrial District

Conditional Use Requests: (A) An outdoor storage lot for automobiles, boats, trailers, and recreational vehicles; and

(B) An outdoor storage area/yard for contractor's heavy construction equipment; and

(C) Landscaping and contracting services

Parcel Size: 8.67 acres

Location: Approximately 800 feet north of Gilmore Access Road on the west side of Josephville Road, Adjacent to the General Motors plant and the City of Wentzville

County Council District: 1

Account No.: T220200040

PLATS

NONE

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE APRIL 20, 2022 MEETING

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT