

**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://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 - 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 - 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**