

**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 - 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

**PLATS**

NONE

**TABLED / CONTINUED ITEMS**

NONE

**APPROVAL OF MINUTES FROM THE APRIL 20, 2022 MEETING**

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**