ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 20, 2020
7:00 PM

ST. PETERS POLICE DEPARTMENT / JUSTICE CENTER
1020 GRAND TETON DR.
ST. PETERS, MO 63376

Tentative
Agenda

CALL TO ORDER
PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS

I. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 2896 HIGHWAY K

Application: FWK20-01
Applicant: Martin Fears, Show Me Services, LLC
Property Owner: Martha A. Keeven Revocable Living Trust
Zoning: C2, General Commercial District
Location: On the east side of Highway K, approximately 520 feet south of the intersection of Fallon Parkway and Highway K

Council District: 3
Account No.: 410610D001

II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 916 OLD BRYAN ROAD

Application: FWK20-02
Property Owner: Westley Godar
Zoning: C2, General Commercial District
Location: On the east side of Old Bryan Road, approximately 620 feet north of Veterans Memorial Parkway

Council District: 4
Account No.: 342720A000

III. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 701 LUETKENHAUS BLVD.

Application: FWK20-03
Property Owner: Bremer Properties, LLC
Applicant: Martin Fears, Show Me Services, LLC
IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3120 WEST CLAY STREET

Application: FWK20-04
Applicant: Craig Applegate, Applegate Industries LLC
Property Owner: TGL Properties, LLC
Zoning: C2, General Commercial District
Location: On the northeast corner of the intersection of West Clay and Golfway Street
Council District: 6
Account No.: A916000023

V. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3707 VETERANS MEM. PKWY

Application: FWK20-05
Applicant: Meramec Specialty Company
Property Owner: Mutual Assurance Company Partnership. LLP
Zoning: C2, General Commercial District
Location: On the southeast corner of Arco Drive and Veterans Memorial Parkway, adjoining the City of Saint Charles
Council District: 5
Account No.: 147693A000

VI. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1250 MEXICO ROAD

Application: FWK20-06
Applicant: Meramec Specialty Company
Property Owner: JMZ III Real, L.L.C.
Zoning: I1, Light Industrial District
Location: On the northwest corner of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville
Council District: 1
Account No.: A870000485

VII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 21 EAST HIGHWAY N

Application: FWK20-07
Applicant: Meramec Specialty Company
Property Owner: The Baker Family Company
<table>
<thead>
<tr>
<th>Zoning:</th>
<th>C2, General Commercial District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>On the northeast corner of Highway N and Highway Z</td>
</tr>
<tr>
<td>Council District:</td>
<td>2</td>
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<tr>
<td>Account No.:</td>
<td>748680B000</td>
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</tbody>
</table>

**VIII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2301 UPPER BOTTOM RD**

<table>
<thead>
<tr>
<th>Application:</th>
<th>FWK20-08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Meramec Specialty Company</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Tayco Upper Bottom Road, LLLL</td>
</tr>
<tr>
<td>Zoning:</td>
<td>C2, General Commercial District</td>
</tr>
<tr>
<td>Location:</td>
<td>On the south corner of Upper Bottom Road and Highway 364</td>
</tr>
<tr>
<td>Council District:</td>
<td>7</td>
</tr>
<tr>
<td>Account No.:</td>
<td>T090800038</td>
</tr>
</tbody>
</table>

**IX. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 5706 LAKE ST. LOUIS BLVD.**

<table>
<thead>
<tr>
<th>Application:</th>
<th>FWK20-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Craig Applegate, Applegate Industries LLC</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>The Inertia School of Dance, Incorporated</td>
</tr>
<tr>
<td>Zoning:</td>
<td>C1, Neighborhood Commercial District</td>
</tr>
<tr>
<td>Location:</td>
<td>On the east side of Lake St. Louis Boulevard, approximately 825 feet north of Hawk Ridge Trail</td>
</tr>
<tr>
<td>Council District:</td>
<td>7</td>
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<tr>
<td>Account No.:</td>
<td>763590000</td>
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</tbody>
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**PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS**

**I. CONDITIONAL USE REQUEST - 1 ILLY DRIVE, MID RIVERS MALL DRIVE, AND ST. PETERS COTTLEVILLE ROAD**

<table>
<thead>
<tr>
<th>Application No:</th>
<th>CUP20-05</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>PTG Investments, LLC</td>
</tr>
<tr>
<td>Applicant:</td>
<td>St. Louis Composting, Incorporated</td>
</tr>
<tr>
<td>Property Zoning:</td>
<td>A/FF/FW, Agricultural District, with Floodway and Floodway Fringe Overlay Districts</td>
</tr>
<tr>
<td>Conditional Use Requests:</td>
<td>1) Centralized yard waste composting facility, with conditions regulated in Part 4, Section 405.520, Development Standards; and 2) Extraction of topsoil</td>
</tr>
<tr>
<td>2030 Master Plan:</td>
<td>Recommends Parks and Open Space</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>52.604 acres</td>
</tr>
<tr>
<td>Location:</td>
<td>Approximately 885 feet northwest of the intersection</td>
</tr>
</tbody>
</table>
PUBLIC HEARINGS FOR REZONING REQUESTS

I. REZONING REQUEST - 1illy Drive

Application No: RZ20-04
Property Owner: PTG Investments, LLC
Applicant: St. Louis Composting, Incorporated
Current Zoning: A/FF/FW, Agricultural District, with Floodway and Floodway Fringe Overlay Districts
Requested Zoning: Rezoning 24.566 acres to C2, General Commercial District, with Floodway and Floodway Fringe Overlay Districts; and 28.037 acres to A, Agricultural District, with Floodway and Floodway Fringe Overlay Districts

2030 Master Plan: Recommends Parks and Open Space
Parcel Size: 52.604 acres
Location: Approximately 885 feet northwest of the intersection of Mid Rivers Mall Drive and Saint Peters Cottleville Road, adjacent to the City of Cottleville and the City of Saint Peters

Council District: 3
Account Nos.: A923000015, A913001277, 520620A000

II. REZONING REQUEST - 5225 GUTERMUTH ROAD

Application No: RZ20-05
Property Owner: Advantage Properties, LLC
Current Zoning: R1A/FF, Single-Family Residential District, with Floodway Fringe Overlay District
Requested Zoning: R2/FF, Two-Family Residential District, with Floodway Fringe Overlay District

2030 Master Plan: Recommends Commercial Uses
Parcel Size: 3.47 acres
Location: On the north side of Gutermuth Road, approximately 950 feet southwest of Motherhead Road; adjacent to the City of Cottleville and near the City of St. Peters

Council District: 3
Account No.: 553800A000

III. REZONING REQUEST - 4466 WILSON ROAD

Application No: RZ20-06
Property Owner: Leslie Ayers
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 Rural Residential
Parcel Size: 6.00 acres
Location: On the north side of Wilson Road, approximately 800 feet northwest of Benne Road; near the City of O'Fallon
Council District: 2
Account No.: T042000127

PLATS
I. PRELIMINARY PLAT FOR 5225 GUTERMUTH ROAD
Application No: PRE20-11
Owner/Developer: Advantage Properties
Engineer: Pickett, Ray & Silver
Current Zoning: R1A/FF, Single-Family Residential District, with Floodway Fringe Overlay District
Requested Zoning: R2/FF, Two-Family Residential District, with Floodway Fringe Overlay District
Proposed Dwelling Units: 18
Parcel Size: 3.47 acres
Location: On the north side of Gutermuth Road, approximately 950 feet southwest of Motherhead Road; adjacent to the City of Cottleville and near the City of St. Peters
Council District: 3
Account No.: 553800A000

TABLED / CONTINUED ITEMS
NONE

APPROVAL OF MINUTES FROM THE APRIL 15, 2020 REGULAR MEETING

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT