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

Zoning: C2, General Commercial District

Location: At the intersection of Wall Street and Luetkenhaus Blvd.

Council District: 1

Account No.: 721620A000

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
Zoning: C2, General Commercial District
Location: On the northeast corner of Highway N and Highway Z
Council District: 2
Account No.: 748680B000

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

Application: FWK20-08
Applicant: Meramec Specialty Company
Property Owner: Tayco Upper Bottom Road, LLLP
Zoning: C2, General Commercial District
Location: On the south corner of Upper Bottom Road and Highway 364
Council District: 7
Account No.: T090800038

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

Application: FWK20-09
Applicant: Craig Applegate, Applegate Industries LLC
Property Owner: The Inertia School of Dance, Incorporated
Zoning: C1, Neighborhood Commercial District
Location: On the east side of Lake St. Louis Boulevard, approximately 825 feet north of Hawk Ridge Trail
Council District: 2
Account No.: 7635901000

PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS

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

Application No: CUP20-05
Property Owner: PTG Investments, LLC
### I. REZONING REQUEST - 1 ILLY DRIVE

<table>
<thead>
<tr>
<th>Application No.</th>
<th>RZ20-04</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>Current Zoning</td>
<td>A/FF/FW, Agricultural District, with Floodway and Floodway Fringe Overlay Districts</td>
</tr>
<tr>
<td>Requested Zoning</td>
<td>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</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 of Mid Rivers Mall Drive and Saint Peters Cottleville Road, adjacent to the City of Cottleville and the City of Saint Peters</td>
</tr>
<tr>
<td>Council District</td>
<td>3</td>
</tr>
<tr>
<td>Account Nos.</td>
<td>A9230000015, A913001277, 520620A000</td>
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</tbody>
</table>

### II. REZONING REQUEST - 5225 GUTERMUTH ROAD

<table>
<thead>
<tr>
<th>Application No.</th>
<th>RZ20-05</th>
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</thead>
<tbody>
<tr>
<td>Property Owner</td>
<td>Advantage Properties, LLC</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>R1A/FF, Single-Family Residential District, with Floodway Fringe Overlay District</td>
</tr>
<tr>
<td>Requested Zoning</td>
<td>R2/FF, Two-Family Residential District, with Floodway Fringe Overlay District</td>
</tr>
</tbody>
</table>
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