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
ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 20, 2020
7:00 PM
DUE TO THE OUTBREAK OF COVID
HEALTH SCREENING UPON ENTRY AND SOCIAL DISTANCING MEASURES WILL BE ENFORCED. WEARING A FACE
PUBLIC Comments
PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS
CHANGES TO THE AGENDA
PLEDGE OF ALLEGIANCE
CALL TO ORDER
I. MEMORANDUM OF MINUTES FROM THE APRIL 15, 2020 REGULAR MEETING
CONTINUATION OF MINUTES FROM THE APRIL 15, 2020 REGULAR MEETING
OTHER BUSINESS
II. PLANNING AND ZONING DIVISION UPDATES
III. REZONING REQUEST
PUBLIC HEARINGS FOR REZONING REQUESTS
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
PUBLIC HEARINGS FOR REZONING REQUESTS
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

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

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
TABLED / CONTINUED ITEMS
NONE

APPROVAL OF MINUTES FROM THE APRIL 15, 2020 REGULAR MEETING

OTHER BUSINESS
II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT