ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 20, 2020
7:00 PM
DUE TO THE OUTBREAK OF COVID-19, THE COUNTY EXECUTIVE BUILDING IS CURRENTLY CLOSED TO THE PUBLIC UNTIL FURTHER NOTICE. PLANNING & ZONING COMMISSION MEETINGS ARE BEING TEMPORARILY HELD AT THE FOLLOWING LOCATION:

ST. PETERS JUSTICE CENTER AUDITORIUM
1020 GRAND TETON DRIVE
ST. PETERS, MO 63376

Directions: Enter at the “Court and Auditorium” entrance on the north side of the building facing Suemandy Drive and Mid Rivers Mall. Parking is available across Suemandy Drive adjoining the Mall parking lot. For those parking there, cross Suemandy at the intersection of Grand Teton Drive. Use the “Court and Auditorium” building entrance facing Suemandy Drive.

This meeting is open to the public. All attendees will be required to complete a health screening upon entry and social distancing measures will be enforced. Wearing a face covering is strongly encouraged.

The meeting will be available live online via YouTube at https://www.youtube.com/user/SCCMOTV or on the County’s website at https://tv.sccmo.org/CablecastPublicSite.

Public Comments: If a citizen is not able to attend the public meeting, the Planning & Zoning Commission will be accepting comments by e-mail at planning@sccmo.org or in writing up until 5:00 p.m. on Tuesday, May 19, 2020 and such comments will be included into the record of the meeting.

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
I. CONDITIONAL USE REQUEST

Public Hearing for Conditional Use Permits

1) Centralized yard waste composting facility, with conditions

Account No.: A923000015, A913001277, 520620A000
Location: On the north side of Wilson Road, approximately 800 feet north of Wilson Road
Requested Zoning: R2/FF, Two
Current Zoning: I1, Light Industrial District
Owner/Developer: Craig Applegate, Applegate Industries LLC
Application No: 3707 VETERANS MEM. PKWY

2) The Inertia School of Dance, Incorporated

Account No.: TGL Properties, LLC
Location: On the northeast corner of Highway N and Highway Z
Requested Zoning: R2/FF, Two
Current Zoning: C2, General Commercial District
Owner/Developer: PTG Investments, LLC
Application No: 342720A000

3) Advantages Properties

Account No.: Mutual Assurance Company Partnership, LLP
Location: On the northwest corner of the intersection of Mexico Road and Floodway Fringe Overlay Districts
Requested Zoning: R2/FF, Two
Current Zoning: C1, Neighborhood Commercial District
Owner/Developer: Martin Fears, Show Me Services, LLC
Application No: 2030 Master Plan:

4) Meramec Specialty Company

Account No.: FWK20
Location: On the northeast corner of Highway Z near the City of St. Peters
Requested Zoning: R2/FF, Two
Current Zoning: Floodway Fringe Overlay District
Owner/Developer: Leslie Ayers
Application No: 01 ILLY DRIVE, MID RIVERS MALL DRIVE, AND ST. PETERS

5) Tayco Upper Bottom Road, LLLP

Account No.: Leslie Ayers
Location: On the northeast corner of Highway Z and Floodway Fringe Overlay District
Requested Zoning: R2/FF, Two
Current Zoning: Floodway Fringe Overlay District
Owner/Developer: Meramec Specialty Company
Application No: 2030 Master Plan:

6) St. Charles County

Account No.: Westley Godar
Location: On the northeast corner of the intersection of West Clay and Golfway Street
Requested Zoning: C2, General Commercial District
Current Zoning: C2, General Commercial District
Owner/Developer: Bremer Properties, LLC
Application No: 721620A000

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.: 342720A000

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
<table>
<thead>
<tr>
<th>Location</th>
<th>On the northwest corner of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council District</td>
<td>1</td>
</tr>
<tr>
<td>Account No.</td>
<td>A870000485</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Application</th>
<th>FWK20-07</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Meramec Specialty Company</td>
</tr>
<tr>
<td>Property Owner</td>
<td>The Baker Family Company</td>
</tr>
<tr>
<td>Zoning</td>
<td>C2, General Commercial District</td>
</tr>
<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>
</tr>
<tr>
<td>Account No.</td>
<td>748680B000</td>
</tr>
</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, LLLP</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>2</td>
</tr>
<tr>
<td>Account No.</td>
<td>7635901000</td>
</tr>
</tbody>
</table>

### 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>
</tbody>
</table>
ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 20, 2020
7:00 PM
DUE TO THE OUTBREAK OF COVID-19, THIS MEETING IS OPEN TO THE PUBLIC.  ALL ATTENDEES WILL BE REQUIRED TO COMPLETE A HEALTH SCREENING FORM AND DISTANCING AND MANDATORY MASKING MUST BE FOLLOWED.  COMMUNITY MEMBERS ARE ENCOURAGED TO SIGN UP TO PUBLICLY ADDRESS ITEMS ON THE AGENDA FOR 3 MINUTES OR LESS ON THE FRIENDLY ST. CHARLES COUNTY WEBSITE AT FRIENDLYSTCHARLES.COM OR CALL 636-766-5250.

Directions
Suemandy Drive and Mid Rivers Mall. Parking is available across Suemandy Drive adjoining Mall parking lot. For those parking there, cross Suemandy at the intersection of Grand Teton Drive.

THIS MEETING IS OPEN TO THE PUBLIC.  SUCH COMMUNITY MEMBERS WISHING TO ADDRESS ITEMS ON THE AGENDA MAY SIGN UP FOR PUBLIC COMMENTS BY 5:00 PM ON THE FRIENDLY ST. CHARLES COUNTY WEBSITE AT FRIENDLYSTCHARLES.COM OR CALL 636-766-5250 TO BE INCLUDED IN THE RECORD OF THE MEETING.

Public Comments
Accepting comments by email. Those who sign up online or by phone will be notified of your comments by email.

I. REZONING REQUEST - 1 ILLY DRIVE

Application No:               RZ20-04
Property Owner:              PTG Investments, LLC
Applicant:                   St. Louis Composting, Incorporated
Current Zoning:              R1A/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 No.:                 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
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