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
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.: A91600023

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-19, THE PUBLIC IS PROHIBITED FROM ATTENDING THE MEETING.
PUBLIC COMMENTERS WILL BE ALLOWED TO COMMENT VIA TELEPHONE. DUE TO THE PUBLIC HEALTH CRISIS, THIS MEETING WILL BE CONDUCTED IN A DUAL FORMAT
TO THE PUBLIC UNTIL FURTHER NOTICE. PLANNING & ZONING COMMISSION MEETINGS ARE BEING TEMPORARILY HELD IN A DUAL FORMAT.
PEOPLE ATTENDING IN PERSON ARE ASKED TO MAINTAIN SOCIAL DISTANCING AND WEAR A FACE MASK OR OTHER COVERAGE.
STAFF WILL BE IN PLACE TO SCREEN BOTH TELEMERIC AND IN-PERSON PARTICIPANTS.
HEALTH SCREENING UPON ENTRY AND SOCIAL DISTANCING MEASURES WILL BE ENFORCED. WEARING A FACE MASK OR OTHER COVERAGE IS REQUIRED.

APPROVAL OF MINUTES FROM THE APRIL 15, 2020 REGULAR MEETING
NONE

II. PLANNING AND ZONING DIVISION UPDATES

APPLICATIONS AND PERMITS

I. REZONING REQUEST

1. 916 OLD BRYAN ROAD
   - Property Owner: Martin Fears, Show Me Services, LLC
   - Location: On the southeast corner of Arco Drive and Veterans Memorial Parkway
   - Parcel Size: 3.47 acres
   - Requested Zoning: R2/FF, Two Family Residential
   - Current Zoning: C2, General Commercial District
   - Engineer: FWK20
   - Account No.: 916 OLD BRYAN ROAD
   - Council District: 7

2. 553800A000
   - Property Owner: Bremer Properties, LLC
   - Location: On the northeast corner of Highway N and Highway Z
   - Parcel Size: 6.00 acres
   - Requested Zoning: RZ20
   - Current Zoning: R1A/FF, Single Family Residential
   - Engineer: FWK20
   - Account No.: 553800A000
   - Council District: 1

3. 721620A000
   - Property Owner: Advantage Properties, LLC
   - Location: On the north side of Wilson Road, approximately 800 feet southwest of Motherhead Road; adjacent to the City of Cottleville and the City of Wentzville
   - Parcel Size: 52.604 acres
   - Requested Zoning: C2, General Commercial District
   - Current Zoning: Family Residential District, with Floodway and Floodway Fringe Overlay Districts
   - Engineer: FWK20
   - Account No.: 721620A000
   - Council District: 2

4. 553800A000
   - Property Owner: PTG Investments, LLC
   - Location: Approximately 885 feet northwest of the intersection of West Clay Road, adjacent to the City of Cottleville and Mid Rivers Mall Drive and Saint Peters Cottleville Road
   - Parcel Size: 6.00 acres
   - Requested Zoning: C2, General Commercial District
   - Current Zoning: C2, General Commercial District
   - Engineer: FWK20
   - Account No.: 553800A000
   - Council District: 2

II. 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

III. 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

IV. 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
Applicant: St. Louis Composting, Incorporated

Property Zoning: R1A/FF/FW, Agricultural District, with Floodway and Floodway Fringe Overlay Districts

Conditional Use Requests: 1) Centralized yard waste composting facility, with conditions regulated in Part 4, Section 405.520, Development Standards; and 2) Extraction of topsoil

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

PUBLIC HEARINGS FOR REZONING REQUESTS

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 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 northeast corner of Highway N and Highway Z
Advantage Properties, LLC
3.47 acres
7
Approximately 885 feet northwest of the intersection
147693A000
3
Craig Applegate, Applegate Industries LLC
Westley Godar
A/FF/FW, Agricultural District, with Floodway
3
763590I000
C2, General Commercial District
Advantage Properties
Approximately 885 feet northwest of the intersection
Recommends Parks and Open Space
RR, Single
St. Louis Composting, Incorporated
FWK20
Craig Applegate, Applegate Industries LLC
JMZ III Real, L.L.C.
6
RZ20
4
1
916 OLD BRYAN ROAD
On the east side of Lake St. Louis Boulevard, approximately
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 GRAT 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