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
<table>
<thead>
<tr>
<th>Zoning:</th>
<th>C2, General Commercial District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>On the east side of Old Bryan Road, approximately 620 feet north of Veterans Memorial Parkway</td>
</tr>
<tr>
<td>Council District:</td>
<td>4</td>
</tr>
<tr>
<td>Account No.:</td>
<td>342720A000</td>
</tr>
</tbody>
</table>

### III. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 701 LUETKENHAUS BLVD.

<table>
<thead>
<tr>
<th>Application:</th>
<th>FWK20-03</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>Bremer Properties, LLC</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Martin Fears, Show Me Services, LLC</td>
</tr>
<tr>
<td>Zoning:</td>
<td>C2, General Commercial District</td>
</tr>
<tr>
<td>Location:</td>
<td>At the intersection of Wall Street and Luetkenhaus Blvd.</td>
</tr>
<tr>
<td>Council District:</td>
<td>1</td>
</tr>
<tr>
<td>Account No.:</td>
<td>721620A000</td>
</tr>
</tbody>
</table>

### IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 3120 WEST CLAY STREET

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

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

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

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

<table>
<thead>
<tr>
<th>Application:</th>
<th>FWK20-06</th>
</tr>
</thead>
</table>
VII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT: 21 EAST HIGHWAY N

Application: FWK20-07
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

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 northeast corner of Highway N and Highway Z
Council District: 2
Account No.: 748680B000

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: 7
Account No.: T090800038

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

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
TABLED / CONTINUED ITEMS
NONE

APPROVAL OF MINUTES FROM THE APRIL 15, 2020 REGULAR MEETING

OTHER BUSINESS

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT