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
ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 20, 2020
7:00 PM
DUE TO THE OUTBREAK OF COVID-19, THIS MEETING WILL BE HELD VIA VIDEO CONFERENCE.

I. CALL TO ORDER
II. PUBLIC MEETING ANNOUNCEMENTS
III. APPROVAL OF MINUTES FROM THE APRIL 15, 2020 REGULAR MEETING

NONE

IV. TABLED / CONTINUED ITEMS

V. PUBLIC COMMENTS

VI. PLANNING AND ZONING DIVISION UPDATES

APPLICATIONS FOR REZONING

I. REZONING REQUEST

PUBLIC HEARINGS FOR REZONING REQUESTS

VIII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT

I. 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
I. PRELIMINARY PLAT FOR 5225 GUTERMUTH ROAD

Application:

- Location: On the northeast corner of the intersection of West Clay and Golfway Street
- Account No.: A870000485

II. PLANNING AND ZONING DIVISION UPDATES

- NONE

III. REZONING REQUEST

- Location: Approximately 885 feet northwest of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville
- Council District: 1
- Account No.: A870000485

- 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

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

- Application:
- 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:
- 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:
- 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

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

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:  Variety Homes, 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
Council District: 3
Account No.: 553800A000

III. REZONING REQUEST - 4466 WILSON ROAD

Application No: R20-06
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: Variety Homes, LLC
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