ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 17, 2020
7:00 PM

PLANNING & ZONING COMMISSION MEETINGS ARE TEMPORARILY BEING HELD AT THE FOLLOWING LOCATION:

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

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 youtube.com/SCCMOTV or on the County’s website at https://tv.sccmo.org/CablecastPublicSite.

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.

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, June 16, 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 REZONING REQUESTS
I. REZONING REQUEST - OAK VIEW FARMS DRIVE

Application No: RZ20-07
Property Owner: Hyman H. Kaye Revocable Trust
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 (3-acre minimum lot size)
Parcel Size: 84.20 acres
Location: On the west side of Busdieker Drive, approximately 300 feet south of Foristell Road; near the City of New Melle
Council District: 2
Account No.: 608880A000

PLATS
I. PRELIMINARY PLAT FOR THE HYMAN KAYE TRACT - OAK VIEW FARMS DRIVE
Application No: PRE20-14

Property Owner: Hyman H. Kaye Revocable Trust

Engineer/Surveyor: Bax Engineering Company

Developer: Greystone Holdings, LLC

Existing Zoning: A, Agricultural District (5-acre minimum lot size)

Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

Proposed lots: 25

Parcel Size: 84.20 acres

Location: On the west side of Busdieker Drive, approximately 300 feet south of Foristell Road; near the City of New Melle

Council District: 2

Account No.: 608880A000

II. PRELIMINARY PLAT FOR TWIN SILO’S - 2510 CHURCH ROAD

Application No: PRE20-15

Owner/Developer: Charlestowne Crossing, LLC

Engineer/Surveyor: Bax Engineering Company

Zoning: A, Agricultural District (5-acre minimum lot size)

Proposed Lots: 12

Parcel Size: 72.39 acres

Location: On the south side of Church Road, approximately 2,000 feet east of Blase Station Road

Council District: 6

Account No.: T210500001

TABLED / CONTINUED ITEMS

I. PRELIMINARY PLAT FOR COTTLEVILLE HILL - 5225 GUTERMUTH ROAD

Application No: PRE20-11

Owner/Developer: Variety Homes, LLC

Engineer: Pickett, Ray & Silver

Current Zoning: R1A, Single-Family Residential District, with Floodway Fringe Overlay District

Requested Zoning: R2, 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
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TENTATIVE AGENDA
APPROVAL OF MINUTES FROM THE MAY 20, 2020 MEETING
OTHER BUSINESS
II. PLANNING AND ZONING DIVISION UPDATES
ADJOURNMENT