ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 15, 2020
7:00 PM

COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 NORTH THIRD STREET
SAINT CHARLES, MO 63301

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.

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, July 14, 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 CONDITIONAL USE PERMITS
I. CONDITIONAL USE REQUEST – 3151 HOPEWELL ROAD

Application No: CUP20-06
Applicant: Twin Edge Lawn Care and Landscaping, LLC
Property Owner: Dardenne Creek Farms, Incorporated
Property Zoning: RR, Single-Family Residential District, with Floodway Fringe Overlay District

Conditional Use Request: Lawn Care Service (Indoor Storage of Equipment and Vehicles Required)

2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre minimum lot size)

Parcel Size: 3.27 acres
Location: On the northwest side of Hopewell Road, approximately 1,000 feet northeast of Tanis Lee Lane

Council District: 2
Account No.: T012000126

PUBLIC HEARINGS FOR REZONING REQUESTS
I. REZONING REQUEST – 986 SCHAPER ROAD
II. REZONING REQUEST - 307 LORENE DRIVE

Application No: RZ20-09

Applicant: Habitat for Humanity of St. Charles County

Property Owners: City of O'Fallon

Current Zoning: C2, General Commercial District

Requested Zoning: R1C, Single-Family Residential District (15,000 square foot minimum lot size)

2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre minimum lot size)

Parcel Size: 0.568 acres

Location: On the northeast corner of Lorene Drive and Fire Lane Drive; near the City of St. Paul and the City of O'Fallon

Council District: 1

Account No.: 318480A000

PLATS

I. PRELIMINARY PLAT FOR AYER'S STABLES - 4466 WILSON ROAD

Application No: PRE20-12

Owner/Developer: Leslie Ayers

Engineer/Surveyor: Landmark Surveying Company

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

Proposed Lots: 2

Parcel Size: 6.00 acres
II. PRELIMINARY PLAT FOR LAKE ST. LOUIS WOODS - 1936 DUELLO ROAD

Application No: PRE20-13
Owner/Developer: James W. Clemens
Engineer/Surveyor: THD Design Group
Zoning: R2, Two-Family Residential District

Proposed Dwelling Units: 5
Parcel Size: 1.10 acres

Location: On the north side of Duello Road, approximately 430 feet east of Charity Drive; adjacent to the City of Lake St. Louis

Council District: 2
Account No.: T132300003

TABLED / CONTINUED ITEMS
NONE

OTHER BUSINESS
II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT