CALL TO ORDER
PLEDGE OF ALLEGIANCE
CHANGES TO THE AGENDA
PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS
I. CONDITIONAL USE REQUEST - 1319 SCHLUERSBURG RD
   Application No: CUP20-07
   Applicant / Property Owner: Boone Valley Golf Club, Incorporated
   Property Zoning: A, Agricultural District
   Conditional Use Request: Amending CUP #496 to add a new golf training and lodging facility
   Parcel Size: 417.40 acres
   Location: On the west side of Moll Road west of the intersection of Moll Road and Schluersburg Road
   Council District: 2
   Account No.: A911000003

II. CONDITIONAL USE REQUEST - 102 HIGH RIDGE DR
    Application No: CUP20-09
    Applicant/Contract Purchaser: Charles A. Ruedebusch II
    Property Owner: Missouri Department of Transportation
    Current Zoning: R1E, Single-Family Residential District (7,000 square foot minimum lot size)
**ST. CHARLES COUNTY**
**PLANNING & ZONING COMMISSION**
**REGULAR MEETING**
**AUGUST 19, 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.

Tentative Agenda

**CALL TO ORDER**

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II. CONDITIONAL USE REQUEST - 102 HIGH RIDGE DR

- **Application No:** CUP20-09
- **Applicant/Contract Purchaser:** Charles A. Ruedebusch II
- **Property Owner:** Missouri Department of Transportation
- **Current Zoning:** R1E, Single-Family Residential District (7,000 square foot minimum lot size)
- **Requested Zoning:** C2, General Commercial District
- **Conditional Use Request:** Boat and Recreational Vehicle Storage Yard
- **Parcel Size:** 0.37 acres
- **Location:** Bordering Interstate 64 on the northeast side of High Ridge Drive in the Fieldcrest Subdivision, near the cities of Lake St. Louis, O'Fallon, and Dardenne Prairie
- **Council District:** 2

**PUBLIC HEARINGS FOR REZONING REQUESTS**

I. REZONING REQUEST - 3807 TOWERS ROAD

- **Application No:** RZ20-10
- **Applicant:** St. Charles County Ambulance District
- **Property Owners:** Terry and Janet Hackmann
- **Current Zoning:** R1A, Single-Family Residential District (1-acre minimum lot size)
- **Requested Zoning:** Rezoning approximately 0.96 acres of a 1.82-acre tract to R1E, Single-Family Residential District (7,000 square foot minimum lot size)
- **2030 Master Plan:** Recommends Low-Density Residential Uses (0.25 to 1-acre minimum lot sizes)
- **Parcel Size:** Approximately 0.96 acres
- **Location:** On the southwest corner of Towers Road and Caulks Hill Road
- **Council District:** 7
- **Account No.:** A870001586

II. REZONING REQUEST - 102 HIGH RIDGE DR

- **Application No:** RZ20-11
- **Applicant/Contract Purchaser:** Charles A. Ruedebusch II
- **Property Owner:** Missouri Department of Transportation
- **Current Zoning:** R1E, Single-Family Residential District (7,000 square foot minimum lot size)
- **Requested Zoning:** C2, General Commercial District
- **Parcel Size:** 0.37 acres
- **Location:** Bordering Interstate 64 on the northeast side of High Ridge Drive in the Fieldcrest Subdivision, near the cities of Lake St. Louis, O'Fallon, and Dardenne Prairie

**APPROVAL OF MINUTES FROM THE JULY 15, 2020 MEETING**

**OTHER BUSINESS**

II. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**
PLATS
NONE

TABLED / CONTINUED ITEMS
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

APPROVAL OF MINUTES FROM THE JULY 15, 2020 MEETING

OTHER BUSINESS
II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT