

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 18, 2019  
7:00 PM**

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

Tentative Agenda

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES TO THE AGENDA**

**PUBLIC HEARINGS**

**I. REZONING AND CONDITIONAL USE REQUEST - 2150 TECHNOLOGY DRIVE, 1 DORIS AVENUE, AND 3 DORIS AVENUE**

Application No: CUR19-05  
Applicant: Benson Automotive Properties

Property Owner: Golden B.C., L.L.C.

Existing Zoning: R1E, Single- Family Residential District, and R1A,  
Single-Family Residential District  
Requested Zoning: C2, General Commercial District

Conditional Use Request: Automobile and truck sales

2030 Master Plan: Recommends Industrial Uses

Parcel Size: 7.34 acres

Location: On the east side of Technology Drive, approximately  
400 feet north of Doris Avenue, adjacent to Interstate 64  
and the City of O'Fallon

Council District: 2

Account No.: 780690A000, 803950A000, 803949A000

Documents:

[PZ AGENDA PACKET - CUR19-05.PDF](#)

**II. REZONING REQUEST - 7370 WEBER LAKE ROAD**

Application No: RZ19-11

Applicant: Paul and Holly Stumpf

Property Owner: Holly Stumpf

Existing Zoning: A, Agricultural District, with Density Floodway Overlay  
District

Requested Zoning: C2, General Commercial District, with Density Floodway  
Overlay District

2030 Master Plan: Recommends Agricultural Use

Parcel Size: 3.70 acres

Location: On the east side of Weber Lake Road, approximately 700 feet north of intersection of Weber Lake Road and Portage Road; near the town of Portage Des Sioux

Council District: 6

Account No.: 856320A000

Documents:

[PZ AGENDA PACKET - RZ19-11.PDF](#)

### III. REZONING REQUEST - 2601 HIGHWAY 94 SOUTH

Application No: RZ19-12

Applicant: Rick M. Stout

Property Owners: Rick M Stout, Pamela M. Stout, Sally J. Peyton, and Susan J Schepman

Existing Zoning: PR, Park Recreational District, with Floodway Fringe Overlay District

Requested Zoning: A, Agricultural District, with Floodway Fringe Overlay District

2030 Master Plan: Recommends Agricultural Use

Parcel Size: 52.74 acres

Location: Southwest of the Intersection of Highway F and Highway 94 South, north of Femme Osage Creek

Council District: 2

Account Nos.: A983001169, T071300006, T071300100, and 628170A000

Documents:

[PZ AGENDA PACKET - RZ19-12.PDF](#)

## PLATS

### I. PRELIMINARY PLAT FOR KOHLER ESTATES PLAT 1 - 4019 HIGHWAY D

Application: PRE19-12

Applicant: Lewis-Bade Incorporated  
Owners: Kohler Development Company, LLC

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

Area: 117.25 acres

Number of lots: 30

Location: On the southwest corner of the intersection of Highway D and Benne Road

Council District: 2

Account Nos.: 595560A000 & T171300013

Documents:

[PZ AGENDA PACKET - PRE19-12.PDF](#)  
[KOHLER ESTATES MODOT PLANS REVISED 9-11-19 WEST ENTRANCE ONLY.PDF](#)

**TABLED / CONTINUED ITEMS**

NONE

APPROVAL OF MINUTES FROM THE AUGUST 21, 2019 MEETING

Documents:

[8-21-19 PZ MTG MINUTES - DRAFT.PDF](#)

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**