

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 21, 2022  
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.  
The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, September 20, 2022

**Tentative Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES AND/OR ADDITIONS TO THE AGENDA**

**PUBLIC HEARINGS**

IV. CONDITIONAL USE PERMIT REQUEST - 2896 HIGHWAY K

Application No:	CUP22-10
Property Owner:	Martha A. Keeven Revocable Living Trust
Developer:	Louis Berra for Bestbox Storage
Property Zoning:	C2, General Commercial District
Conditional Use Request:	Self-storage/mini warehouses
Parcel Size:	3.94 acres
Location:	On the east side of Highway K, approximately 500 feet south of Royall Springs Parkway, adjacent to the City of O'Fallon
County Council District:	3

Account No.: 410610D001

**PLATS**

**I. PRELIMINARY PLAT FOR KEEVEN CENTER ON K - 2896 HIGHWAY K**

Application No: PRE22-10

Property Owner: Martha A. Keeven Revocable Living Trust

Developer: Louis Berra for Bestbox Storage

Engineer: Cochran Engineering

Property Zoning: C2, General Commercial District

Proposed Lots: 2

Parcel Size: 3.94 acres

Location: On the east side of Highway K, approximately 500 feet south of Royall Springs Parkway, adjacent to the City of O'Fallon

County Council District: 3

Account No.: 410610D001

**II. PRELIMINARY PLAT FOR THE GROVE AT RIVERDALE - DYER ROAD**

Application No: PRE22-09

Property Owners: Thomas J. McMenemy and Julie A. McMenemy

Developer: Charlestowne Crossing, LLC

Engineer: Cole & Associates

Property Zoning: R1E, Single-Family Residential District (10,000 square foot minimum lot size)

Proposed Lots: 101

Parcel Size: 59.90 acres

Location: On the west side of Dyer Road, approximately 750 feet north of Riverdale Park Drive, adjacent to the City of St. Paul

County Council District: 1

Account No.: 284760A000

**III. PRELIMINARY PLAT FOR SAXONY RIDGE - 3866 SOUTH POINT PRAIRIE ROAD**

Application No: PRE22-11

Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker

Developer: Lombardo Homes of St. Louis, LLC

Engineer: Civil & Environmental Consultants, Inc.

Requested Zoning: 1. 79.85 acres to RR, Single Family Residential District (3 acre minimum lot size); and

2. 1 acre to R1A, Single-Family Residential District (1-acre minimum lot size)

Proposed Lots: 28

Area: 95.88 acres

Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle

County Council District: 2

Account Nos.: 606570A000 and T032100001

**TABLED / CONTINUED ITEMS**

NONE

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**