

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 19, 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://www.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, October 18, 2022

**Tentative Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC HEARINGS**

**I. REZONING REQUEST - 5170 HIGHWAY 94 SOUTH**

Application No:	RZ22-15
Property Owner:	Lake Augusta Farms, LLC
Current Zoning: District	A, Agricultural District, with Floodway Fringe Overlay District
Requested Zoning: Fringe Overlay District	RR, Single-Family Residential District, with Floodway Fringe Overlay District
2030 Master Plan:	Recommends Agricultural Uses
Area:	1.68 acres of a 134.44-acre parcel
Location:	On the north side of Hackmann Road approximately 2,000 feet east of Bluff Lane, near the City of Augusta

County Council District: 2

Account No.: 195090A000

## II. CONDITIONAL USE PERMIT REQUEST - 3835 & 3853 BECKER JOERLING ROAD

Application No: CUP22-08

Property Owner: KAG 144, LLC

Applicant: Kelly McHoney, Manager for KAG 114, LLC

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

Conditional Use Requests: (A) A campground

(B) A commercial farm stand

(C) Rural recreational activity

(D) Buildings, structures, or open spaces for for conducting weddings and/or other private parties

Parcel Size: Approximately 79.00 acres

Location: On the west side of Becker Joerling Road, approximately 4,900 feet north of Femme Osage Creek Road

County Council District: 2

Account Nos.: 615090A001 and T011400021

## III. CONDITIONAL USE PERMIT REQUEST - HIGHWAY D

Application No: CUP22-11

Property Owner: Osage Land Holdings, LLC

Property Zoning: C2, General Commercial District

Conditional Use Request: An outdoor storage lot for automobiles, boats, trucks, and recreational vehicles

Parcel Size: 5.67 acres

Location: Approximately 250 feet west of the intersection of Highway D and Highway DD

County Council District: 2

Account No.: T031300014

#### IV. CONDITIONAL USE PERMIT REQUEST - 6730 HICKORY TREE LANE

Application No: CUP22-12

Property Owner: The Sparrows Nest

Property Zoning: R1A, Single-Family District

Conditional Use Request: Daycare serving no more than ten (10) children at any given time

Parcel Size: 1.00 acres

Location: Approximately 470 feet southwest of the intersection of Carters Grove and Highway K, adjacent to the City of O'Fallon

County Council District: 3

Account No.: T141600001

#### **PLATS**

NONE

#### **TABLED / CONTINUED ITEMS**

#### I. REZONING REQUEST - 3866 SOUTH POINT PRAIRIE ROAD

Application No: RZ22-14

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

Developer: Lombardo Homes of St. Louis, LLC

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

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)

2030 Master Plan: Recommends rural residential uses

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

## II. 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

**APPROVAL OF MINUTES FROM THE SEPTEMBER 21, 2022 MEETING**

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**