

**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.

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

Documents:

[RZ22-15 AGENDA PACKET.PDF](#)

II. 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

Documents:

[CUP22-11 PZ AGENDA PACKET.PDF](#)

III. 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

Documents:

[CUP22-12 PZ AGENDA PACKET.PDF](#)

IV. 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

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

Documents:

[PZ AGENDA PACKET - RZ22-14.PDF](#)

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

Documents:

[PZ AGENDA PACKET - PRE22-11.PDF](#)

APPROVAL OF MINUTES FROM THE SEPTEMBER 21, 2022 MEETING

Documents:

[09-21-2022 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT