

**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

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](#)

PLATS

NONE

TABLED / CONTINUED ITEMS

AT THE REQUEST OF THE APPLICANT, THESE APPLICATIONS WILL REMAIN TABLED

. 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

. 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

Documents:

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

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT