

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 16, 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, November 15, 2022

**Tentative Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC HEARINGS**

**I. REZONING REQUEST - 211 CLEARVIEW DRIVE**

Application No: RZ22-16

Property Owner: CVD Assets, LLC

Applicant: Joshua Jones, CVD Assets, LLC

Current Zoning: R1E, Single-Family Residential District

Requested Zoning: C2, General Commercial District

2030 Master Plan: Recommends commercial uses

Area: 0.27 acres

Location: On the west side of Clearview Drive, approximately 500 feet south of Veterans Memorial Parkway, adjoining the City of St. Charles

County Council District: 5

Account No.: 150090A000

**II. REZONING REQUEST - 2012 HILL ROAD**

Application No: RZ22-17

Property Owners: Brian Riebow and Laura Riebow

Applicant: Laura Riebow

Current Zoning: A, Agricultural District

Requested Zoning: C2, General Commercial District

2030 Master Plan: Recommends commercial uses

Area: 0.44 acres

Location: at the northwest quadrant of Hwy 61 and David Hoekel Parkway, adjoining the cities of Wentzville and Flint Hill

County Council District: 1

Account No.: 298710A000

**PLATS**

NONE

**TABLED / CONTINUED ITEMS**

**I. 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

## II. 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: (A) 79.85 acres to RR, Single Family Residential District (3 acre minimum lot size); and

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

2030 Master Plan: Recommends rural residential uses

Subject Parcels: 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

## 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: (A) 79.85 acres to RR, Single Family Residential District (3 acre minimum lot size); and  
(B) 1 acre to R1A, Single-Family Residential District (1-acre minimum lot size)

Proposed Lots: 28

Subject Parcels: 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 OCTOBER 19, 2022 MEETING**

**OTHER BUSINESS**

**I. PLANNING AND ZONING DIVISION UPDATES**

**ADJOURNMENT**