

**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://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, 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

Documents:

[PZ AGENDA PACKET - RZ22-16.PDF](#)

**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

Documents:

[PZ AGENDA PACKET - RZ22-17.PDF](#)

**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

Documents:

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

## 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

Documents:

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

## 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

Documents:

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

**APPROVAL OF MINUTES FROM THE OCTOBER 19, 2022 MEETING**

Documents:

[10-19-2022 PZ MTG MINUTES - DRAFT.PDF](#)

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**