

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 17, 2021
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, November 16, 2021

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

AT THE REQUEST OF THE APPLICANT, APPLICATION CUP21-20 HAS BEEN REMOVED FROM THE AGENDA AND WILL BE HEARD AT THE NEXT REGULAR MEETING

Documents:

[REQUEST TO POSTPONE.PDF](#)

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST - 3678 HIGHWAY D

Application No:	CUP21-17
Property Owner:	Gerald L. Wolf and Sharon Wolf
Applicant:	Russell Been for Collective Solutions, LLC
Current Zoning:	C1, Neighborhood Commercial District
2030 Master Plan:	Recommends low density residential land uses
Conditional Use Request:	Construct a 115-foot tall monopole telecommunication tower with adjustments to exceed height, setback, and spacing standards
Parcel size:	3.93 acres
Location:	On the south side of Highway D, approximately 1,000 feet east of Highway DD

County Council District: 2
Account No.: 598080A000

Documents:

[PZ AGENDA PACKET - CUP21-17.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - 2818 SOUTH POINT PRAIRIE ROAD

Application No: CUP21-18
Property Owner: Chickadee Acres, LLC
Applicant: Lisa Mallon
Current Zoning: A, Agricultural District
2030 Master Plan: Recommends low density residential uses
Conditional Use Request: A bed and breakfast residence (up to 10 guests per night)
Parcel Size: 11.20 acres
Location: On the east side of South Point Prairie Road, approximately 2,000 feet north of Dyer Road
County Council District: 2
Account No.: T072100013

Documents:

[PZ AGENDA PACKET - CUP21-18.PDF](#)

III. REZONING REQUEST - HUNN ROAD

Application No: RZ21-17
Property Owner: Elmer V. Hargis
Developer: CMS Homes, LLC
Engineer: Pickett, Ray, & Silver, Inc.
Current Zoning: A, Agricultural District
Requested Zoning: RR, Single Family Residential District (3-acre minimum lot size)
2030 Master Plan: Recommends low density residential uses
Parcel Size: 63.20 acres
Location: On the northwest corner of Hunn Road and English Road, near Indian Camp Creek Park; and bordering Lincoln County
County Council District: 1
Account Nos.: 671040A000

Documents:

[PZ AGENDA PACKET - RZ21-17.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR THE VILLAGE AT INDIAN CREEK - HUNN ROAD

Application No: PRE21-26

Property Owner: Elmer V. Hargis
Developer: CMS Homes, LLC
Engineer: Pickett, Ray, & Silver, Inc.
Current Zoning: A, Agricultural District
Requested Zoning: RR, Single Family Residential District (3-acre
minimum lot size)
2030 Master Plan: Recommends low density residential uses
Proposed Lots: 16
Parcel Size: 63.20 acres
Location: On the northwest corner of Hunn Road and English
Road, near Indian Camp Creek Park; and bordering Lincoln County
County Council District: 1
Account Nos.: 671040A000
Documents:

[PZ AGENDA PACKET - PRE21-26.PDF](#)

APPROVAL OF MINUTES FROM THE OCTOBER 20, 2021 MEETING

Documents:

[10-20-2021 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT