

## MINUTES OF REGULAR MEETING

### ST. CHARLES COUNTY PLANNING AND ZONING COMMISSION

**DATE:** JANUARY 19, 2022  
**TIME:** 7:00 PM  
**PLACE:** COUNTY EXECUTIVE BUILDING  
300 N. THIRD ST.  
THIRD FLOOR COUNCIL CHAMBERS  
ST CHARLES, MO 63301

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**MEMBERS PRESENT:** Jennifer Bahr (Via WebEx), Kevin Cleary, Chad Cornwell, Roger Ellis (via WebEx), Craig Frahm, Terry Hollander, Jamaal Jackson and Kyle Shell

**MEMBERS ABSENT:** Tracy Boehmer

**STAFF PRESENT:** Robert Myers, Director of Planning & Zoning, Ellie Marr, Senior Planner, Mark Price, County Planner, and Bryan Wise, Associate County Counselor

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#### CALL TO ORDER

Vice Chairman Kevin Cleary called the meeting to order at 7:00 PM. Following the Pledge of Allegiance, Chairman Ellis welcomed the audience; explained the procedures for speakers; and explained the functions of the Planning and Zoning Division, the Planning and Zoning Commission and the County Council.

Vice Chairman Cleary introduced the following documents into the record: The Unified Development Ordinance of St. Charles County (UDO), including zoning maps; and the 2030 Master Plan for St. Charles County, which includes the 2030 Future Land Use Plan Map.

Vice Chairman Cleary noted that a quorum was present and entertained a motion to open the meeting. Commissioner Frahm made such a motion and Commissioner Hollander seconded the motion. Vice Chairman Cleary stated that Chairman Roger Ellis and Commissioner Jennifer Bahr are virtually attending the meeting. The motion passed by unanimous voice vote.

Vice Chairman Cleary provided instructions for those wishing to speak at the meeting.

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#### ELECTION OF OFFICERS

Chairman Ellis called for a motion to nominate a Chairman for 2022. Commissioner Frahm made a motion to retain the current officers for 2022. Vice Chairman called for a motion to approve the

current officers, Commissioner Frahm so moved the motion, and the motion was seconded by Commissioner Hollander. The motion was approved by unanimous acclamation, and Roger Ellis was re-elected as Chairman of the Planning & Zoning Commission, Kevin Cleary as Vice-Chairman, and Tracy Boehmer as Secretary for the current year of 2022.

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## CHANGES TO THE AGENDA

There were no changes to the Agenda.

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## PUBLIC HEARINGS

### I. REZONING REQUEST – HIGHWAY B

Application No:	RZ21-20
Property Owner:	Robert Pendergrass
Current Zoning:	A, Agricultural District, with Density Floodway and Floodway Fringe Overlay Districts
Requested Zoning:	RF, Riverfront District, with Density Floodway and Floodway Fringe Overlay Districts
2030 Master Plan:	Recommends agricultural uses
Parcel Size:	5.0 acres
Location:	At the terminus of a private drive on the north side of Highway B, approximately 2,200 feet east of Highway C
County Council District:	6
Account No.:	T220400021

Ellie Marr, Senior Planner, provided a verbal report for Application No. RZ21-20. Ellie Marr stated that a correction needed to be made. The property is not density floodway but is actual floodway of the Mississippi River and is located right on the Mississippi shore. It was re-zoned in 1999 with the adoption of the Unified Development Ordinance. Properties around the area such as campgrounds were zoned recreational use. The Agricultural uses allow the development of a residence any of the permissive uses in the agricultural zoning. The applicant intends to continue the use of the campground with the rezoning to river front this. Ellie Marr stated any changes, developments or upgrades can be reviewed via a Site Plan update with the Planning and Zoning staff. The Applicant has submitted a Site Plan Update pending approval of this rezoning request. The County's Planning and Zoning Division recommends that the Planning and Zoning Commission recommend approval of this application to the County Council.

Vice Chairman Cleary asked staff with this rezoning, would it permit any commercial use such as marina. Ellie Marr stated a marina is currently allowed in agricultural zoning. When staff gets a commercial development of a marina, concerns such as fueling would have to be looked at to determine if that is conditional in the riverfront district. Ellie Marr noted some of that is conditional in Agricultural.

Vice Chairman Cleary asked the Commission if they had any questions for staff.

With no questions for County staff, Vice Chairman Cleary asked the applicant to come forward.

Vice Chairman Cleary stated the Applicant is not in attendance. Vice Chairman Cleary asked the Commission if they had any comments about Application RZ21-20. He made a correction, opened the public hearing, and asked if anyone from the audience wished to comment on Application No. RZ21-20.

Arnie C. Dienoff, PO Box 1535, O'Fallon, MO 63366, was sworn in. Mr. Dienoff stated the applicant is planning to make Site Plan changes without going through the Planning & Zoning and County Council processes. He presented a list of concerns to the Commissioners regarding propane tanks, porta-potties, trash dumpsters and other environmental concerns that could pose problems when it floods. He proposed a condition to secure these items in the event of flooding. Mr. Dienoff requested that this application be tabled until next month since the Applicant is not present.

Vice Chairman Cleary asked if anyone else from the audience wished to comment on Application No. RZ21-20.

With no one else from the audience wishing to comment on this application, Vice Chairman Cleary closed the public hearing and brought the application back to the Commission for consideration.

Commissioner Frahm asked staff is there a reason why the Applicant is not here or did he think it would just go through. Ellie Marr stated she has not heard from the Applicant.

Vice Chairman Cleary stated a recommendation was made to table this application to next month.

Commissioner Frahm asked staff if Planning & Zoning Commission has changed some of the rezoning for applications such as this before. Ellie Marr answered in the affirmative as the number of homes are being reduced voluntarily along the Mississippi, is conducive to recreational use and this type of zoning encourages that.

Vice Chairman Cleary asked staff if there is any type of Ordinance that would require porta-potties or tanks to be tethered or anchored to something. Ellie Marr stated there would be a strict review on that during the Site Plan review. She confirmed there are no propane tanks on this property. Porta-potties would be noted on the Site Plan and the Building Division would also be involved in this review. They will make sure there is potable water and dumping facilities available.

Vice Chairman Cleary asked the Commission if they had any comments to make regarding Application No. RZ21-20.

Commissioner Frahm asked staff if Planning and Zoning received any letters regarding this application. Ellie Marr answered in the negative.

Commissioner Hollander noted that this has become quite common in the past two or three years. People in the area have decided this is the best way to do it with this type of zoning and the Commission has not been presented with any problems since then.

There being no further discussion or questions for County staff, Vice Chairman Cleary asked for a motion of approval for Application No. RZ21-20. Commissioner Frahm made such motion, and Commissioner Cornwell seconded the motion.

The vote on the motion was as follows:

Roger Ellis	Yes	Craig Frahm	Yes	Chad Cornwell	Yes
Kevin Cleary	Yes	Jamaal Jackson	Yes	Terry Hollander	Yes
Jennifer Bahr	Yes	Kyle Shell	Yes		

Application No. RZ21-20 was recommended for **Approval**.

**PLATS**

**I. PRELIMINARY PLAT FOR AUTUMN HOLLOW - 910 EAST HIGHWAY N**

Application No: PRE21-18  
Property Owner: R. Stephen and Catherine M. Barnett, and Donald C. and Marianne Mollison  
Applicant / Developer: Lombardo Homes of St. Louis, LLC  
Engineer: The Sterling Company  
Current Zoning: R3B, Multi-Family Residential District (29.55 acres) and R1E, Single-Family Residential District (47.11 acres)  
Proposed Lots: 110 lots (418 dwellings)  
Parcel Size: Approximately 76.67 acres  
Location: On the south side of Highway N, approximately 900 feet east of Gallop Lane; near the cities of Wentzville, O'Fallon, and Lake St. Louis  
County Council District: 2  
Account Nos.: 759870E000 and A860003141

Robert Myers, Director of Planning and Zoning, provided a verbal report for Application No. PRE21-28. He provided a visual presentation of the overall Landscaping Plan with an overview of the application which will include 416 dwellings consisting of 106 single-family residential lots, 130 attached single-family villas and 180 apartments. He noted that the Master Plan foresees that the primary growth quarter for unincorporated St. Charles County for the next 20 years is going to be Highway N. Robert Myers stated that is being made possible by transportation improvements e.g., Highway N. Duckett Creek Sanitary District recently announced they are building a new sewage treatment plant on Dardenne Creek near Hopewell Road and south of this property. This will allow this growth to come to fruition. This would not only impact Autumn Hollow plat, but an additional plat called Harvest at Hopewell plat in O'Fallon. The two projects are projected to create approximately 1,300 homes. There has been a delay in this presentation because coordination with the City of O'Fallon, MODOT, St. Charles County has been a priority to assure that these projects are integrated in transportation and other improvements. Robert Myers stated since this was first scheduled a revised traffic study has been done for this development and for Harvest to Hopewell. The packet included reflects both developments. The zoning allows this development by right as long as it meets all of the development requirements of the subdivision regulations. The discussion tonight will include the subdivision of land and the improvements. In terms of natural conditions, the property is bisected east or west with a natural watercourse. Much of the property had been farmed but that natural watercourse is where there

were some existing trees stand left. The developers have been working over the last few months to reduce removal of trees to meet the County's tree preservation requirements. Robert Myers summarized that the most recent plans have received approval from the Community Development Director in terms of the tree preservation plan and the mitigation plan. If tree preservation requirements cannot be met, the developer can ask the Community Development Director to mitigate trees that would be removed. They are showing 593 mitigation trees that are planted within common ground and are plenty for this subdivision. That is how they will make up for about an acre of tree removal that would otherwise be required. Under the County's Highway Department standards, trees are not allowed in rights of way in County rights of way therefore they are proposing that the 593 mitigation trees be planted in common ground and on private lots. In terms of transportation, Highway N is currently undergoing study with MODOT in terms of its future will look like and improvements they are being planned for in that corridor. The environmental study for Highway N is being looked to widen it from two lanes to four lanes with a turn lane as well with MODOT officials, City of O'Fallon, St. Charles County, St. Charles County Road Board and County Highway Department to ensure that the development can accommodate this widening. Robert Myers described the PODS: L4- apartments, L3 – villas, L2 and L1 – Single-family areas each would have two points of access. Highway N would be the point of connection with the outside development. Robert Myers stated that the development is well integrated with the expected development around it. The tree preservation requirement issue that was in the written staff report has been resolved as it has been received and approved by the Community Development Director. The street connection to Highway N was also discussed. Robert reviewed the preliminary plat, final plat and the subdivision improvement plan stages which will be designed and built according to County's technical requirements. Robert Myers also pointed out there are two streets in this plan that would normally terminate in a cul-de-sac, but they are showing it as hammerhead turnarounds to avoid encroaching on that tree preservation area, the natural watercourse, and the vegetative buffer. This plat in order for it to be approved would need a variance from the County Council. If the Planning and Zoning Commission recommends approval on the application, it would then go to the County Council for them to vote on it and approve the variances. Robert Myers read the Variance Criteria of the County's Ordinance.

Commissioner Frahm asked how they are getting out of here if this is built before the other subdivisions are built. And are they just coming out on Highway N, and can they?

Robert Myers stated this development will have to be built in concert with the other development next door.

Commissioner Frahm asked staff if the other development in O'Fallon has been approved.

Robert Myers stated he understands they have received preliminary approval from the County Council, and they have a plan unit development they are doing it under. It is also contingent upon the sanitary sewer availability from Duckett Creek and that will not happen for a couple of years. All of this is taking place in anticipation of sanitary sewer service being made available.

Vice Chairman Cleary asked if the County is concerned about dumping 2,600 cars right on Highway N. Robert Myers stated that is why the traffic study was done and was a reason for the delay. He read some of the recommendations/improvements from the traffic study that would be made off the site including the Highway N Corridor.

Vice Chairman Cleary stated it sounds like they are anticipating putting a couple of stop lights along Highway N and right through that area.

Vice Chairman Cleary stated residents turning left out of the subdivision onto Highway N with traffic going 55-60 mph is a concern.

Robert Myers stated that intersection has been looked at by MODOT and they will decide whether or not they can have full access, three-quarters access or what it will be.

Vice Chairman Cleary stated that the traffic study is not really conclusive at this point as to what they are going to do there.

Robert Myers stated it is conclusive and thinks it's three-quarter access at that intersection, but the applicant can speak to that.

Vice Chairman Cleary asked if it is going to be a public road to the property where STL Storage is located.

Robert Myers stated he understands it will be a public street and will have to be dedicated.

Vice Chairman Cleary asked if it would have to be dedicated by the adjoining property owner.

Robert Myers stated it would be dedicated by whomever owns the property or owns a permanent easement of access that would be written to allow vehicular access or for roadway purposes.

Vice Chairman Cleary stated that the developers have submitted the plan to the fire district for hammerhead turnarounds. He asked if the school district is comfortable with backing buses around through there.

Robert Myers answered in the affirmative.

Commissioner Frahm asked if staff has received any comments from them.

Robert Myers said he could not remember the communication specifically but knows they were notified and often they will inform staff about certain streets with cul-de-sacs and if the cul-de-sac is not large enough. Mr. Myers said it is possible that the school buses may not go down those short cul-de-sacs with the hammerhead turnarounds.

Vice Chairman Cleary asked if both were made cul-de-sacs, how many sites would the developer lose.

Robert Myers said the applicant can tell you that, but he thinks the encroachment on that vegetative buffer and the loss of trees. When they first started it looked like they would be losing a lot more trees than now but recently have found ways to keep reducing the tree removal and are now at this point.

Vice Chairman Cleary stated that the developers are going to be putting a lot of additional water into that natural watercourse. He asked what means they are taking to slow the water down because that will cause a lot of erosion downstream.

Robert Myers stated the applicants can provide those details but that is one of the reasons for the vegetative buffer they are providing. They are also providing stormwater detention along that natural watercourse and common ground in the same area. The project will not only need the requirements for storm water but also meet water quality standards as well. The subdivision to the east will have an amenity along that natural watercourse and are doing some different things with that.

Vice Chairman Cleary asked the Commission if they had any questions for staff.

Chairman Ellis asked at the intersection of Hopewell and Highway N is part of the County's upcoming road improvement plans.

Robert Myers that the area to the east of this is part of the County's upcoming road improvement plans. He stated that there is going to be some straightening going on at that location.

With no further questions for staff, Vice Chairman Cleary asked the applicant to come forward.

Doug Nance, representative for Lombardo Homes, Research Park, St. Charles, MO 63304 was sworn in. Mr. Nance made a presentation for the Planning and Zoning Commission regarding Application No. PRE21-18. He provided a provided a description of the Autumn Hollow subdivision including the number of apartments, villas and single-family homes Lombardo Homes is proposing. Mr. Nance confirmed regarding traffic, a three-quarter entrance will be at Highway N.

Vice Chairman Cleary asked if he could explain that further.

Mr. Nance responded that this means there will be no left out so there will not be a left hand turn in, it will be right in. He stated the goal of the traffic study with the different municipalities, MODOT, and County Road Board was to push traffic to the new Hopewell intersection which is almost done. At the moment, there is not light there, but in the future, there is a plan for it. He stated all the traffic from Autumn Hollow that needs to come out to make a left onto Highway N will be pushed through Harvest on the new parkway that will be installed and out to Hopewell Road. That will connect down the whole Highway N to make a left-hand turn or a right at the light. Deer Road will extend down, and the County has a plan for that, and this will be our second entrance to the south that will push out to Harvest. He explained this will be done in conjunction with the Harvest plan which has to be built by Duckett Creek, then sewers would have to be extended to Autumn Hollow. Once Harvest starts putting their infrastructure in for the road, then Autumn Hollow would start which would be two years from now. He believes Duckett Creek has planned to actually start some of their construction in the fourth quarter which is an 18-month build time to build that plant. Pending approval from Planning & Zoning Commission and the County Council, Lombardo Homes would start moving into the improvement plans to be ready when Duckett Creek is. Mr. Nance stated regarding the tree preservation requirements, the property is constrained by property lines to the east and west. He noted that Lombardo Homes is offering the tree preservation of planting 593 mitigation trees per the County Ordinance. Based off the 1.1 acres that we are over, actually 480 mitigation trees would be needed, and Lombardo is well over the

mitigation requirements. He pointed out visually where the mitigation trees would be planted in the development, locations of buffer sites and areas of detention. Mr. Nance stated Lombardo Homes has been in contact with STL Storage regarding the entrance off Highway N and have partnered with them. He has email communication stating that Lombardo Homes will install that entrance when development starts, and they are going to dedicate that right of way to the County. If the Planning & Zoning Commission and the County Council need a formal development agreement to state that Lombardo Homes will install that for them, it will be done. Displays of the apartments, villas, the Lombardo Homes were presented to the Commission.

Vice Chairman Cleary asked in those retention areas, would the water be treated like a dam or will it be released at a certain rate.

Mr. Nance said Lombardo Homes will follow the St. Charles County water quality standards and retain what is required but it has to retain so much water per the area that's collecting and does have to be released at a certain time. County water quality standards will also be met and have discussed this with Rich Gnecco, Director of Development Review.

Vice Chairman Cleary asked how many lots Lombardo Homes would lose because of the hammerhead turnarounds.

Mr. Nance answered approximately nine to twelve lots would be lost if they had to put those hammerheads in. He presented a picture of a road where hammerhead was originally connected on both sides but got rid of one because of the high-water mark and the issues that came with that.

Vice Chairman Cleary asked if the Fire District has contacted Lombardo Homes with any feedback regarding the hammerheads.

Mr. Nance stated they have heard from the Fire District and are in support of them and have sent Lombardo Homes their standards on how they need to be built.

Vice Chairman Cleary asked if the school district has been contacted and would that be the Wentzville School District.

Mr. Nance said that would be the Wentzville School District, but he has not received any correspondence from them and usually they don't go in the cul-de-sacs anyway. He added they pull off the main roads and will have collection points depending on where it is.

Vice Chairman Cleary asked the Commission if they had questions for the applicant.

Commissioner Jackson asked if a hammerhead is just a strip that has defined end points and could he help with a visual aid.

Mr. Nance provided a visual aid and stated it would be built to allow for delivery trucks, fire trucks and even a school bus to be able to go in there and turn around and make a radius turn.

Commission Frahm stated that there is no parking there and Mr. Nance stated there are no parking signs in.

Mr. Nance said there will be parking but will not be part of the hammerhead and it would be before the CVU location for the mailboxes.

Vice Chairman Cleary asked where the apartment entrances to the street are coming in.

Mr. Nance showed him where the entrance from Highway N would come in, then another entrance right to their parking lot that goes all the way around.

Vice Chairman Cleary asked if they are making a right turn on Highway N, they can just cut across and go there and Mr. Nance said people would have to go right and back down to Harvest Parkway and go to the local road. Mr. Nance added this also has its own detention.

With no further questions by Commissioners, Vice Chairman Cleary opened the public hearing and asked if anyone from the audience wished to comment on Application No. PRE21-18.

Arnie Dienoff, PO Box 1535, O'Fallon, MO 63366 was sworn in. Mr. Dienoff stated he is pro-development but would like to see responsible and growth opportunity. He stated with this being Missouri's fastest growing corridor, he would like to see infrastructure and traffic safety issues invested here. He asked where the commercial component is to offset the taxes to pay for services to protect this neighborhood and its residents. He suggested to the Planning and Zoning Commission to look at mandatory submittals by future applicants as many times partner agencies are not informed about current projects. He added that Autumn Hollow needs to have two entrances for the size that it is and for public safety.

With no one else from the audience wishing to comment on this application, Vice Chairman Cleary asked the applicant to come back to the podium.

Vice Chairman Cleary asked if there would be three access points to this on Hopewell Road and two into the subdivision, is that correct?

Mr. Nance answered in the affirmative and there will be four with the Deer Road extension. The southern point would have two entrances once Deer Road extension gets extended. Then the single-family villas and apartments would have two entrances as well.

Vice Chairman Cleary asked if those roads would be public streets and Mr. Nance answered in the affirmative.

Vice Chairman Cleary in terms of that being dedicated or not, would that be something the County would review with the developer.

Mr. Nance said that is correct for the entrance off Highway N. The Improvement plan submitted by the developer as he has been told shows that it will be dedicated to the County.

Vice Chairman Cleary asked the Commission if they had any other questions for the applicant.

Commissioner Hollander asked if he anticipated any building prior to Duckett Creek sewer extension.

Mr. Nance said Lombardo Homes does not. If Lombardo Homes started building, there would be no occupancy until it came online. If there was a delay in construction, there might be a request to get started but would not occupy it until we had an actual sewer plant done and the lift station would be installed by the other developer on Harvest.

Vice Chairman Cleary asked if they are above them in terms of where the flow is, and Mr. Nance answered in the affirmative and will gravity down to that lift station which Duckett Creek is currently sizing and paying for a portion of it to service the whole watershed up to Highway Z.

Vice Chairman Cleary asked if Lombardo Homes is paying a portion of it and Mr. Nance answered in the negative and clarified that Duckett Creek is paying a portion of it and passing it down with tap fees.

Chairman Ellis asked if there would be a Homeowners Association and Mr. Nance answered in the affirmative. He said there would be an HOA that would cover the single-family and an overall arching for the common areas and there might be some HOA's for apartments. There will be some shared HOA stuff that the whole development will have to share and will be part of one HOA.

Commissioner Frahm asked Commissioner Ellis what Whitmoor does for their villas compared to its housing and is it one HOA.

Commissioner Ellis answered in the negative and explained there is one large for the entire development and the villas have a separate HOA.

Vice Chairman Cleary asked on a development like this with an HOA is it done assessed according to square footage of improvements.

Mr. Nance said the overarching whole HOA, the Master Plan will be one fee but that has not been structured yet. There will likely be a different fee for apartments and villas compared to single-family based off what they have.

Vice Chairman Cleary asked how many parking spaces Lombardo Homes will have there.

Mr. Nance said there is a meeting scheduled with the County to discuss this but is not sure of that number. It's two parking spaces per unit.

Commissioner Cornwell asked for the three-quarter entrance at Highway N did MODOT require any right-of-way dedication along those apartments at all or did they stay there.

Mr. Nance said there is a hundred there, and MODOT wants 150 foot of right-of-way so Lombardo Homes will be dedicating 75 foot on our side along the apartments.

Commissioner Frahm asked if the developer reaches out to school and fire districts.

Mr. Nance answered in the affirmative but do not have any correspondence from them.

Commissioner Frahm stated he is concerned that the Wentzville School District did not respond via email or letter.

Vice Chairman Cleary asked if Lombardo schedules preliminary meetings with school superintendents regarding new developments.

Mr. Nance said plans are sent to superintendents for them to review.

Vice Chairman Cleary asked about how many years you anticipate this project will go on.

Mr. Nance estimates it will likely be a three – four-year development.

Vice Chairman Cleary said with two years from Duckett Creek, closing this out could be six years from now and Mr. Nance answered in the affirmative.

Vice Chairman Cleary asked the Commission if they had questions for staff.

Commissioner Frahm asked if letters are sent fire and school districts as this keeps coming up every time.

Robert Myers said the Planning & Zoning staff always notifies all the relevant districts we create a matrix on who needs to get notified for every preliminary plat and do have letters on file. In regard to school districts, sometimes they respond and sometimes they don't. In 25 years, I have never had a school district once say we do not have the capacity and we don't want you to do the development. They will usually comment on that a cul-de-sac is not large enough so they will not drive down that street. Within a plat, both the County and fire districts have to review and approve the plat. No matter what happens here, it will go to the fire district approval and if it is not approved then it's not going to work.

Vice Chairman Cleary asked what happens if the Planning & Zoning Commission approves a preliminary plan and the fire district does not.

Robert Myers said they would need to submit revised plans to the fire district or apply for any relevant variances they might need. If the changes are substantial enough, they might have to come back to the Planning & Zoning Commission. Since the developer is showing two different entrances, actually four in total to the outside connections. Each Pod (L1,L2, L3 and L4) has two different ways in and out and that is very helpful. This is well connected subdivision with public streets. There will be no gates in any of the entrances.

Vice Chairman Cleary asked if it has been noticed that on Highway N there has been a significant number of requests for commercial uses and is he concerned with the tax basis and the relegation of taxes that would be put on that number of new residents in a small area.

Robert Myers said that is why the Master Plan envisions around the major intersections of arterial roadways are around intersections. Usually, retail, and commercial developments are visible from the main roadway, but not in this development as they go way back and are long and narrow tracked and in the Hopewell Road Corridor.

Vice Chairman Cleary said the only area that would make sense would be the apartments for commercial development.

Robert Myers said generally you want the development that generates the highest level of trips close to the major roadways, so they are not having to drive through the lower density areas. Access to arterial roadways then would be quick.

Commissioner Frahm stated he feels there will be plenty of property tax generated in this development to pay for the four school districts.

Robert Myers said the Planning & Zoning staff has not done a tax analysis and don't normally do that.

Commissioner Cornwell asked how soon in advance do school districts have to look at plans.

Robert Myers said he thinks the notice for this development went out in July. Ellie Marr interjected it went out in August. He added in order to get this project right, coordination with different jurisdictions was made in regard to the integration of streets within the City of O'Fallon. Right across (Harvest Parkway) in O'Fallon to the south is not in this development but it's in an adjoining Harvest development in the City of O'Fallon. Coordination of that extension had to be coordinated with those developers, City of O'Fallon, and St. Charles County Road Board.

Vice Chairman Cleary asked if this property that is right next to Harvest was annexed to O'Fallon.

Robert Myers said it was a part of the County but was annexed about two months ago. As part of the annexation process, they went through the City of O'Fallon, and County Council and presented a planned unit development plan and was approved at some level. He is not sure if they got a zoning approval letter or preliminary plat approval.

Vice Chairman Cleary asked if Lombardo Homes could annex this property into City of O'Fallon because it's adjacent to it.

Robert Myers said it meets the adjacency requirements for annexation.

Commissioner Cornwell summarized that the traffic study that was done was integrated with all the jurisdictions and considered the developments together to cover both.

Robert Myers answered in the affirmative and added that it does have a series of recommendations for off sites improvements. Those improvements will have to be made if they want to connect to Highway N and get MODOT access.

Vice Chairman Cleary asked if the Commission had any further questions for staff. There being none, brought the application back to the Commission for discussion.

Commissioner Hollander stated that Lombardo Homes has gone through extensive planning and obviously have not approached lightly. He said it is a real indication of the growth of that area that the Commission is talking about two years from now before construction even begins. He added this would not have even been envisioned, had it not been for the Duckett Creek plans.

Vice Chairman Cleary asked if a condition to permit occupation until it is actually online be added to this application.

Commissioner Cornwell said Duckett Creek is not going to let you have tap fees until they are ready to go.

Robert Myers said in our subdivision regulations, it addresses that. He clarified once you have a preliminary plat approval then you can apply for permits to start construction. An occupancy permit would not be permitted until it has sanitary super services and is already stated in the Ordinance.

Vice Chairman Cleary asked if the Planning & Zoning Commission would be voting on two issues.

Robert Myers said the Planning & Zoning Commission would be either be approving or denying the preliminary plat with variances (hammerhead turnarounds).

Vice Chairman Cleary asked if the variance is a part of the preliminary plat.

Robert Myers answered in the affirmative.

Vice Chairman Cleary asked the Commission if they had any further questions regarding this application.

There being no further discussion, Vice Chairman Cleary asked for a motion of approval for Application No. PRE21-18. Commissioner Hollander made such motion, and Commissioner Cornwell seconded the motion.

The vote on the motion was as follows:

Roger Ellis	Yes	Craig Frahm	Yes	Chad Cornwell	Yes
Kevin Cleary	Yes	Jamaal Jackson	Yes	Terry Hollander	Yes
Jennifer Bahr	Yes	Kyle Shell	Yes		

Application No. PRE21-18 was recommended for **Approval** with the requested variances.

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## 6. TABLED AND/OR CONTINUED ITEMS

**NONE**

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## 7. APPROVAL OF THE MINUTES FROM THE NOVEMBER 17, 2021 REGULAR MEETING

Vice Chairman Cleary stated that the minutes from the November 17, 2021 regular meeting will be approved at the next regular P&Z Commission meeting, as the link to those minutes

was not available online.

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## 8. OTHER BUSINESS

### I. PLANNING & ZONING DIVISION UPDATES

- Robert Myers welcomed Kyle Shell as the newest Planning & Zoning Commissioner. Mr. Shell provided a brief presentation about himself and his experience in risk management in public entity insurance. He is happy to serve on this Commission.
- Robert Myers announced that this will be Ellie Marr's last Planning & Zoning Commission meeting as she will be retiring at the beginning of February. He stated that St. Charles County is one of the most effective floodplain management programs in the country thanks to Ellie Marr's strong leadership.

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## 9. ADJOURNMENT OF MEETING

Commissioner Frahm made a motion to adjourn the meeting. The motion was seconded by Chairman Ellis and was approved by unanimous acclamation. The meeting adjourned at 8:31 PM.

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Respectfully submitted by:

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Roger Ellis, Chairman

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Tracy Boehmer, Secretary