CONDITIONAL USE REQUEST - CATALINA WAY

Application No: CUP19-06
Property Owners: Stephen and Carrie Piotrowski
Applicant: Stephen Piotrowski
Property Zoning: A, Agricultural District
Conditional Use Request: Sawmill services and repairs
2030 Master Plan: Recommends Low-Density Residential (1 to 4 dwellings per acre)
Parcel Size: 5.0 acres
Location: On the west side of Catalina Way, approximately 800 feet north of Twin Oak Woods Lane; near the City of Wentzville
Council District: 1
Account No.: T120100031

CONTENTS:

➢ Staff Recommendation
➢ Photo(s) of Site
➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Future Land Use Map
➢ Preliminary Concept Plan
➢ Letters received
   ◆ Opposition - Henry Miller
STAFF RECOMMENDATION

To: County Planning & Zoning Commission  
Prepared by: Ellie Marr, CFM

Application No.: CUP19-06  
Date: January 6, 2020

BACKGROUND:

Owner: Stephen Piotrowski and Carrie Piotrowski

Requested Action: A Conditional Use Permit for a sawmill and mill storage of lumber

Location: Catalina Way, approximately a quarter mile north of Hwy W, near the City of Wentzville

Current Zoning: A, Agricultural District

Current Land Use: Vacant, wooded parcel

Parcel Size: 5.00 acres

Adjacent Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>A, Agricultural District</td>
<td>Single family residence</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural District</td>
<td>Single family residence</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural District</td>
<td>Single family residence</td>
</tr>
<tr>
<td>West</td>
<td>A, Agricultural District</td>
<td>Single family residence</td>
</tr>
</tbody>
</table>

2030 Master Plan: Recommends rural residential land use (<1 dwelling per acre)

Public Services: County Council District 1 – Joe Cronin  
School District – Wentzville School District  
Fire District – Wentzville Fire Protection District

Utility Service Areas: Water – City of Wentzville  
Sewer – City of Wentzville
Currently, this property, and surrounding properties to the north, south, and west are zoned A, Agricultural District. The application consists of one (1) conditional use request in the A, Agricultural zoning district for an outdoor saw mill with mill storage of lumber.

The applicant has stated that the property will not be logged but will use the already cleared area to stage a milling operation outdoors. The proposed location of the milling operation is a parcel located on an unimproved, one lane, private road. The sawmill is a TimberKing 2000 model and can be described as a heavy industrial 37 horsepower mill with full hydraulics. The applicant is also proposing to construct a future lumber and timber storage building.

A milling operation typically includes the following steps: 1) the logs are sourced and brought on site via a logging truck or trailer, 2) logs are scaled and debarked, 3) logs are decked according to their size and end use, 4) logs are sawed into unfinished planks, 5) planks are edged, trimmed, and dried before final planing, and 6) logs are taken off site via a truck or trailer.

A milling operation can be expected to produce noise, woodchips, bark chips, and mounds of sawdust. Typical decibel levels of normal conversation is about 60 decibels. An industrial sawmill can be expected to produce a constant 80+ decibel level and some heavy-duty sawmills produce a constant 90+ decibel level. Comparable equipment noise would be between a leaf blower and a chainsaw.

An industrial milling operation can also be expected to produce wood byproduct such as woodchips, bark chips, and sawdust. The sawdust produced will be uncontained in an outdoor setting as proposed by the applicant.

**CONDITIONAL USE ANALYSIS**

Conditional Use permits are evaluated based on criteria established within the Unified Development Ordinance. The CUP criteria are as follows:

“Before authorizing the issuance of a conditional use permit, the County Council may impose such conditions as will, in the County Council's judgment, ensure that the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare; that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or to the esthetic and/or scenic values of the vicinity, nor substantially diminish and impair property values within the neighborhood; and that the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Substantial compliance with an approved concept plan shall be a condition of an approved conditional use permit.”

Staff has reviewed these criteria relative to the subject site and finds that the proposed milling operation will not conform to the Conditional Use Permit standards. Given that the saw mill will be gas powered and operated outdoors without walls to attenuate the noise, the outdoor use of an industrial sawmill can be detrimental to the owners of surrounding residential properties due to the noise levels produced and the uncontained wood byproducts produced. This in turn can be injurious to the use and enjoyment of other property in the immediate vicinity. The location of the proposed operation on a one lane, private road can also be detrimental to the current, residential use of the private lane.
RECOMMENDATION:

The Planning and Zoning Division recommends that the Planning and Zoning Commission recommend denial of the conditional use request as not complying with the criteria of Section 405.510. B of the County Code.

Should the Planning and Zoning Commission recommend approval, staff requests that the following conditions be added:

1. A site plan substantially complying with the attached concept plan and Section 405.525 of the County Code shall be submitted to and approved by the St. Charles County Community Development Department prior to the conditional use becoming active.

2. Milling shall be limited to the hours of 7:00 a.m. to 7:00 p.m. daily.

3. The operation shall comply with the 2015 International Fire Code as adopted by St. Charles County and the local Fire Protection District.

4. No conditional use shall be in active use until such time all conditions of approval have been met.
Proposed sawmill location
CUP 19-06 Aerial
CUP 19-06 Zoning
Subject Property

CUP 19-06 Future Land Use
Property in yellow contains two unique properties each with their own unique Tax ID designator and both are owned by Steve & Carrie Piotrowski, who are Applying for this Conditional Use Permit.

NOTE: Area in Green is the specific site location for this Conditional Use Permit. This area does not have a known address, but it does have a unique Tax ID number, and therefore should be addressed separately from the 337 Catalina property, both owned by Steve & Carrie Piotrowski.

Within the Green, is an area circled in red, which is the abandoned building site where we would like to place the sawmill.

Sawmill is depicted in orange and is approximately 30 feet long by 8 feet wide. The bridge on the sawmill is about 10’ tall. Entire structure is contained on a portable trailer.
HEAVY INDUSTRIAL 37HP MILL WITH FULL HYDRAULICS!

FEATURES

- **MASSIVE BIG 3 SUPER-STRUCTURE.** Solid-Welded Four-Post Head, Solid-Welded Twin Beam Log Deck and Solid-Welded Big-Beam Cut Core eliminate bolt-together structural designs common on competitive mills — and the constant realignment and retightening that comes with them.

- **TIMBERING ADVANTAGE**

- **37HP V-TWIN ELECTRIC-START ENGINE** has plenty of power for "muscle in reserve." (Diesel & Electric Avail.)

- **MADE IN USA.** Big-3 Superstructure and all fabricated parts are Made in USA: cut, shaped, welded, painted and assembled right here in Kansas City. Kohler engine is Made in USA.

- **OPERATOR-HEIGHT HYDRAULIC COMMAND POST** — Hydraulic controls are at elbow-height, for comfortable and efficient operation over a long work day. Compare to other brands with crucial controls low to the ground, making operator lean over to operate basic mill functions.

- **FULL-TIME HYDRAULIC CONTROL.** Crucial hydraulic log-handling tools — turners, log stops, log clamps, toe boards — work full-time. Compare to "part-time" hydraulics on competitive mills, where hydraulic tools disengage when the cutting head leaves the back of the machine.

- **BI-DIRECTIONAL CHAIN LOG TURNER** with massive #100 chain and solid machined turner blocks lets you easily turn logs in both directions for perfect positioning. We invented it...now we've perfected it.

- **HYDRAULIC VERTICAL LOG STOPS** the same dependable design we've used for years, beefed up with solid two-by-two steel uprights.

- **HYDRAULIC LOG LOADERS** with twin, 5-ton rams, 1" thick steel loading arms, self-attenuating supports, 5,000 lbs. capacity!

- **HIGH-SPEED HYDRAULIC LOG CLAMP** allows you to remain at control panel. One lever moves powerful spike in and out. A second lever moves spike to the perfect height for every cut.

- **HYDRAULIC CHAIN DRIVE CUTTING HEAD** for provides dependable, solid-state blade feed...eliminates slippage of cable-drive systems.

- **HYDRAULIC ROLLER TOE BOARDS** let you get the best boards from tapered logs.

- **ADVANCED SETWORKS** computer-controlled cutting board after board cut to specific thickness you select with the flip of a switch. Components meet the highest international standards. Setworks box and encoder meet IP67 standards ensuring total protection both from dust and complete immersion in water. In addition, encoder meets IP67 standards protecting it from jet sprayed water! Same rugged, powerful setworks used on 2500 mills.

- **MASSIVE CUTTING THROAT** 35" between the guide rollers, 16" clearance above the blade, 29" max clearance above the log deck gives you the capacity to easily handles logs up to 36" in diameter...and beyond.

- **AUTO BLADE GUIDE** adjusts with flip of a switch to varying work-piece widths.

- **AVAILABLE DEBARKER** cuts a clean path for blade — increases blade life and cut accuracy.

- **AVAILABLE BOARD DRAG BACK** brings board back to operator's end for higher daily production.

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**SPECIFICATIONS**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
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<tbody>
<tr>
<td>Cutting Head</td>
<td>4-Post, Solid Welded</td>
</tr>
<tr>
<td>Cutting Deck</td>
<td>Twin-Beam, Solid Welded</td>
</tr>
<tr>
<td>Power Core</td>
<td>4x6 Beam, Solid-Welded</td>
</tr>
<tr>
<td>Standard Motor</td>
<td>37 HP V-Twin (Diesel &amp; Electric Available)</td>
</tr>
<tr>
<td>Optional Motor</td>
<td>24.8 HP (Diesel)</td>
</tr>
<tr>
<td>Machine Weight</td>
<td>4600 lbs</td>
</tr>
<tr>
<td>Max Log Diameter</td>
<td>36&quot;</td>
</tr>
<tr>
<td>Max Cut Length</td>
<td>21&quot; (Gas Model)</td>
</tr>
<tr>
<td>Max Width of Cut</td>
<td>35&quot;</td>
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<tr>
<td>Clearance above Blade</td>
<td>16&quot;</td>
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<tr>
<td>Machine Width</td>
<td>7' 9&quot;</td>
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<tr>
<td>Machine Length</td>
<td>31'</td>
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<tr>
<td>Log Deck Rails</td>
<td>Solid Welded 2x6 Box Beam Steel</td>
</tr>
<tr>
<td>Log Deck Cross Beams</td>
<td>Solid Welded 2x6 Box Beam Steel</td>
</tr>
<tr>
<td>Blade Clutch</td>
<td>Standard (Electric)</td>
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<tr>
<td>Control Height from Ground</td>
<td>41&quot;</td>
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<tr>
<td>Moveable Guide Roller</td>
<td>Auto (Electric)</td>
</tr>
<tr>
<td>Command Post</td>
<td>Standard/Swing</td>
</tr>
<tr>
<td>Direct-Action Hydraulic System</td>
<td>Standard</td>
</tr>
<tr>
<td>Feed System</td>
<td>Direct-Action Hydraulic</td>
</tr>
<tr>
<td>Blade Up/Down</td>
<td>Direct-Action Hydraulic</td>
</tr>
<tr>
<td>Bi-Directional Chain Log Turner</td>
<td>Direct-Action Hydraulic</td>
</tr>
<tr>
<td>Log Stops</td>
<td>Direct-Action Hydraulic (Vertical)</td>
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<tr>
<td>Log Clamp</td>
<td>Direct-Action Hydraulic</td>
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<tr>
<td>Highway Transport</td>
<td>Standard, Goodyear Tires</td>
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<tr>
<td>Fine Adjust Outriggers</td>
<td>6x 5,000 lbs capacity</td>
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<tr>
<td>Money-Back Guarantee</td>
<td>30-Day No Questions</td>
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<tr>
<td>Warranty</td>
<td>3-Year Limited</td>
</tr>
<tr>
<td>Cutting Deck Warranty</td>
<td>5-Year Limited</td>
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</table>

Specifications refer to standard configuration mills and are subject to change without notice.
#4: Showing dimensions to nearest neighboring buildings
#10, Adjoining properties including owners name, address.
#12 Statement of Conditional Use:

• Per Ordinance 405.080.C, #21, I am submitting this application to address a sawmill that I came across since the previous owner recently passed away. I’d like to setup his operation (or one like it due to timing constraints) on the site as shown.

• Conditional use involves the operation of a saw mill which has originated as a hobby but has the potential to serve customers as well. The prior owner had a list of customers in which I was one of them. Since there are limited options for this type of service and product in the area, I am no longer able to find the materials for this hobby. Therefore, I’d like to provide this service for myself to saw my own lumber which I will continue to use in my own shop as well as develop the ability to sell for profit this sawmill/sawyer service. I will not be logging this property.
Sirs:

I would like to have more information on the CUP19-06, conditional use request for Sawmill services and repairs.

Many neighbors in our subdivision (Big Country Acres) which backs up to this property have concerns (as noted on NextDoor). These concerns are particularly related to the noise that may be created from this business. As it is, this property is a nuisance. When the weather is nice and particularly in the summer, it’s a shooting range just about every weekend on Saturday and Sunday afternoons and evening. Multiple automatic weapons are being used, pistols, AR’s, etc... Now comes a sawmill! Enough is enough. This is a peaceful community (except for the gunfire from not just this property but others as well). Noise travels out here and any type of machinery is going to be heard and be a nuisance. Before you make your decision, I suggest you spend some time driving around the area that will be effected to see this a quite residential area (close to Indian Camp Creek Park) and not a commercial location for a sawmill operation.

Please deny this CUP.

Henry Miller
18 Madre Ct.
Foristell, MO 63348