

# FIREWORKS CUP- FWK21-08

## TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1250 MEXICO ROAD

Application: FWK21-08  
Applicant: Meramec Specialty Company  
Property Owner: JMZ III Real, L.L.C.  
Zoning: I1, Light Industrial District  
Location: On the northwest corner of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville  
Council District: 1  
Account No.: A8700004856

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## STAFF RECOMMENDATION

**To:** County Planning & Zoning Commission

**Prepared by:** Karen Hutchins

**Application No.:** FWK 21-08

**Date:** March 8, 2021

### BACKGROUND

Owner: JMZ III Real LLC  
Applicant: Meramec Specialty Company  
Requested Action: A conditional use permit (CUP) for a temporary fireworks stand.  
Location: 1250 Mexico Road; on the northwest corner of Mexico Road and Highway A, adjoining Wentzville.  
Size: 3.84 acres  
Zoning District: I1, Light Industrial District  
Current Land Use: Commercial  
Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	A, Agricultural District	Agricultural (hay field)
South	Incorporated, City of Wentzville	Industrial (vehicle storage)
East	I1, Light Industrial District	Industrial (storage yard)
West	A, Agricultural District	Single-family Residential

Zoning History: This property has been zoned I1, Light Industrial District, since 1959 with the inception of County zoning.  
Public Services: County Council District 1 – Joe Cronin  
School District – R4, Wentzville School District  
Fire District – Wentzville Fire Protection District  
Utilities: Water – Wentzville service area  
Sewer – Wentzville service area

### ANALYSIS

All minimum setbacks for I1, Light Industrial District standards and the 2021 Fireworks Stand Regulations are expected to be adhered to.

Due to the temporary nature of this use, the proposed fireworks stand can be expected to create only minor and temporary land use impacts on adjacent properties.

### RECOMMENDATION

**The Planning and Zoning Division recommends that the Conditional Use Permit for a temporary fireworks stand be approved subject to the following conditions:**

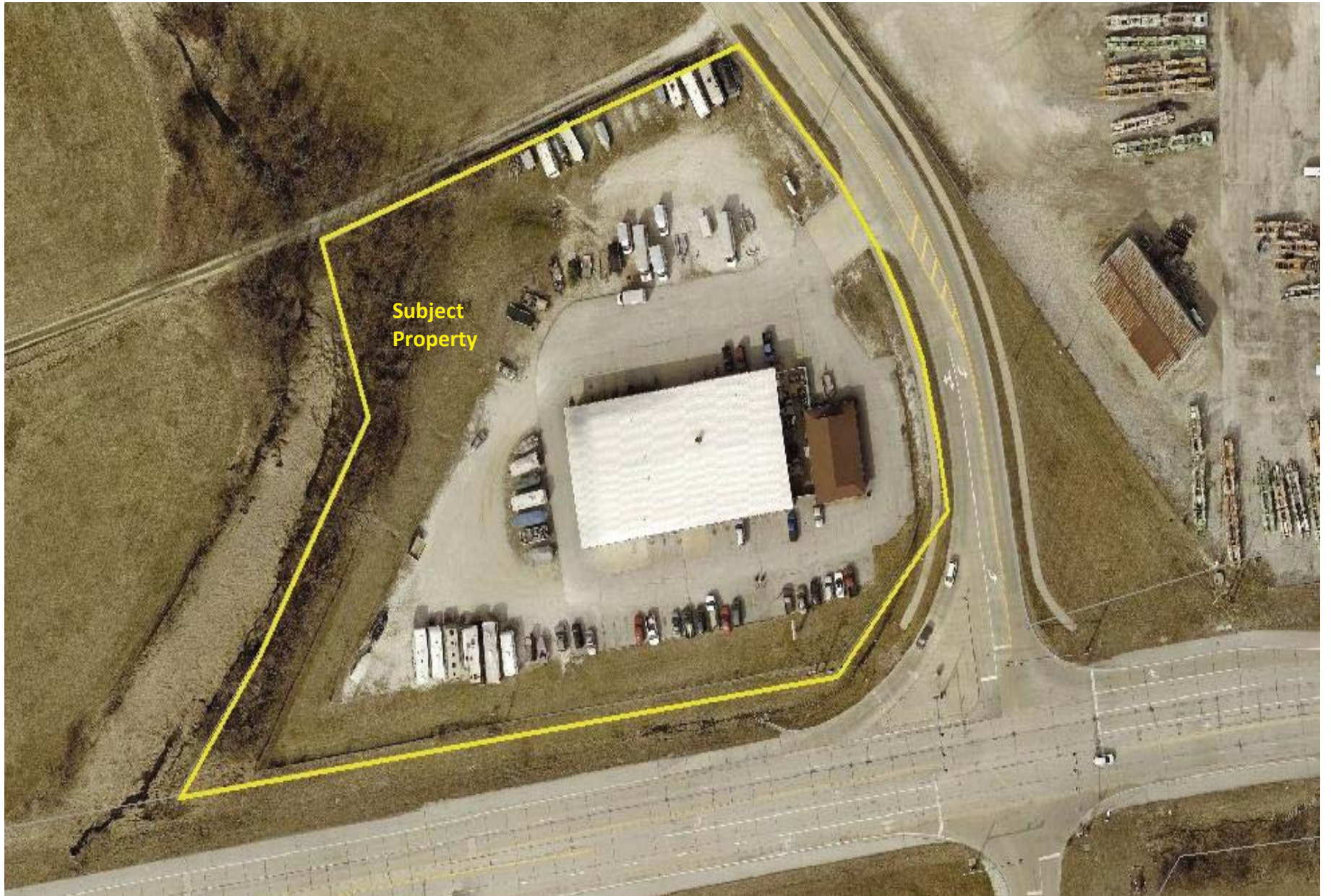
1. This temporary conditional use shall comply with all 2021 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 17, 2021.
2. The Applicant Owner and/or Operator of the firework stand authorized under the CUP (Owner/Operator) is responsible for ensuring that their staff and customers are abiding by the Public Health Orders of the County and State that are currently in place, and as they may be in the future amended, revised, or supplemented for the duration of the CUP. Any violations of those orders are unlawful and could result in prosecution through the County Municipal Court. The most up to date and latest County policies are available on the St. Charles County website at [sccmo.org/COVID](http://sccmo.org/COVID). The County website has detailed information, including recommended strategies on how to protect the Owner/Operator staff and customers from the spread of the disease and further guidance on what burdens are placed upon the Owner/Operator during the COVID-19 pandemic.



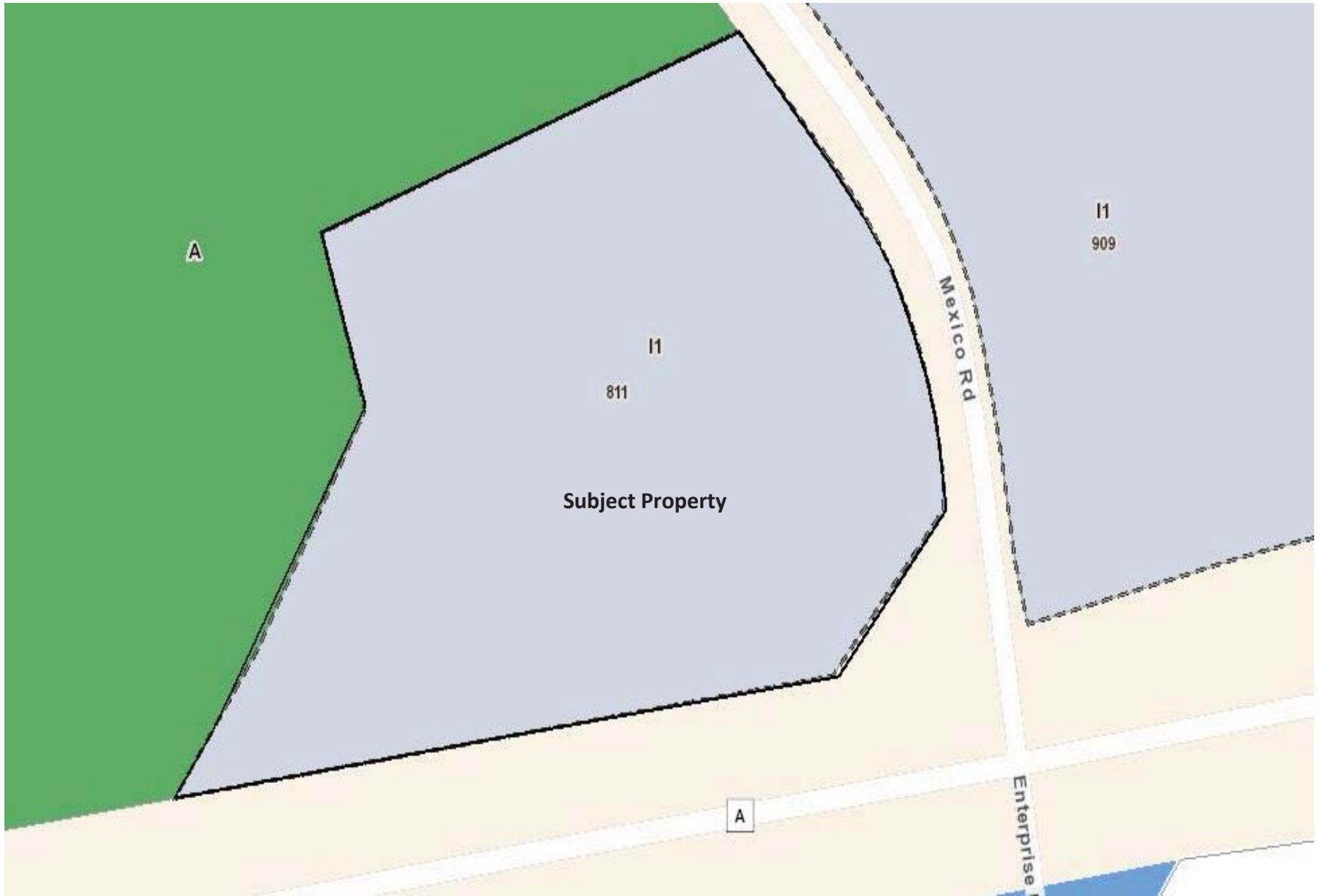
1250 Mexico Road  
View from Entrance Looking East



1250 Mexico Road  
West View from across the Street



FWK21-08 - Aerial



FWK21-08 - Zoning



FWK21-08 - 2030 Land Use Map



FWK21-08 - Notification Area Map





Zisser Tire

Storage / SIGN Trailer

30' x 90'  
Tent  
(FABRIC)

Parking

MEXICO RD

HWY. A

50'

100'

35'

N

ELECTRIC SERVICE POLE

SCALE 1" = 50'

**From:** tdixonmo <[tdixonmo@aol.com](mailto:tdixonmo@aol.com)>

**Sent:** Tuesday, March 16, 2021 10:02 PM

**To:** Marr, Ellie <[EMarr@sccmo.org](mailto:EMarr@sccmo.org)>

**Subject:** Fw: Application FWK21-08

To The St.Charles County Planning & Zoning Commission,

This is Tom Dixon with Meramec Specialty Company and I'm not able to attend the 3/17 P&Z meeting due to my recent Covid exposure and I'm in quarantine until early next week.

We've sold fireworks at this property for a number of years and our operation there this year will be exactly the same as in the past.

We appreciate your consideration of this application and I'm available by cell phone at 314-540-1933 if you have any questions. I apologize for not being able to attend the meeting in person.

Sincerely,  
Tom Dixon  
Meramec Specialty Company