

ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
AGENDA FOR REGULAR MEETING
JANUARY 18, 2017
7:00 PM

EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 N. THIRD STREET, ST. CHARLES, MO 63301

Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS

I. REZONING REQUEST - 51 WILDLIFE LANE

Application: RZ16-18
Applicant/Owner: The Leland W. Trapp Trust and the Barbara E. Trapp Trust
Current Zoning: A, Agricultural District (5 acre minimum lot size)
Requested Zoning: RR, Single-Family Residential District (3 acre minimum lot size)
Area: 6.35 acres
Location: On the west side of Wildlife Lane, approximately 1,500 feet north of Highway D
Council District: 2
Account No.: 597330A000

Documents:

[PZ AGENDA PACKET - RZ16-18.PDF](#)

II. REZONING REQUEST - 3812 HOPEWELL ROAD

Application: RZ16-19
Applicant/Owner: WN Farm, LLC
Current Zoning: A, Agricultural District (5 acre minimum lot size)
Requested Zoning: RR, Single-Family Residential District (3 acre minimum lot size)
Area: 22.80 acres
Location: On the east side of Hopewell Road, approximately 1,700 feet south of Raccoon Ridge Drive
Council District: 2
Account No.: 593490A000

Documents:

[PZ AGENDA PACKET - RZ16-19.PDF](#)

III. CONDITIONAL USE PERMIT REQUEST - BLASE STATION RD

Application: CUP16-12
Applicant: Kurtz Nursery and Topsoil Company
Property Owner: Sydney M. Kurtz Revocable Living Trust
Use Requested: Extraction of Topsoil
Property Zoning: A/FF, Agricultural District with Floodway Fringe Overlay District
Area: 111.52 acres
Location: On the west side of Blase Station Road and east side of Washeon Road, approximately 3,500 feet

north of Church Road.

Council District: 6

Account No.: A895000046 & 904170A000

Documents:

[PZ AGENDA PACKET - CUP16-12.PDF](#)

PLATS

NONE

TABLED ITEMS

I. REZONING REQUEST - 1208 CLEARVIEW DRIVE

Application: RZ16-17

Applicant: Bax Engineering Company, Incorporated

Property Owner: Imogene Bunch Revocable Trust

Current Zoning: C1, Neighborhood Commercial District & R1E,
Single-Family Residential District

Requested Zoning: C2, General Commercial District

Area: 2.23 acres

Location: On the northwest corner of Beverly Drive and
Clearview Drive, adjoining the City of St. Charles

Council District: 7

Account No.: 454140A000

Documents:

[PZ AGENDA PACKET - RZ16-17.PDF](#)

OTHER BUSINESS

I. REVIEW THE 2017 FIREWORKS REGULATIONS

Documents:

[FW REGULATIONS 2017.PDF](#)

APPROVAL OF MINUTES FROM THE DECEMBER 21, 2016 MEETING

Documents:

[12.21.16 PZ MTG MINUTES - DRAFT.PDF](#)

ADJOURNMENT

INCLEMENT WEATHER: In case of inclement weather, please call (636) 949-7335 after 3:00 p.m. on the day of the meeting to be informed of the status of the meeting.