

ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
**AGENDA FOR REGULAR MEETING**  
FEBRUARY 15, 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**

THIS PREVIOUSLY TABLED ITEM WAS WITHDRAWN BY THE APPLICANT, AND HAS BEEN REMOVED FROM THE AGENDA

**REZONING REQUEST - 1208 CLEARVIEW DRIVE - WITHDRAWN 2/1/2017**

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

**PUBLIC HEARINGS**

**I. REZONING REQUEST - 2458 HOPEWELL ROAD**

Application: RZ17-01  
Owner: James D. Jarmon and Bessie M. Jarmon  
Applicant: Lombardo Homes  
Current Zoning: A, Agricultural District (5 acre minimum lot size)  
Requested Zoning: C1, Neighborhood Commercial District, and R1A,  
Single-Family Residential District (1 acre minimum  
lot size)  
Area: 10.41 acres  
Location: On the east side of Hopewell Road, approximately  
1,460 feet south of Highway N  
Council District: 2  
Account No.: 762810A000

Documents:

[PZ AGENDA PACKET - RZ17-01.PDF](#)

**II. CONDITIONAL USE PERMIT REQUEST - 1042 SOUTH POINT PRAIRIE ROAD**

Application: CUP17-01  
Applicant: Ward Development Services  
Property Owner: Greystone Holdings, L.L.C.  
Use Requested: 125 Foot Telecommunications Tower Located Within One  
Mile of an Existing Telecommunications Tower  
Property Zoning: C2, General Commercial District  
Area: 9.99 acres

Location: On the east side of South Point Prairie Road, approximately 370 feet north of Interstate Drive

Council District: 2

Account No.: 730440A000

Documents:

[PZ AGEMDA PACKET - CUP17-01.PDF](#)

**PLATS**

**I. A PRELIMINARY PLAT AND FINAL DEVELOPMENT PLAN FOR MCCLAY MANSION - 4401 MCCLAY ROAD**

Application: PRE17-01

Engineer: Bax Engineering Company, Incorporated

Owner/Developer: Michael Stanford

Property Zoning: CO/PUD, Commercial Office District with a Planned Unit Development Overlay District and R1E/PUD, Single-Family Residential District with a Planned Unit Development Overlay District

Number of lots: 4

Location: On the north side of McClay Road, approximately 400 feet east of St. Peters Howell Road; and on the east side of St. Peters Howell Road, approximately 300 feet north of McClay Road

Council District: 5

Account No.: 539460A001

Documents:

[PZ AGEMDA PACKET - PRE17-01.PDF](#)

**TABLED ITEMS**

NONE

**OTHER BUSINESS**

NONE

**APPROVAL OF MINUTES FROM THE JANUARY 18, 2017 MEETING**

Documents:

[1.18.17 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.