

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
AGENDA FOR REGULAR MEETING  
MARCH 20, 2019**

**7:00 PM**

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

**TENTATIVE  
AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES TO THE AGENDA**

**PUBLIC HEARINGS**

**I. REZONING REQUEST - 5 HAMMOCH COURT**

Application: RZ19-02

Owners: Gregory and Patricia Fixley

Applicant: Callaway Lake Homeowner's Association

Current Zoning: A, Agricultural District (5-acre minimum lot size)

Requested Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

2030 Master Plan: Recommends Rural Residential Zoning (3-acre minimum lot size)

Area: 3.71 acres

Location: On the north side of Hammoch Court, approximately 800 feet north and east of Hobie Cat Court

Council District: 2

Account No.: A893000198

Documents:

[PZ AGENDA PACKET - RZ19-02.PDF](#)

[ADDITIONAL INFORMATION FROM APPLICANT - 3-19-19.PDF](#)

**II. REZONING REQUEST - 3151 AND 3153 HOPEWELL ROAD**

Application: RZ19-03

Owner: Dardenne Creek Farms, Inc.

Applicant: Robert Shatro

Current Zoning: A/FF, Agricultural District with Floodway Fringe Overlay District (5-acre minimum lot size)

Requested Zoning: RR/FF, Single-Family Residential District with Floodway Fringe Overlay District (3-acre minimum lot size)

2030 Master Plan: Recommends Low-Density Residential Zoning (1-acre minimum lot size)

Area: 6.27 acres

Location: On the northwest side of Hopewell Road, approximately 1,000 feet northeast of Tanis Lee Lane

Council District: 2

Account No.: Part of T002000126, and T012000001

Documents:

[PZ AGENDA PACKET - RZ19-03.PDF](#)  
[OPPOSITION - JAN AND SUSAN GORIS.PDF](#)

## **PLATS**

### **I. PRELIMINARY PLAT FOR SORENSON KENNELS PLAT TWO - 1073 HWY DD, 1097 HWY DD, AND 1083 HWY DD**

Application: PRE19-01

Engineer: Bax Engineering Company

Owner/Developer: Thomas J. Sorenson

Property Zoning: A, Agricultural District (5 acre minimum lot size)

Number of lots: 6

Parcel Size: 34.767 acres

Location: On the Northwest corner of Highway DD and Garrett Lane

Council District: 2

Account No.: A973001318, Part of T181300015, Part of T041300033, T181300014, and T171300014

Documents:

[PZ AGENDA PACKET - PRE19-01.PDF](#)  
[REVISED PRELIMINARY PLAT - 3-13-19.PDF](#)

## **PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS**

### **I. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3120 WEST CLAY STREET**

Application: FWK19-01

Applicant: Applegate Industries LLC d/b/a Frenzy Fireworks

Property Owner: TGL Properties, LLC

Zoning: C2, General Commercial District

Location: On the northeast corner of the intersection of West Clay and Golfway Street

Council District: 6

Account No.: A916000023

Documents:

[PZ AGENDA PACKET - FWK19-01.PDF](#)

## II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 5706 LAKE ST. LOUIS BLVD.

Application: FWK19-02  
Applicant: Applegate Industries LLC d/b/a Frenzy Fireworks  
Property Owner: The Inertia School of Dance, Incorporated

Zoning: C2, General Commercial District

Location: On the east side of Lake St. Louis Boulevard, approximately 825 feet north of Hawk Ridge Trail

Council District: 2

Account No.: 763590I000

Documents:

[PZ AGENDA PACKET - FWK19-02.PDF](#)

## III. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 916 OLD BRYAN ROAD

Application: FWK19-03  
Property Owner: Westley J. Godar

Applicant: Westley J. Godar

Zoning: C2, General Commercial District

Location: On the east side of Old Bryan Road, approximately 620 feet north of Veterans Memorial Parkway

Council District: 4

Account No.: 342720A000

Documents:

[PZ AGENDA PACKET - FWK19-03.PDF](#)

## IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2896 HIGHWAY K

Application: FWK19-04  
Applicant: Marty Fears  
Property Owner: Martha A. Keeven Revocable Living Trust

Zoning: C2, General Commercial District

Location: On the east side of Highway K, approximately 520 feet south of the intersection of Fallon Parkway and Highway K

Council District: 3

Account No.: 410610D001

Documents:

[PZ AGENDA PACKET - FWK19-04.PDF](#)

V. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1250 MEXICO ROAD

Application: FWK19-05

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

Council District: 1

Account No.: A87000048

Documents:

[PZ AGENDA PACKET - FWK19-05.PDF](#)

VI. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 6530 HIGHWAY N

Application: FWK19-06  
Applicant: Meramec Specialty Company  
Property Owner: Goldkap III, L.L.C.

Zoning: C2/FF/FW General Commercial District with Floodway  
and Floodway Fringe Overlay Districts

Location: On the south south side of Highway N, approximately  
1,090 feet southeast of Highway K

Council District: 3

Account No.: T012500193

Documents:

[PZ AGENDA PACKET - FWK19-06.PDF](#)

VII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 21 EAST HIGHWAY N

Application: FWK19-07  
Applicant: Meramec Specialty Company

Property Owner: The Baker Family Company

Zoning: C2, General Commercial District

Location: On the northeast corner of Highway N and Highway Z

Council District: 2

Account No.: 748680B000

Documents:

[PZ AGENDA PACKET - FWK19-07.PDF](#)

VIII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2301 UPPER BOTTOM RD

Application: FWK19-08  
Applicant: Meramec Specialty Company  
Property Owner: Tayco Upper Bottom Road, LLLP

Zoning: C2, General Commercial District

Location: On the northwest corner of Upper Bottom Road and  
Highway 364

Council District: 7

Account No.: T090800038

Documents:

[PZ AGENDA PACKET - FWK19-08.PDF](#)

**TABLED ITEMS**

NONE

APPROVAL OF MINUTES FROM THE FEBRUARY 20, 2019 REGULAR MEETING

Documents:

[2-20-18 PZ MTG MINUTES - DRAFT.PDF](#)

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**