

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 18, 2022
7:00 PM**

COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 NORTH THIRD STREET
SAINT CHARLES, MO 63301

This meeting is open to the public.
The meeting will also be available live online via YouTube at youtube.com/SCCMOTV.

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, May 17, 2022

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMITS

I. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3494 HIGHWAY 94 N

Application: FWK22-12
Applicant: Dennis Thebeau
Property Owner: Frederick T. Dyer Trust
Zoning: I2, Heavy Industrial District, with Floodway and Floodway Fringe Overlay Districts
Location: On the east side of North Highway 94 approximately 880 feet north of Joyce Drive, near the City of St. Charles
Council District: 6
Account No.: 885270A000
Documents:

[PZ AGENDA PACKET - FWK22-12.PDF](#)

PUBLIC HEARINGS

I. REZONING REQUEST - 3200 GREENS BOTTOM ROAD

Application No: RZ22-10
Property Owner: Allen B. McCoy III

Applicant: Drew Weber, for Hamilton Weber, LLC
Current Zoning: A, Agricultural District, with Floodway Fringe
Overlay District
Requested Zoning: PR, Park Recreational District, with Floodway
Fringe Overlay District
2030 Master Plan: Recommends agricultural land uses
Rezoning Area: 10.29 acres
Location: Thies Farm Nursery, located approximately 1,500 feet
north east of the intersection of Caulks Hill Road and Greens Bottom Road
County Council District: 7
Account No.: 585780A000

Documents:

[PZ AGENDA PACKET - RZ22-10.PDF](#)
[REVISED CONCEPT PLAN - SUBMITTED ON MAY 17, 2022.PDF](#)
[FINAL REZONING EXHIBIT - SUBMITTED ON MAY 17, 2022.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - 215 JOSEPHVILLE RD

Application No: CUP22-04

Property Owner: Lake St. Louis Boat & RV Storage, LLC

Applicant: Ben Moliter for Lake St Louis Boat & RV Storage, LLC

Property Zoning: II, Light Industrial District

Conditional Use Requests: (A) An outdoor storage lot for automobiles, boats, trailers,
and recreational vehicles; and
(B) An outdoor storage area/yard for contractor's heavy
construction equipment; and
(C) Landscaping and contracting services

Parcel Size: 8.67 acres

Location: Approximately 800 feet north of Gilmore Access Road on
the west side of Josephville Road, Adjacent to the General Motors plant and the City of
Wentzville

County Council District: 1

Account No.: T220200040

Documents:

[PZ AGENDA PACKET - CUP22-04.PDF](#)
[5-16-2022 - COMMENTS CITY OF WENTZVILLE.PDF](#)

PLATS

NONE

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE APRIL 20, 2022 MEETING

Documents:

[04-20-2022 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT