

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
JUNE 16, 2021  
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](https://www.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, June 15, 2021

***Tentative  
Agenda***

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES AND/OR ADDITIONS TO THE AGENDA**

**PUBLIC HEARINGS**

**I. CONDITIONAL USE PERMIT REQUEST - 5055 N HIGHWAY 94 & MAIN STREET**

Application No: CUP21-09  
Property Owner: Jim Milleville for Two Rivers AG, LLC  
Applicant: Wayne Boschert for Boschert Brothers Storage, LLC  
Current Zoning: I1, Light Industrial District  
Conditional Use Requests: (A) An outdoor storage yard for automobiles, boats, trucks, trailers and recreational vehicles; and  
(B) A landscaping contracting service  
Parcel Size: 5.47 acres  
Location: On the western terminus of Main Street in Orchard Farm  
County Council District: 6  
Account No.: T010500083, A965000451, 876600A000, 876480B000, T020500006, and T150500003

Documents:

[PZ AGENDA PACKET - CUP21-09.PDF](#)

**II. REZONING REQUEST - 4688 WASHEON RD**

Application No: RZ21-10  
Property Owners/Applicants: Russell N. Steinhoff and Dana Michelle Steinhoff  
Current Zoning: I2, Heavy Industrial District, with Floodway Fringe Overlay District

Requested Zoning: A, Agricultural District, with Floodway Fringe Overlay District

2030 Master Plan: Recommends agricultural uses

Parcel Size: 5.00 acres of a 101-acre parcel  
Location: On the east side of Washeon Road, approximately 1,500 feet north of Highway B; near the City of St. Charles

County Council District: 6

Account No.: Part of 894510A000

Documents:

[RZ21-10 PZ AGENDA PACKET.PDF](#)

## **PLATS**

NONE

## **TABLED / CONTINUED ITEMS**

### **I. REZONING REQUEST - NORTH POINT PRAIRIE ROAD**

Application No: RZ21-08

Property Owner: Howard Chilcutt Trust

Applicant: Joseph Prenger, Registered Agent for KJ Storage, LLC

Current Zoning: C1, Neighborhood Commercial District

Requested Zoning: C2, General Commercial District

2030 Master Plan: Recommends low-density residential uses (1-4 units per acre)

Parcel Size: Approximately 3.43 acres

Location: On the southeast corner of the intersection of North Point Prairie Road and Highway 61, near the cities of Wentzville and Flint Hill

County Council District: 1

Account No.: 297510A000

Documents:

[PZ AGENDA PACKET - RZ21-08.PDF](#)

### **II. CONDITIONAL USE PERMIT REQUEST - NORTH POINT PRAIRIE ROAD**

Application No: CUP21-08

Property Owner: Howard Chilcutt Trust

Applicant: Joseph Prenger, Registered Agent for KJ Storage, LLC

Current Zoning: C1, Neighborhood Commercial District

Requested Zoning: C2, General Commercial District

2030 Master Plan: Recommends low-density residential uses (1-4 units per acre)

Conditional Use Requests: (A) Self Storage and mini warehouses; and  
(B) An outdoor storage lot for automobiles, boats, trucks, trailers and recreational vehicles

Parcel Size: Approximately 3.43 acres

Location: On the southeast corner of the intersection of North Point Prairie Road and Highway 61, near the cities of Wentzville and Flint Hill

County Council District: 1

Account No.: 297510A000

Documents:

[PZ AGENDA PACKET - CUP21-08.PDF](#)

#### **APPROVAL OF MINUTES FROM THE MAY 19, 2021 MEETING**

##### **Documents:**

[5-19-21 PZ MTG MINUTES - DRAFT.PDF](#)

#### **OTHER BUSINESS**

##### **I. PLANNING AND ZONING DIVISION UPDATES**

#### **ADJOURNMENT**