

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
August 16, 2023
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 Wednesday, August 16, 2023

Tentative Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

ACTION ITEMS

. A. ZONING MAP AMENDMENT REQUEST – 4112 TOWERS ROAD

Application:	RZ23-12
Property Owner:	Huster Holdings, LLC
Applicant:	Network Real Estate, LLC
Current Zoning District:	R1E, Single Family Residential District
Proposed Zoning District:	C1, Neighborhood Commercial District
2030 Master Plan:	Low Density Residential (1-4 units per acre)
Rezoning Area:	0.39 acres of a 2.91 acre parcel
Location:	on the north side of Towers Road and 250 feet west of Wellsmont Drive, near the Town of Weldon Spring
Council District:	7
Account No.:	A963001134

Documents:

[RZ23-12 PZ AGENDA PACKET_FINAL_\(3\).PDF](#)

. B. CONDITIONAL USE PERMIT– 4112 TOWERS ROAD

Application No:	CUP23-14
Property Owners:	Huster Holdings, LLC
Applicant:	Network Real Estate, LLC
Current Zoning:	R1E, Single Family Residential District
Proposed Zoning:	C1, Neighborhood Commercial District
Conditional Use Request:	Telecommunication tower as regulated

Location: in Part 3, Article VIII, Section 405.505
on the north side of Towers Road and
250 feet west of Wellsmont Drive, near
the Town of Weldon Spring

County Council District: 7

Parcel Account Nos.: A963001134

Documents:

[CUP23-14 - PZ AGENDA PACKET_FINAL\(3\).PDF](#)

C. ZONING MAP AMENDMENT REQUEST – 1781 HIGHWAY D

Application: RZ23-11

Property Owners: Arthur Wildschuetz, Doris Wildschuetz,
and Omar Wildschuetz

Applicant: Lauren Wildschuetz for T and D Outside
Storage, LLC

Current Zoning District: A, Agriculture District and C1,
Neighborhood Commercial District

Proposed Zoning District: C2, General Commercial District

2030 Master Plan: recommends future Commercial land
uses

Rezoning Area: 8.17 acres (two parcels)

Location: on the north side of Highway D at
Highway T

Council District: 2

Account Nos.: 612870A000 and 612870B000

Documents:

[RZ23-11 - PZ AGENDA PACKET_FINAL.PDF](#)

D. CONDITIONAL USE PERMIT REQUEST – 1781 HIGHWAY D

Application: CUP23-17

Property Owners: Arthur Wildschuetz, Doris Wildschuetz,
and Omar Wildschuetz

Applicant: Lauren Wildschuetz for T and D Outside
Storage, LLC

Current Zoning: A, Agriculture District and C1,
Neighborhood Commercial District

Proposed Zoning District: C2, General Commercial District

Conditional Use Request: Storage yard for recreational vehicles,
boats, trailers, and trucks (488 spaces)

Location: on the north side of Highway D at
Highway T

Council District: 2

Account Nos.: 612870A000 and 612870B000

Documents:

[CUP23-17 - PZ AGENDA PACKET_FINAL.PDF](#)

E. ZONING MAP AMENDMENT REQUEST – 8073 HAWK RIDGE TRAIL

Application: RZ23-14

Property Owner: the estate of Clifford Brown and Elwanda
Brown

Applicant:	Ovidiu Cotos for CARFAN, LLC
Current Zoning District:	A, Agriculture District
Proposed Zoning District:	C2, General Commercial District
2030 Master Plan:	recommends future Commercial land uses
Rezoning Area:	0.72 acres
Location:	on the northeast corner of the intersection of Hawk Ridge Trail and Mingo Lane, adjacent to the City of O'Fallon
Council District:	2
Account Nos.:	769170A000

Documents:

[RZ23-14 AGENDA PACKET_FINAL.PDF](#)

F. ZONING MAP AMENDMENT REQUEST – HAWNING ROAD

Application:	RZ23-15
Property Owner:	Kevin C. Moor Revocable Trust, Dawn C. Moor Revocable Trust
Current Zoning District:	I1, Light Industrial District with Density Floodway Overlay
Proposed Zoning District:	I2, Heavy Industrial District with Density Floodway Overlay
2030 Master Plan:	recommends future Agricultural land uses
Rezoning Area:	5.28 acres from a 24.09 acre parcel
Location:	on the north side of Hawning Rd, 740 feet east of North River Rd, near the City of St. Charles
Council District:	6
Account Nos.:	880770A000

Documents:

[RZ23-15 - AGENDA PACKET_FINAL \(3\).PDF](#)

G. ZONING MAP AMENDMENT REQUEST – 1 JACKSON PLACE AND 25 JACKSON PLACE

Application:	RZ23-13
Property Owner:	Johnsons Investments LLC
Current Zoning District:	C2, General Commercial District
Proposed Zoning District:	R3B, Multi-Family Residential District
2030 Master Plan:	Medium Density Residential
Rezoning Area:	1.31 acres (two parcels)
Location:	Located at the northeast corner of Kunze Drive and Jackson Place adjacent to the City of St. Charles
Council District:	7
Account Nos.:	434700A000 and 434970A000

Documents:

[RZ23-13 PZ AGENDA PACKET_FINAL.PDF](#)

. H. CONDITIONAL USE PERMIT AMENDMENT – 699 JOSEPHVILLE ROAD

Application No: CUP23-12
Property Owner: Matthew A. Voss Jr.
Applicant: Matt Voss, Bluegrass Lawncare and Snow Management
Current Zoning: A, Agriculture District
Conditional Use Request: Amend the conditions of Ordinance 07-084 to expand a lawn care service within a new building
Location: on the west side of Josephville Road, 3,000 feet north of Mexico Road, near the City of Josephville
County Council District: 1
Parcel Account Nos.: A870000861

Documents:

[CUP23-12 PZ AGENDA PACKET_FINAL_\(2\).PDF](#)

TABLED ITEMS

. I. ZONING MAP AMENDMENT REQUEST – 24 MAIN STREET

Application No: RZ23-05
Property Owner: David A. Wilke Trust
Applicants: Boschert Brothers Storage LLC
Current Zoning District: R1E, Single Family Residential District
Proposed Zoning District: I1, Light Industrial
2030 Master Plan: recommends Agricultural land uses
Rezoning Area: 4.32 acres of a 11.87-acre parcel
Location: Western terminus of Main Street in Orchard Farm
County Council District: 6
Parcel Account No.: 876180A000

. J. CONDITIONAL USE PERMIT AMENDMENT – 24 MAIN STREET

Application No: CUP23-04
Property Owners: Boschert Brothers Storage, LLC, and David A Wilke Trust
Applicant: Boschert Brothers Storage, LLC
Current Zoning: I1, Light Industrial and R1E, Single Family Residential District
Proposed Zoning: I1, Light Industrial District
Conditional Use Request: Amend the conditions of Ordinance 21-060 to expand a storage lot for boats, trailers, autos, trucks, and recreational vehicles
Location: Western terminus of Main Street in Orchard Farm
County Council District: 6
Parcel Account Nos.: 876180A000, T010500083, T020500006, T150500003, A965000451, 876600A000,

. K. PRELIMINARY PLAT FOR TALL TREE – 9260 & 10102 HIGHWAY DD

Application No.: PRE23-02
Property Owners: Tall Tree Farm, LP; and Canine Country Kennel and Farm, LLC
Developer: KM Investment Group IV, LLC
Engineer: Bax Engineering
Current Zoning: A, Agriculture District
Proposed Zoning: R1A, Single Family Residential (1-acre min lot size);
and
R1E, Single Family Residential Districts (7,000 square feet min lot size)
Plat area: 356.14 acres
Proposed lots: 556 lots (1.56 dwellings per acre gross)
Common ground: 126.9 acres
Location: 11 parcels fronting on Hwy DD between Wild Turkey Run and Schwede Rd; adjacent to the City of O’Fallon and Busch Wildlife Area
Council Districts: 2 (north and west of Hwy DD) and 3 (south and east of Hwy DD)
Parcel Account Nos.: 781080A000, T061200169, A870004275, T062000013, 763980A000, T072000006, T072000005, 760470A000, 594420A000, T031200003, and T032000055

. APPROVAL OF THE MINUTES FROM THE JULY 19, 2023 REGULAR MEETING

Documents:

[7-21-23 PZ MEETING MINUTES.PDF](#)

OTHER BUSINESS

. A. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT