

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 18, 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, August 17, 2021

***Tentative
Agenda***

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS

I. REZONING REQUEST - PARR ROAD

Application No: RZ21-13

Property Owner: Wilmes Brothers Investments, LLC

Current Zoning: A, Agricultural District

Requested Zoning: I1, Light Industrial District

2030 Master Plan: Recommends low density residential uses

Parcel Size: Approximately 4.23 acres

Location: On the west side of Parr Road, approximately 1,700 feet north of Highway A; adjacent to the City of Wentzville

County Council District: 1

Account Nos.: A974000580 and A974000579

Documents:

[PZ AGENDA PACKET - RZ21-13.PDF](#)

II. REZONING REQUEST - 5570 HWY 94 SOUTH AND CHURCH ROAD

Application No: RZ21-14

Property Owner: Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC

Applicant: Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC

Current Zoning: A, Agricultural District

Requested Zoning: AT, Agricultural Tourism District

2030 Master Plan: Recommends rural residential uses

Parcel Size: Approximately 79.39 acres

Location: On the South side of highway 94 South, between Church Road and Jackson Street, adjacent to the City of Augusta

County Council District: 2

Account Nos.: 192210A000 and T171300017

Documents:

[PZ AGENDA PACKET - RZ21-14.PDF](#)

III. CONDITIONAL USE PERMIT REQUEST - 5570 HWY 94 SOUTH AND CHURCH ROAD

Application No: CUP21-14

Property Owner: Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC

Applicant: Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC

Current Zoning: A, Agricultural District

Requested Zoning: AT, Agricultural Tourism District

2030 Master Plan: Recommends rural residential uses

Conditional Use Request: A conference/event/lodging center

Parcel Size: Approximately 79.39 acres

Location: On the South side of highway 94 South, between Church Road and Jackson Street; adjacent to the City of Augusta

County Council District: 2

Account Nos.: 192210A000 and T171300017

Documents:

[PZ AGENDA PACKET - CUP21-14.PDF](#)

IV. CONDITIONAL USE PERMIT REQUEST - 5570 HWY 94 SOUTH AND CHURCH ROAD

Application No: CUP21-15

Property Owner: Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC

Applicant: Edgewood Hwy 94 #1, LLC, & 0 Church Street, LLC

Current Zoning: A, Agricultural District

2030 Master Plan: Recommends rural residential uses

Conditional Use Request: A landing field (helipad)

Parcel Size: Part of an 79.39-acre tract

Location: On the South side of Highway 94 South, between Church Road and Jackson Street; adjacent to the City of Augusta

County Council District: 2

Account Nos.: 192210A000 and T171300017

Documents:

[PZ AGENDA PACKET - CUP21-15.PDF](#)

V. REZONING REQUEST - 910 EAST HIGHWAY N

Application No: RZ21-15

Property Owner: R. Stephen and Catherine M. Barnett, and Donald C. and Marianne Mollison

Applicant: Lombardo Homes of St. Louis, LLC

Current Zoning: A, Agricultural District

Requested Zoning: R3B, Multi-Family Residential District and (29.56 acres) and R1E, Single-Family Residential District (47.11 acres)

2030 Master Plan: Recommends low density residential uses

Rezoning Area: Approximately 76.67 acres

Location: On the south side of Highway N, approximately 900 feet east of Gallop Lane; near the cities of Wentzville, O'Fallon, and Lake St. Louis

County Council District: 2

Account Nos.: 759870E000 and A860003141

Documents:

[PZ AGENDA PACKET - RZ21-15.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR RAMOS SUBDIVISION - 2110 HEPPERMAN ROAD

Application No: PRE21-14

Property Owner/Developer: Wilian Perez Ramos and Maria Ramos

Engineer/Surveyor: Landmark Surveying Company

Property Zoning: RR, Single-Family Residential District

Proposed Lots: 2

Parcel Size: 6.00 acres

Location: On the east side of Hepperman Road, approximately 415 feet south of Highway N; near the City of Wentzville

County Council District: 2

Account No.: 752850B000

Documents:

[PZ AGENDA PACKET - PRE21-14.PDF](#)

II. PRELIMINARY PLAT FOR CAULKS HILL ESTATES - 1209 CAULKS HILL ROAD

Application No: PRE21-16

Property Owner/Developer: Jason D. Orf for J. Orf Construction

Engineer/Surveyor: St. Charles Engineering and Surveying, Inc.

Property Zoning: R1E, Single-Family Residential District

Proposed Lots: 2

Parcel Size: 1.00 acres

Location: On the west side of Caulks Hill Road, approximately 250 feet southeast of Lexington Drive

County Council District: 7

Account No.: T031100070

Documents:

[PZ AGENDA PACKET - PRE21-16.PDF](#)

III. PRELIMINARY PLAT FOR BOSCHERT ACRES - 5535 BLASE STATION ROAD

Application No: PRE21-17

Property Owner/Developer: Paul F. and Jodi L. Boschert

Engineer/Surveyor: Bax Engineering Company

Property Zoning: R1E, Single-Family Residential District

Proposed Lots: 1

Parcel Size: 3.13 acres

Location: At the corner of Blase Station Road and Orchard Farm Road

County Council District: 6

Account No.: 898650A001

Documents:

[PZ AGENDA PACKET - PRE21-17.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE JULY 21, 2021 MEETING

Documents:

[7-21-21 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT