

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 15, 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, September 14, 2021

***Tentative*
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST - 3153 HOPEWELL ROAD

Application No: CUP21-10

Property Owner: Dardenne Creek Farms, Inc.

Applicant: Jason Abernathy

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

2030 Master Plan: Recommends low density residential uses

Conditional Use Request: A lawn care service (indoor storage of equipment and vehicles required)

Parcel Size: Approximately 2.79 acres

Location: On the northwest side of Hopewell Road, approximately 1,000 feet northeast of Tanis Lee Lane; adjacent to the City of O'Fallon

County Council District: 2

Account No.: T012000001

Documents:

[PZ AGENDA PACKET - CUP21-10.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR GRONEFELD MANOR - 432 & 442 JUNGS STATION ROAD

Application No: PRE21-23

Property Owner: Rolwes Development, LLC

Engineer: Pickett, Ray, & Silver, Inc.

Property Zoning: R1E, Single-Family Residential District (7,000 square foot minimum lot size), with Floodway Fringe Overlay District

Proposed lots: 32

Parcel Size: 16.00 acres

Location: On the southeast corner of the intersection of Upper Bottom Road and Jungs Station Road

Council District: 7

Account Nos.: 513360A003, 513360A002, 513360A001, 513420A000

Documents:

[PZ AGENDA PACKET - PRE21-23.PDF](#)

[LETTER FROM ENGINEER TO ST. CHARLES COUNTY PZ COMMISSION.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE AUGUST 18, 2021 MEETING

Documents:

OTHER BUSINESS

I. ADOPTION OF PLANNING AND ZONING COMMISSION RULES OF PROCEDURE,
PURSUANT TO SECTION 400.100.5 OF THE COUNTY CODE

Documents:

[PZ COMMISSION RULES RESOLUTION 08-11-21.PDF](#)

II. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT