

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 18, 2019
7:00 PM**

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

Tentative Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC HEARINGS

I. REZONING AND CONDITIONAL USE REQUEST - 2150 TECHNOLOGY DRIVE, 1 DORIS AVENUE, AND 3 DORIS AVENUE

Application No: CUR19-05
Applicant: Benson Automotive Properties

Property Owner: Golden B.C., L.L.C.

Existing Zoning: R1E, Single- Family Residential District, and R1A,
Single-Family Residential District
Requested Zoning: C2, General Commercial District

Conditional Use Request: Automobile and truck sales

2030 Master Plan: Recommends Industrial Uses

Parcel Size: 7.34 acres

Location: On the east side of Technology Drive, approximately
400 feet north of Doris Avenue, adjacent to Interstate 64
and the City of O'Fallon

Council District: 2

Account No.: 780690A000, 803950A000, 803949A000

Documents:

[PZ AGENDA PACKET - CUR19-05.PDF](#)
[190912 - REVISED PRELIMINARY CONCEPT PLAN.PDF](#)

II. REZONING REQUEST - 7370 WEBER LAKE ROAD

Application No: RZ19-11

Applicant: Paul and Holly Stumpf

Property Owner: Holly Stumpf

Existing Zoning: A, Agricultural District, with Density Floodway Overlay
District

Requested Zoning: C2, General Commercial District, with Density Floodway
Overlay District

2030 Master Plan: Recommends Agricultural Use

Parcel Size: 3.70 acres

Location: On the east side of Weber Lake Road, approximately 700 feet north of intersection of Weber Lake Road and Portage Road; near the town of Portage Des Sioux

Council District: 6

Account No.: 856320A000

Documents:

[PZ AGENDA PACKET - RZ19-11.PDF](#)

III. REZONING REQUEST - 2601 HIGHWAY 94 SOUTH

Application No: RZ19-12

Applicant: Rick M. Stout

Property Owners: Rick M Stout, Pamela M. Stout, Sally J. Peyton, and Susan J Schepman

Existing Zoning: PR, Park Recreational District, with Floodway Fringe Overlay District

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

2030 Master Plan: Recommends Agricultural Use

Parcel Size: 52.74 acres

Location: Southwest of the Intersection of Highway F and Highway 94 South, north of Femme Osage Creek

Council District: 2

Account Nos.: A983001169, T071300006, T071300100, and 628170A000

Documents:

[PZ AGENDA PACKET - RZ19-12.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR KOHLER ESTATES PLAT 1 - 4019 HIGHWAY D

Application: PRE19-12

Applicant: Lewis-Bade Incorporated
Owners: Kohler Development Company, LLC

Property Zoning: RR, Single-Family Residential District (3-acre minimum lot size)

Area: 117.25 acres

Number of lots: 30

Location: On the southwest corner of the intersection of Highway D and Benne Road

Council District: 2

Account Nos.: 595560A000 & T171300013

Documents:

[PZ AGENDA PACKET - PRE19-12.PDF](#)
[KOHLER ESTATES MODOT PLANS REVISED 9-11-19 WEST ENTRANCE ONLY.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE AUGUST 21, 2019 MEETING

Documents:

[8-21-19 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT