

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 16, 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 FOR CONDITIONAL USE PERMITS

I. CONDITIONAL USE REQUEST - 105 LAKE VILLAGE DRIVE

Application No: CUP19-04
Applicant/Property Owner: Alexander Richardson Weber, LLC
(Yacht Club of St. Louis)

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

Conditional Use Request: Private Club and Restaurant

2030 Master Plan: Recommends Agricultural/Floodplain uses

Parcel Size: 82.32 acres
Location: Approximately 3,900 feet west of Washeon
Road, on the Mississippi River

Council District: 6

Account No.: 901590A000

Documents:

[PZ AGENDA PACKET - CUP19-04.PDF](#)

II. CONDITIONAL USE REQUEST – 405 BRIDLE PATH LANE

Application No: CUP19-05
Applicant/Property Owner: Matthew and Diane Rapplean

Property Zoning: A, Agricultural District with Floodway and
Floodway Fringe Overlay Districts

Conditional Use Request: Lawn Care Service (Indoor Storage of Vehicles
and Equipment Required)

2030 Master Plan: Recommends Low-Density Residential Use

Parcel Size: 3.0 acres

Location: On the south side of Bridle Path Lane within the
Country Life Estates Subdivision, adjacent to the
City of St. Paul and near the City of O'Fallon

Council District: 1

Account No.: 325330A036

Documents:

[PZ AGENDA PACKET - CUP19-05.PDF](#)
[191010 - REVISED PRELIMINARY CONCEPT PLAN.PDF](#)
[OPPOSITION - AL AND GERRY BUECHLER.PDF](#)
[SUPPORT - BOB AND JILL JOHLER.PDF](#)
[SUPPORT - SAMANTHA EVANS.PDF](#)
[SUPPORT - DAVID EVANS.PDF](#)
[SUPPORT - TINA GAMBINO EVANS.PDF](#)
[OPPOSITION - DIANE SCHMIDT.PDF](#)
[OPPOSITION - ELIZABETH PACHECO.PDF](#)
[OPPOSITION - JERRY AND MARY MILLER.PDF](#)
[OPPOSITION - JASON AND SHEILA CYR.PDF](#)
[OPPOSITION - MIKE BALLMANN.PDF](#)
[OPPOSITION - RICHARD AND SHERRY KERSTING.PDF](#)
[PETITION IN OPPOSITION RECEIVED 10-16-19.PDF](#)

PLATS

**I. PRELIMINARY PLAT FOR THE RESUBDIVISION OF LOT 75 OF WOODCLIFF ESTATES PLAT 6 - 430
SNIPES DRIVE**

Application No: PRE19-13

Property Owner: The Younker Family Residential Trust

Property Surveyor: Altea Land Surveyors

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

Proposed lots: 2

Parcel Size: 3.63 acres

Location: On the northeast side of Snipes Drive, approximately 300
feet northwest of Ridgeway Drive

Council District: 7

Account No.: 511170A000

Documents:

[PZ AGENDA PACKET - PRE19-13.PDF](#)
[191016 - REVISED PRELIMINARY PLAT.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE SEPTEMBER 18, 2019 MEETING

Documents:

[9-18-19 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT

