

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 19, 2022
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, January 18, 2022

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST - 2440 SOUTH HIGHWAY 94

Application No: CUP21-20

Property Owners: Joseph A. Koester and Craig A. Daily

Current Zoning: A, Agricultural District

2030 Master Plan: Recommends agricultural and agricultural tourism uses

Conditional Use Request: Buildings, structures, or open spaces for conducting weddings and/or wedding receptions or other private parties

Parcel Size: 6.19 acres

Location: On the southeast corner of Highway 94 South and Highway DD

County Council District: 2

Account No.: A923000655

II. REZONING REQUEST - DYER ROAD

Application No: RZ21-19

Property Owner: Thomas J. McMenemy and Julie A. McMenemy

Applicant: T.R. Hughes, LLC, Shawn Luesse

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

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

2030 Master Plan: Whites Branch Planning District (agricultural and residential, one dwelling unit per gross acre)

Parcel Size: 59.90 acres

Location: On the on the west side of Dyer Road, approximately 750 feet north of Riverdale Park Drive, adjacent to the City of St. Paul

County Council District: 1

Account No.: 284760A000

III. REZONING REQUEST - HIGHWAY B

Application No: RZ21-20

Property Owner: Robert Pendergrass

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

Requested Zoning: RF, Riverfront District, with Density Floodway and Floodway Fringe Overlay Districts

2030 Master Plan: Recommends agricultural uses

Parcel Size: 5.0 acres

Location: At the terminus of a private drive on the north side of Highway B, approximately 2,200 feet east of Highway C

County Council District: 6

Account No.: T220400021

PLATS

I. PRELIMINARY PLAT FOR AUTUMN HOLLOW - 910 EAST HIGHWAY N

Application No: PRE21-18

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

Applicant / Developer: Lombardo Homes of St. Louis, LLC

Engineer: The Sterling Company

Property Zoning: R3B, Multi-Family Residential District (29.55 acres) and R1E, Single-Family Residential District (47.11 acres)

Proposed Lots: 110 lots (418 dwellings)

Parcel Size: 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

II. PRELIMINARY PLAT FOR HIGHWAY 79 BUSINESS PARK - 3023 HIGHWAY 79

Application No: PRE21-28

Property Owner: G & J Keeven LLC

Engineer: Bax Engineering Co, Inc.

Property Zoning: C2, General Commercial District

Proposed Lots: 2

Parcel Size: 3.317 acres

Location: On the southwest corner of Highway 79 and Old Highway 79, adjacent to the Cities of St. Paul and O'Fallon

County Council District: 1

Account No.: 331770A000

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE NOVEMBER 17, 2021 MEETING

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT