

The St. Charles County Planning and Zoning Commission will hold its regular monthly meeting on **Wednesday, March 15, 2023, beginning at 6:00 p.m.** in the Executive Office Building, Third Floor Council Chambers, 100 North Third Street, St. Charles, Missouri 63301.

NOTE: THIS MEETING WILL BEGIN AT 6:00 P.M. TO ACCOUNT FOR A LONGER THAN TYPICAL MEETING AGENDA.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

CHANGES AND/OR ADDITIONS TO THE AGENDA

APPROVAL OF THE 2023 FIREWORKS STAND REGULATIONS

PUBLIC HEARINGS FOR TEMPORARY FIREWORKS STANDS

I. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 916 OLD BRYAN ROAD

Application: FWK23-01
Property Owner/Applicant: Westley Godar
Zoning: C2, General Commercial District
Location: On the east side of Old Bryan Road, approximately 620 feet north of Veterans Memorial Parkway; adjacent to the City of O'Fallon
Council District: 4
Account No.: 342720A000

II. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3120 WEST CLAY STREET

Application: FWK23-02
Applicant: Bad Boyz Fireworks, Jay Davidson
Property Owner: TGL Properties, LLC
Zoning: C2, General Commercial District
Location: On the northeast corner of the intersection of West Clay and Golfway Street, near the City of St. Charles
Council District: 6
Account No.: A916000023

III. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 58 WEST HWY N

Application: FWK23-03
Applicant: Bad Boyz Fireworks, Jay Davidson
Property Owner: Stanley and Beth Carter
Zoning: C2, General Commercial District
Location: On the south side of West Highway N, approximately 350 feet west of Baron Lane, near the City of Wentzville
Council District: 2
Account No.: 747750A000

. IV. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 21 EAST HIGHWAY N

Application: FWK23-05
Applicant: Meramec Specialty Company
Property Owner: The Baker Family Company II, LLC
Zoning: C2, General Commercial District
Location: On the northeast corner of Highway N and Highway Z, near the City of
Wentzville
Council District: 2
Account No.: 748680B000

. V. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2301 UPPER BOTTOM RD.

Application: FWK23-06
Applicant: Meramec Specialty Company
Property Owner: Tayco Upper Bottom Road, LLLP
Zoning: C2, General Commercial District
Location: On the northwest corner of Upper Bottom Road and Highway 364, near the City
of St. Charles
Council District: 7
Account No.: T090800038

. VI. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3707 VETERANS MEM. PKWY.

Application: FWK23-07
Applicant: Meramec Specialty Company
Property Owner: 3707 Veterans Memorial Parkway Holdings, LLC
Zoning: C2, General Commercial District
Location: On the southeast corner of Arco Drive and Veterans Memorial Parkway,
adjoining the City of St. Charles
Council District: 5
Account No.: 147693A000

. VII. TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1250 MEXICO ROAD

Application: FWK23-08
Applicant: Meramec Specialty Company
Property Owner: JMZ III Real, LLC
Zoning: I1, Light Industrial District
Location: On the northwest corner of the intersection of Mexico Road and Highway A;
adjacent to the City of Wentzville
Council District: 1
Account No.: A870000485

PUBLIC HEARINGS

. I. ZONING MAP AMENDMENT REQUEST – 2501 S HIGHWAY 94

Application No: RZ23-01
Property Owners: Larry Ray Winkler and Tiffany Jene Winkler
Applicant: Tiffany Winkler

Current Zoning District: A, Agricultural District (5-acre minimum lot size)
Proposed Zoning District: C1, Neighborhood Commercial District
2030 Master Plan: Recommends Rural Residential
and Agricultural Tourism uses
Parcel Size: 1.18 acres (two parcels)
Location: The southwest corner of South Highway 94
and Highway F, 1.2 miles north of Defiance
(unincorporated)
County Council District: 2
Parcel Account Nos.: 623610A000 and 623520A000

II. ZONING MAP AMENDMENT REQUEST – 2486 SOMMERS ROAD

Application No: RZ23-02
Property Owner: Ruckman Family Trust
Applicants: Aaron Ruckman and Robin Ruckman
Current Zoning District: A, Agricultural District (5-acre minimum lot size)
Proposed Zoning District: R1E, Single Family Residential District
(7,000 s.f. min lot size)
2030 Master Plan: recommends Low Density Residential
(1-4 dwellings per acre)
Parcel Size: 2.48 acres
Location: on the east side of Sommers Road, 0.35 miles north
of Hwy DD, adjacent to the City of O'Fallon
County Council District: 2
Parcel Account No.: 784410A000

Documents:

[RZ23-02 PZ AGENDA PACKET _WITH STAFF RECS.PDF](#)

III. ZONING MAP AMENDMENT REQUEST – 615 KNAUST ROAD

Application No: RZ23-03
Property Owner: Developmental Disabilities Resource Board
of St. Charles County
Applicant: Margaret Capo for DDRB of St. Charles County
Current Zoning District: R1A, Single Family Residential District
(1-acre min lot size)
Proposed Zoning District: R1D, Single Family Residential District
(10,000 s.f. min lot size)
2030 Master Plan: recommends Low Density Residential
(1-4 dwellings per acre) uses
Parcel Size: 3.13 acres
Location: north side of Knaust Rd, opposite High Trail,
near O'Fallon
County Council District: 3
Parcel Account No.: 417930B000

Documents:

[RZ23-03 PZ AGENDA PACKET_ WITH STAFF RECS.PDF](#)

IV. ZONING MAP AMENDMENT REQUEST – 105 LAKE VILLAGE DRIVE & VILLAGE LANE

Application No: RZ23-04

Property Owners: Alexander, Richardson, Weber, LLC and
Alexander-Richardson Partnership

Applicants: Andrew Alexander and Terry Alexander

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

Proposed Zoning District: RF, Riverfront District,
with Floodway Fringe Overlay District

2030 Master Plan: recommends Agricultural and
Parks & Open Space land uses

Rezoning Area: 51.32 acres of two parcels totaling 86.04 acres

Location: Approximately 3,100 feet east of the intersection of
Lake Village Drive and Washeon Road
adjacent to the Mississippi River

County Council District: 6

Parcel Account Nos.: 901590A000 (82.32 acres) and
903300A000 (3.72 acres)

Documents:

[RZ23-04 AGENDA PACKET_ WITH STAFF RECS.PDF](#)

V. ZONING MAP AMENDMENT REQUEST – 24 MAIN STREET

Application No: RZ23-05

Property Owner: David A. Wilke Trust

Applicants: Boschert Brothers Storage LLC

Current Zoning District: R1E, Single Family Residential District

Proposed Zoning District: I1, Light Industrial

2030 Master Plan: recommends Agricultural land uses

Rezoning Area: 5.467 acres one parcel totaling 11.87 acres

Location: Western terminus of Main Street in Orchard Farm

County Council District: 6

Parcel Account No.: 876180A000

VI. CONDITIONAL USE PERMIT REQUEST – 3133 HOPEWELL ROAD

Application No: CUP22-15

Property Owner: Hurst Investments, LLC

Applicant: James Hurst for BLCS, LLC

Property Zoning: A, Agricultural District Conditional Use Requests: (A)
Lawncare service;
and (B) An outdoor storage yard for boats

Parcel Size: 3.0 acres

Location: On the west side of Hopewell Road, 0.7 miles south of
Diehr Road, adjacent to
the City of O'Fallon

County Council District: 2

Parcel Account No.: A944000085

. VII. CONDITIONAL USE PERMIT AMENDMENT REQUEST – EBERT LANE

Application No: CUP22-17
Property Owner: Loutre Prairie Farms, LLC
Applicant: DJM Ecological Services, Inc
Property Zoning: A, Agricultural District
Conditional Use Request: Amending ordinance 05-198 to allow for the expansion of the approved use of a wholesale only nursery onto an adjoining property.
Location: On the west side of the terminus of Ebert Lane, adjacent to the City of Wentzville
County Council District: 2
Parcel Account No.: T072300041 and T062300285

. VIII. CONDITIONAL USE PERMIT REQUEST – 105 HICKORY DALE

Application No: CUP23-02
Property Owner: IPX Thompson 422-296, LLC, Michael Thompson
Applicant: MJA Properties, LLC, Michael Thompson
Property Zoning: R1E, Single Family Residential District
Conditional Use Request: To allow for a minimum lot size of 6,000 square feet and a 6 foot side yard set back
Location: On the northwest corner of Labonte Drive and Hickory Dale Drive
County Council District: 7
Parcel Account No.: 504840A000

. IX. CONDITIONAL USE PERMIT REQUEST – 24 MAIN STREET

Application No: CUP23-04
Property Owner: Bochert Brothers Storage, LLC and David A Wilke Trust
Applicant: Bochert Brothers Storage, LLC
Property Zoning: I1, Light Industrial and R1E, Single Family Residential District
Conditional Use Request: Storage lot for boats, trailers, autos, trucks, trailers, and recreational vehicles
Location: Western terminus of Main Street in Orchard Farm.
County Council District: 6
Parcel Account No.: 876180A000, T010500083, T020500006, T150500003, A965000451, 876600A000, 876480B000

PLATS

. NONE

TABLED ITEMS

APPROVAL OF THE MINUTES FROM THE DECEMBER 21, 2022 REGULAR MEETING

Documents:

12-21-2022 PZ MTG MINUTES - DRAFT.PDF

OTHER BUSINESS

. PLANNING & ZONING DIVISION UPDATES

ADJOURNMENT