

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 15, 2023
6:00 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.

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, March 14, 2023

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

Tentative 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

Documents:

[FWK23-01 PZ AGENDA PACKET.PDF](#)

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

Documents:

[FWK23-02 AGENDA PACKET.PDF](#)

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

Documents:

[FWK23-03 AGENDA PACKET.PDF](#)

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

Documents:

[FWK23-05 AGENDA PACKET.PDF](#)

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

Documents:

[FWK23-06 AGENDA PACKET.PDF](#)

. 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

Documents:

[FWK23-07 AGENDA PACKET.PDF](#)

. 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

Documents:

[FWK23-08 AGENDA PACKET.PDF](#)

PUBLIC HEARINGS

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