

**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

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

Documents:

[RZ23-01 PZ AGENDA PACKET.PDF](#)

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

Documents:

[RZ23-05 - PZ AGENDA PACKET.PDF](#)

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

Documents:

[CUP22-15_ PZ AGENDA PACKET.PDF](#)

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

Documents:

[CUP22-17 AGENDA PACKET.PDF](#)

VIII. CONDITIONAL USE PERMIT REQUEST – 501 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

Documents:

[CUP23-02 PZ AGENDA PACKET.PDF](#)

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

Documents:

[CUP23-04 - AGENDA PACKET.PDF](#)

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