

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 21, 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://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, September 20, 2022

**Tentative Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES AND/OR ADDITIONS TO THE AGENDA**

**PUBLIC HEARINGS**

**I. REZONING REQUEST - HIGHWAY B**

Application No:	RZ22-12
Property Owner/Applicant:	John C. Bohnert
Current Zoning: Fringe Overlay Districts	A, Agricultural District, with Floodway and Floodway
Requested Zoning: Fringe Overlay Districts	RF, Riverfront District, with Floodway and Floodway
2030 Master Plan:	Recommends agricultural and floodplain uses
Rezoning Area:	12.732 acres
Location:	Bordering the Mississippi River and north of the Burlington Northern and Santa Fe Railroad tracks

County Council District: 1

Account No.: T160400008 and 274260A000

Documents:

[PZ AGENDA PACKET - RZ22-12.PDF](#)

## II. REZONING REQUEST - 4112 TOWERS ROAD

Application No: RZ22-13  
Property Owner: Huster Holdings, LLC  
Applicant: Matt Schlichter for Network Real Estate, LLC  
Current Zoning: R1E, Single-Family Residential District  
Requested Zoning: C1, Neighborhood Commercial District  
2030 Master Plan: Recommends low density residential uses  
Rezoning Area: 2.91 acres  
Location: On the northwest corner of Towers Road and  
Wellsmont Drive  
County Council District: 7  
Account No.: A963001134

Documents:

[PZ AGENDA PACKET - RZ22-13.PDF](#)

## IV. CONDITIONAL USE PERMIT REQUEST - 2896 HIGHWAY K

Application No: CUP22-10  
Property Owner: Martha A. Keeven Revocable Living Trust  
Developer: Louis Berra for Bestbox Storage  
Property Zoning: C2, General Commercial District  
Conditional Use Request: Self-storage/mini warehouses  
Parcel Size: 3.94 acres  
Location: On the east side of Highway K, approximately 500 feet  
south of Royall Springs Parkway, adjacent to the City of O'Fallon  
County Council District: 3  
Account No.: 410610D001

Documents:

[PZ AGENDA PACKET - CUP22-10.PDF](#)

**PLATS**

**TABLED / CONTINUED ITEMS**

NONE

**APPROVAL OF MINUTES FROM THE AUGUST 17, 2022 MEETING**

**Documents:**

[08-17-2022 PZ MTG MINUTES - DRAFT.PDF](#)

**OTHER BUSINESS**

I. PLANNING AND ZONING DIVISION UPDATES

**ADJOURNMENT**