

**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://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, 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](#)

## III. REZONING REQUEST - 3866 SOUTH POINT PRAIRIE ROAD

Application No: RZ22-14

Property Owners: Grapenthin Family Limited Partnership, and Kenneth  
Baker and Michelle Baker

Developer: Lombardo Homes of St. Louis, LLC

Current Zoning: A, Agricultural District (5-acre minimum lot size)

Requested Zoning: 1. 79.85 acres to RR, Single Family Residential District (3 acre minimum lot size); and

2. 1 acre to R1A, Single-Family Residential District (1-acre minimum lot size)

2030 Master Plan: Recommends rural residential uses

Area: 95.88 acres

Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle

County Council District: 2

Account Nos.: 606570A000 and T032100001

Documents:

[PZ AGENDA PACKET - RZ22-14.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**

**I. PRELIMINARY PLAT FOR KEEVEN CENTER ON K - 2896 HIGHWAY K**

Application No: PRE22-10

Property Owner: Martha A. Keeven Revocable Living Trust

Developer: Louis Berra for Bestbox Storage

Engineer: Cochran Engineering

Property Zoning: C2, General Commercial District

Proposed Lots: 2

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 - PRE22-10.PDF](#)

**II. PRELIMINARY PLAT FOR THE GROVE AT RIVERDALE - DYER ROAD**

Application No: PRE22-09

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

Developer: Charlestowne Crossing, LLC

Engineer: Cole & Associates

Property Zoning: R1E, Single-Family Residential District (10,000 square foot minimum lot size)

Proposed Lots: 101

Parcel Size: 59.90 acres

Location: 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

Documents:

[PZ AGENDA PACKET - PRE22-09.PDF](#)

### III. PRELIMINARY PLAT FOR SAXONY RIDGE - 3866 SOUTH POINT PRAIRIE ROAD

Application No: PRE22-11

Property Owners: Grapenthin Family Limited Partnership, and Kenneth Baker and Michelle Baker

Developer: Lombardo Homes of St. Louis, LLC

Engineer: Civil & Environmental Consultants, Inc.

Requested Zoning: 1. 79.85 acres to RR, Single Family Residential District (3 acre minimum lot size); and

2. 1 acre to R1A, Single-Family Residential District (1-acre minimum lot size)

Proposed Lots: 28

Area: 95.88 acres

Location: Approximately 500 feet west of Highway Z on the north side of South Point Prairie Road, near the City of New Melle

County Council District: 2

Account Nos.: 606570A000 and T032100001

Documents:

[PZ AGENDA PACKET - PRE22-11.PDF](#)

**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**