

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 17, 2021
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, November 16, 2021

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS

I. CONDITIONAL USE PERMIT REQUEST - 3678 HIGHWAY D

Application No: CUP21-17

Property Owner: Gerald L. Wolf and Sharon Wolf

Applicant: Russell Been for Collective Solutions, LLC

Current Zoning: C1, Neighborhood Commercial District

2030 Master Plan: Recommends low density residential land uses

Conditional Use Request: Construct a 115-foot tall monopole telecommunication tower with adjustments to exceed height, setback, and spacing standards

Parcel size: 3.93-acres

Location: On the south side of Highway D, approximately 1,000 feet east of Highway DD

County Council District: 2

Account No.: 598080A000

Documents:

[PZ AGENDA PACKET - CUP21-17.PDF](#)

II. CONDITIONAL USE PERMIT REQUEST - 2818 SOUTH POINT PRAIRIE ROAD

Application No: CUP21-18

Property Owner: Chickadee Acres, LLC

Applicant: Lisa Mallon

Current Zoning: A, Agricultural District

2030 Master Plan: Recommends low density residential uses

Conditional Use Requests: A bed and breakfast residence (up to 10 guests per night)

Parcel Size: 11.20 acres

Location: On the east side of South Point Prairie Road, approximately 2,000 feet north of Dyer Road

County Council District: 2

Account No.: T072100013

Documents:

[PZ AGENDA PACKET - CUP21-18.PDF](#)

III. CONDITIONAL USE PERMIT REQUEST - 2440 SOUTH HIGHWAY 94

Application No: CUP21-20

Property Owners: Joseph A. Koester and Craig A. Daily

Current Zoning: A, Agricultural District

2030 Master Plan: Recommends agricultural and agricultural tourism uses
Conditional Use Request: Buildings, structures, or open spaces for conducting weddings and/or wedding receptions or other private parties
Parcel Size: 6.19 acres
Location: On the southeast corner of Highway 94 South and Highway DD
County Council District: 2
Account No.: A923000655
Documents:

[PZ AGENDA PACKET - CUP21-20.PDF](#)

IV. REZONING REQUEST - HUNN ROAD

Application No: RZ21-17
Property Owner: Elmer V. Hargis
Developer: CMS Homes, LLC
Engineer: Pickett, Ray, & Silver, Inc.
Current Zoning: A, Agricultural District
Requested Zoning: RR, Single Family Residential District (3-acre minimum lot size)
2030 Master Plan: Recommends low density residential uses
Parcel Size: 63.20 acres
Location: On the northwest corner of Hunn Road and English Road, near Indian Camp Creek Park; and bordering Lincoln County
County Council District: 1
Account Nos.: 671040A000
Documents:

[PZ AGENDA PACKET - RZ21-17.PDF](#)

PLATS

I. PRELIMINARY PLAT FOR HUNN ROAD TRACT

Application No: PRE21-26
Property Owner: Elmer V. Hargis
Developer: CMS Homes, LLC
Engineer: Pickett, Ray, & Silver, Inc.
Current Zoning: A, Agricultural District
Requested Zoning: RR, Single Family Residential District (3-acre minimum lot size)
2030 Master Plan: Recommends low density residential uses
Proposed Lots: 16
Parcel Size: 63.20 acres
Location: On the northwest corner of Hunn Road and English Road, near Indian Camp Creek Park; and bordering Lincoln County

County Council District: 1
Account Nos.: 671040A000

Documents:

[PZ AGENDA PACKET - RZ21-17.PDF](#)

II. PRELIMINARY PLAT FOR AUTUMN HOLLOW - 910 EAST HIGHWAY N

Application No: PRE21-18
Property Owners: R. Stephen and Catherine M. Barnett, and Donald C. and Marianne Mollison
Applicant / Developer: Lombardo Homes of St. Louis, LLC
Engineer: The Sterling Company
Current Zoning: A, Agricultural District
Requested Zoning: R3B, Multi-Family Residential District and (29.56 acres) and R1E, Single-Family Residential District (47.11 acres)
2030 Master Plan: Recommends low density residential uses
Proposed Lots: 110 lots (418 dwellings)
Parcel Size: Approximately 76.67 acres
Location: On the south side of Highway N, approximately 900 feet east of Gallop Lane; near the cities of Wentzville, O'Fallon, and Lake St. Louis

County Council District: 2
Account Nos.: 759870E000 and A860003141

Documents:

[PZ AGENDA PACKET - PRE21-18.PDF](#)

TABLED / CONTINUED ITEMS

NONE

APPROVAL OF MINUTES FROM THE OCTOBER 20, 2021 MEETING

Documents:

[10-20-2021 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT