

**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 Request: 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 THE VILLAGE AT INDIAN CREEK - HUNN ROAD

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 - PRE21-26.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**