



PLANNING AND ZONING COMMISSION

AGENDA FOR REGULAR MEETING

January 28th, 2019

PLANNING AND ZONING COMMISSION:

Lindsey Devereux, Chair
Steve Hollander, Vice-Chair
Dan Nottmeyer, Secretary
Mayor Sally Faith
Mary Ann Ohms, City Council Liaison
Cort Schneider
Missy Palitzsch
John Feldt
Derek Kessler
Keith Hazelwood

Commission Members:

The regular meeting of the St. Charles Planning and Zoning Commission will be held on **Monday, January 28th, 2019**, beginning at 6:30p.m. on the fourth floor of City Hall Chambers, 200 North Second Street, St. Charles, Missouri.

1. Call to order and the roll.
2. Approve the minutes of the December 17th, 2018 Planning and Zoning Commission regular meeting.

CONSENT AGENDA

3. Easement Vacation – Vacation of a Utility Easement at 1900 Truman Industrial Boulevard. The property is located within Ward 6
4. Case No SP-2019-01. (SP Architects) A Site Plan application for building additions and amended architectural elevations within the PD-C Planned Development - Commercial District located southwest of the intersection of Veterans Memorial Parkway and Time Center Drive, known as 801 Veterans Memorial Parkway. The property is approximately 1.55 acres and is located within Ward 3.

PUBLIC HEARING: Rezoning

5. Case No. Z-2019-01. (William & Donna Naughton) An application to rezone upon annexation an approximately 0.27 acre tract of land, known as 9 Graystone Court, from St. Charles County R1E Single-Family Residential District to City of St. Charles R-1E Single-Family Residential District. The property will be located in Ward 4 upon annexation.

PUBLIC HEARING: Rezoning

6. Case No. Z-2019-02. (John & Frankie Roesslein) An application to rezone upon annexation an approximately 0.27 acre tract of land, known as 2401 Falcon's Way, from St. Charles County R3B Multi-Family Residential District to City of St. Charles R-3A Multi-Family Residential District. The property will be located in Ward 4 upon annexation.

PUBLIC HEARING: Planned Development Amendment

7. Case No. PDA-2019-01. (NT Home Builders, LLC & Hiram Street Apartments, LLC) An application to amend the Preliminary Development Plan and adopted New Town Regulating Plan Transect Zone Map for a portion of New Town at St. Charles from CP Civic Parking to T5 Urban Center Transect Zone for property generally located east of Hiram Alley and south of Barter Street and property from T-5 Urban Center to T-4 General Urban Transect Zone for property generally located southeast of Barter Street and Simeon Bunker Street and property generally located east and west of Tiber Street. Total area of the subject properties is 8.21 located within Ward 8.

PUBLIC HEARING: Planned Development Amendment

8. Case No. PDA-2019-02. (Fischer and Frichtel Custom Homes, LLC) An application to amend the previously approved Development Plan and Ordinance for the Talbridge subdivision within the PD-MU Planned development Mixed Use District. The amendment will revise the development plan by categorizing the land use of an approximately 1.49 acre tract of land from unclassified to residential. The subject property is located northwest of the intersection of Old Friedens Road and Fairgrounds Road. The property is located in Ward 3.

The applicant has requested to table this item to the February 25th, 2019 meeting.

PUBLIC HEARING: Planned Development Amendment:

9. Case PDA-2019-03. (Fischer and Frichtel Custom Homes, LLC) An application to amend the previously approved Development Plan and Ordinance for the Talbridge subdivision within the PD-MU Planned development Mixed Use District. The amendment will revise the development plan by categorizing the land use of an approximately 1.49 acre tract of land from unclassified to residential. The subject property is located northwest of the intersection of Old Friedens Road and Fairgrounds Road. The property is located in Ward 3.

The applicant has requested to table this item to the February 25th, 2019 meeting.

PUBLIC HEARING: Conditional Use:

10. Case CU-2019-01. (Joseph W. and Linda K. Brewer) An application for a Conditional Use Permit from §400.280(B)(2) for a guest house within the CRD-II Central Residential District and within the EHP Extended Historic Preservation District located at 130 Water Street. The subject property is located in Ward 2.

PUBLIC HEARING: Text Amendment:

11. Case TA-2019-01. (Mike Gutermuth) An application to amend Chapter 400 of the Code of Ordinances by amending §400.600 "Parking and Storage of Boats, Trailers, Camper Shells and Recreational Vehicles on Residential Property, City Streets, and Mobile Home Parks, specifically modifying the prohibition on parking Recreational Vehicles within the non-principal front yard of a corner lot.

PLANNED DISTRICT ORDINANCE AMENDMENT: Charlestowne Place

12. Request for an Ordinance Amendment to amend condition 3F of Ord. #17-223. This amendment concerns the Charlestowne Place development located north of the intersection of Island Harbor Drive and Boschertown Road and is located within Ward 8.

ADMINISTRATIVE

13. Introduction of new Commission member.

ADMINISTRATIVE

14. Election of Chair, Vice-Chair and Secretary for 2019.

Adjourn

*The next regular meeting of the Planning and Zoning Commission is scheduled for **February 25th, 2019.***

The City of St. Charles offers all interested citizens the opportunity to attend public meetings. If you wish to attend this public meeting and require an accommodation due to a disability, please contact the Office of the City Clerk to coordinate an accommodation at least two (2) business days in advance of the scheduled meeting at 636-949-3282 or 636-949-3289 (TTY - for the hearing impaired). The City of St. Charles, Missouri fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information or to obtain a Title VI Complaint Form, please call the City Clerks Office at 636-949-3282 or visit City hall located at 200 North Second Street, St. Charles, Missouri, 63301.

INCLEMENT WEATHER: In case of inclement weather, please call 636-949-3222 after 4:00 p.m. on the day of the meeting to be informed of the status of the meeting.

Posted on 1/24/2019 at 3:30pm by DKL