



PLANNING AND ZONING COMMISSION

AGENDA FOR REGULAR MEETING

March 25th, 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, March 25th, 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 February 25th, 2019 Planning and Zoning Commission regular meeting.

CONSENT AGENDA

3. Case No SP-2019-09. (Ramon Sarmiento) A Site Plan application for amended architectural elevations within the C-2 General Business District located at 1811 Zumbuhl Road. The property is approximately 1.45 acres and is located within Ward 6.
4. Case No SP-2019-10. (Andy's Frozen Custard) A Site Plan application for new restaurant and drive-thru within the PD-MU Planned Development-Mixed Use District located at 1850 1st Capitol Drive. The property is approximately 0.74 acres and is located within Ward 2.
5. Case No SUB-2019-04. (Jack Butler – David Mason & Associates) A Preliminary Plat application within the C-2 General Business District located at 1607 Regency Parkway. The property is approximately 4.63 acres and is located within Ward 6.
6. Case No SUB-2019-03. (Cliff Heitmann – Bax Engineering) A Preliminary Plat application within the I-2/WHP Heavy Industrial District and within the WHP Wellhead Protection District known as Lot 1 of Fountain Lakes Commerce Center Plat 9. The property is approximately 35.64 acres and is located within Ward 8.

7. Case No SP-2019-13. (Cliff Heitmann – Bax Engineering) A Site Plan application for new office/warehouse use within the I-2/WHP Heavy Industrial District and within the WHP Wellhead Protection District located on proposed Lot 1A of the Resubdivision of Lot 1 of Fountain Lakes Commerce Center Plat 9. The property is approximately 13.01 acres and is located within Ward 8.
 8. Case No RESUB-2019-04. (Cliff Heitmann – Bax Engineering) A Preliminary Plat application within the I-2/WHP Heavy Industrial District and within the WHP Wellhead Protection District known as Lot 4B of Fountain Lakes Commerce Center. The property is approximately 13.33 acres and is located within Ward 8.
 9. Case No SP-2019-11. (Cliff Heitmann – Bax Engineering) A Site Plan application for new office/warehouse use within the I-2/WHP Heavy Industrial District and within the WHP Wellhead Protection District located on proposed lot 4C of Fountain Lakes Commerce Center. The property is approximately 8.58 acres and is located within Ward 8.
 10. Easement Vacation – Vacation of 6 Utility Easements within the New Town at St. Charles Plat Six as recorded in Plat Book 44, Pages 104-110. The easements are located within Ward 8.
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PUBLIC HEARING: Conditional Use

11. Case No. CU-2018-31. (John Muller) An application for a Conditional Use Permit from §400.220(C)(1)(a) for an In-Vehicle Sales and Service (ATM) use within the C-2 General Business District, located at 1360 South 5th Street. The subject property is approximately 2.37 acres and is located in Ward 2.

THIS ITEM WAS TABLED AT THE FEBRUARY 25TH, 2019 MEETING. THE APPLICANT HAS REQUESTED THAT THIS ITEM REMAIN ON THE TABLE.

SITE PLAN

12. Case No. SP-2018-27. (John Muller) An application for Site Plan approval for an ATM located at located at 1360 South 5th Street. The subject property is approximately 2.37 acres and is located in Ward 2.

THIS ITEM WAS TABLED AT THE FEBRUARY 25TH, 2019 MEETING. THE APPLICANT HAS REQUESTED THAT THIS ITEM REMAIN ON THE TABLE.

PUBLIC HEARING: Rezoning

13. Case No. Z-2019-04. (Gregory & Marilyn Tate) An application to rezone upon annexation an approximately 1.85 acre tract of land, known as 117 Forest Hill Drive, from St. Charles County R1E Single-Family Residential District to City of St. Charles R-1D Single-Family Residential District. The property will be located in Ward 3 upon annexation.

PUBLIC HEARING: Rezoning

14. Case No. Z-2019-05. (Terry L. and Kathleen Hemsath) An application to rezone upon annexation an approximately 2.04 acre tract of land, known as 900 Hemsath Road, 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

15. Case No. Z-2019-06. (St. Charles Painting and Remodeling - Mark Walsh) An application to rezone an approximately 1.38 acre tract of land, known as 1634 Muegge Road, from R-1C Single-Family Residential District to O-I Office Institution District. The property is located in Ward 4.

PUBLIC HEARING: Conditional Use

16. Case No. CU-2019-09. (Electrify America, LLC) An application for a Conditional Use Permit from §400.220(C)(1)(a) for an In-Vehicle Sales and Service (Electric Vehicle Charging Station) use within the C-2 General Business District, located at 2897 Veterans Memorial Parkway. The subject property is approximately 13.61 acres and is located in Ward 6.

SITE PLAN

17. Case No. SP-2019-12. (Electrify America, LLC) An application for a site plan approval for an electric vehicle charging station at 2897 Veterans Memorial Parkway. The subject property is approximately 13.61 acres and is located in Ward 6.

PUBLIC HEARING: Conditional Use

18. Case No. CU-2019-10. (Adam Powers) An application for a Conditional Use Permit from §400.290(C)(10) for an Passenger Vehicle Repair, Body and Fender Repair, and Spray Painting use within the FHCD Frenchtown Historic Commercial District, located at 1520 North 2nd Street. The subject property is approximately 1.04 acres and is located in Ward 1.

PUBLIC HEARING: Text Amendment:

19. 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.

Adjourn

The next regular meeting of the Planning and Zoning Commission is scheduled for April 22nd, 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 3/21 /2019 at 4:00pm by DKL