

**AGENDA  
CITY OF WENTZVILLE  
310 W. Pearce Blvd. - City Hall  
Planning & Zoning Commission  
May 1<sup>st</sup>, 2008  
6:00 P.M.**

**Pledge of Allegiance:**

<b>Roll Call:</b>	Jennifer Lewis	Mike Hays	Andy Mayer
	Jeff Hackman	John Bauer	Bob Smith
	Mike Hazelbaker	Ald. Nick Guccione	Mayor Paul Lambi

This Commission hereby enters into the records Exhibits A, B, C and D for the City of Wentzville will be Zoning, Subdivision; Comprehensive Plan and Official Zoning Map documents.

*Provided at the entrance are the Agenda for tonight's meeting along with a handout regarding "Public Hearing Policy". Please mute or turn off all cell phones, pagers and electronic devices at this time.*

**Agenda Approval:** Consideration of requests to adjust, table, or withdraw items.

**Statements for the Good of the Commission:**

- Public Hearings:**
- 08-39-PZ**  
Thomas M. and Mary Durst, applicant and property owner, is requesting a Conditional Use Permit to amend a condition of Ordinance #2245 for Dairy Queen, a restaurant establishment with drive-thru. The site is located on the east side of S. Church St., approximately 700 feet north of Interstate 70, with an address of 702 S. Church St.
  
  - 08-40-PZ**  
Mark McCoy, applicant and property owner, is requesting a Conditional Use Permit for a Motor Vehicle Orientated Business for a Dynamometer. The site is located on northwest corner of Business Highway 61 and E. Koenig Street, with an address of 305 N. Business Highway 61.
  
  - 08-41-PZ**  
Janette Nolen of Wal-Mart Store #243, applicant on behalf of the property owner, Mike Neary of THF Wentzville Development, LLC, are requesting a Conditional Use Permit for Wal-Mart Store #243 to amend conditions of Ordinance #1691 for Outdoor Storage and Display. The site is located on the northwest corner of W. Pearce Blvd. and Bear Creek Dr. with an address of 1971 Wentzville Parkway.
  
  - 08-42-PZ**  
Mark Wedemeier and Joseph Schilligo of Schmidgets, LLC, applicant and property owner, are requesting a Conditional Use Permit for Gowran Auto Sales, for the renewal of Ordinances #1900 and #2727, authorizing pre-owned vehicle sales and service. The site is located on the southwest corner of E. Pearce Blvd. and N. Locust St., with an address of 508 E. Pearce Blvd.

**Public Hearings: 08-45-PZ**

Dennis Gladieux of Operation Food Search, applicant on behalf of the property owner, Opus Dream, LC, are requesting a Conditional Use Permit for the operation of a Food Pantry. The site is located on the west side of May Road, approximately 600 feet south of Bear Creek Drive, with an address of 115 May Rd.

**08-46-PZ**

George Beseda of BBON, LLC/Contractor's Flooring Supply, applicant on behalf of the property owner, Paul and Kathy Conry are requesting a Rezoning of .81 of an acre from A - Agricultural to C-1 Neighborhood Commercial. The site is located on the northeast corner of Huntsdale Drive and W. Pearce Blvd., with an address of 1871 W. Pearce Blvd.

**Open Forum:**

**Old Business:**

**Consent Agenda:**

**New Business: 08-37-PZ**

Chris Olsen of Monday Club IV, LLC, applicant on behalf of the property owner, Joseph S. Reding of Wentzville One, LLC, is requesting Site Plan approval for Culpeppers Grill and Bar. The site is located on the south side of Interstate 70 South Service Road, approximately 300 feet west of Ruggeri Drive, with an address of 1462 S. Service Road.

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**08-43-PZ**

Harold Burkemper of First St. Charles County Construction, applicant and property owner, is requesting Final Development Plan review and approval for the Tuscany Trails Subdivision. The site is located on the north side of Mexico Road, approximately 1,100 feet east of Hancock Rd.

**08-44-PZ**

Terry L. Dawdy of Dawdy and Associates, Inc., applicant on behalf of the property owner, Jerry Ebest of Dierberg's, are requesting Site Plan approval for Outlot J of Dierberg's Wentzville Crossing. The site is located on the east side of Wentzville Parkway, approximately 1,200 feet south of William Dierberg Drive and being internal to the site, with an address of 1890 Wentzville Parkway.

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**Other Business:** Pay Day Loan Text Amendment request for Commission Direction.

City of Wentzville – Comprehensive Plan – Document Review

**Minutes:** March 6<sup>th</sup>, 2008 and April 3<sup>rd</sup>, 2008

**Staff Reports:**

**Commission Reports:**

**Adjourn:**