

**DARDENNE**



**CITY OF DARDENNE PRAIRIE  
2032 HANLEY ROAD  
DARDENNE PRAIRIE, MO 63368**

**PLANNING & ZONING COMMISSION  
AGENDA  
JANUARY 11, 2023  
7:00 P.M.**

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**           Alderman Wandling (Ex officio)  
                          Chairman Etzkorn  
                          Commission members:  
                          Bailey  
                          Detweiler  
                          Fry  
                          Helms  
                          Musler  
                          Rowley  
                          Shea  
                          Stankovich  
                          Wilson  
                          Wooldridge

**ELECTION OF CHAIRMAN**

**ELECTION OF VICE-CHAIRMAN**

**ELECTION OF SECRETARY**

**OPEN FORUM**

**NEW BUSINESS**

1. Amended P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Engenuity, Sean Ackley, P.E. Senior Project Manager and owner Bryan 364 Junction, LLC.
2. Conversation Regarding PUD Process

**OLD BUSINESS**

1. Review of the 2020 Comprehensive Plan

**APPROVAL OF MINUTES**

Approval of 12-14-22

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

## MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission  
**FROM:** James W. Knowles III, City Administrator  
**DATE:** January 5<sup>th</sup>, 2023  
**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for January 11<sup>th</sup>, 2023

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. None

### NEW ITEMS:

1. **Amended P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Engenuity, Sean Ackley, P.E. Senior Project Manager and owner Bryan 364 Junction, LLC.** On December 2<sup>nd</sup>, 2022, the City received an Amended P.U.D. Request – Final Plan for the proposed “The Prairie” mixed-use subdivision.

This proposed mixed-use subdivision is the approximate 16 acres of land commonly known as 7467 Hwy N and the approximate 2 acres of land commonly known as 7501 Hwy N (now Town Square Avenue) and being more particularly described in the enclosed Amended P.U.D. Final Plan application, as amended and received by the City on Oct. 4<sup>th</sup>, 2022.

The original P.U.D. - Final Plan for this proposed development was approved by the Board of Aldermen via Ordinance No. 2103 on May 19<sup>th</sup>, 2021

The P.U.D.- Final Plan was amended via ordinance 2174 approved by the Board of Alderman on March 16<sup>th</sup>, 2022.

The current P.U.D.- Final Plan was amended via ordinance 2215 approved by the Board of Alderman on October 19<sup>th</sup>, 2022.

On December 2<sup>nd</sup>, 2022, the Applicant filed an application to Amend the PUD Final Plan. The Amended plan is enclosed.

On January 3<sup>rd</sup>, 2023, the City Engineer provided the enclosed comment letter to the applicant.

### **1. Conversation Regarding PUD Process**

Mayor John Gotway would like to address the Commission regarding the PUD application and approval process in the City of Dardenne Prairie.

**EXISTING ITEMS:**

**None.**

**INFORMATION ONLY:**

**1. None.**

Enclosures

cc: Mayor John Gotway and Board of Aldermen  
Kim Clark, City Clerk  
John Young, City Attorney

DARDENNE



PRAIRIE

www.DardennePrairie.org

City Engineer  
Phone 636.978.6008  
Engineer@DardennePrairie.org

City Hall  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.561.1718  
Fax 636.625.0077

January 3, 2023

Mr. Sean Ackley P.E.  
Engenuity  
17057 N. Outer 40 rd.  
Chesterfield, MO 63005

Subject: P.U.D. Request – 2<sup>nd</sup> Amended Final Plan for Lot 4– Review  
Dardenne Prairie Project No. 972130

Dear Mr. Ackley:

The subject P.U.D. Request – Final Plan and associated plans that were received by the city have been reviewed. The application fee and site plan review fee have been received by the city. From this review, the following comment is for the commission and board members' information:

1. Sheet C000 provides calculations for determining the plan change percentage. These calculations have been provided because of numerous discussions with the city staff and the engineer for the project. The parking spaces provided with these changes (increase in retail space, 2,925 sq.ft.) meet the required 124 spaces. The proposed change is no change to the apartment square footage from the first amendment other than converting the garage space on the first floor to additional retail(restaurant/commercial) space. Therefore, this 2<sup>nd</sup> amendment plus the previous first amendment changes the final plan by 4.9% from the original plan, which would be potentially considered a minor change because it is less than 5%.

The subject P.U.D. Request – Amended Final Plan, and associated plans will be considered by the Planning and Zoning Commission at their meeting that is scheduled to begin at 7:00 p.m. on January 11, 2023, and by the Board of Aldermen at their meeting that is scheduled to begin 7:00 p.m. on January 18, 2023. Both meetings are planned to take place at the City Hall at 2032 Hanley Road. All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

If you have any questions, please feel free to contact me.

Sincerely,

WEIS DESIGN GROUP, INC.

*Tom Weis*

Thomas P. Weis, P.E. City Engineer

cc: James Knowles III, City Administrator  
Kim Clark, City Clerk  
Terri Voss, Administrative Coordinator

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:02 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Wandling, Chairman Etkorn and Commissioners Bailey, Detweiler, Fry, Helms, Musler, Rowley, Shea, Stankovich, Wilson and Wooldridge. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney's Drew Weber and Brad Pryor.

**OPEN FORUM** – No one present to speak.

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to rearrange the agenda to move the public hearing and new business items #2 up on the agenda. Motion passed unanimously.

**PUBLIC HEARING**

2. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31<sup>st</sup>, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.

Kristine Wells representing Cloud 9 Massage was in attendance to present the request.

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to close the public hearing. Motion passed unanimously.

**NEW BUSINESS**

- 2 Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31<sup>st</sup>, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to recommend approval of the conditional use permit. Motion passed unanimously.

**PUBLIC HEARINGS**

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3<sup>rd</sup>, 2022, on file with the City Clerk from Applicant Engenuity.

Tom Kaiman and the development team of Mia Rose Holdings was in attendance to present the proposal.

The following individuals spoke on the proposal:

- Richard Davis – 953 Hampshire Heath Drive
- Marcos Jovert – 634 Cruden Bay Court
- Cheryl Bratton – 620 Cruden Bay Court
- Blake Nay – 2237 Harborside Drive
- Dee Bax – 1480 Woodstone, St. Charles
- Justin Stiehr – 236 Castle Stuart Court
- Kevin Lavo – 344 Royal Dornoch Court
- Paul Burke – 7296 Picasso Drive
- David Zucker – 706 Knollshire Way Court

Commissioner Wooldridge read an email from Enid Bremer which is attached as part of these minutes.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Shea to close the public hearing. Motion passed unanimously.

**NEW BUSINESS**

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3<sup>rd</sup>, 2022, on file with the City Clerk from Applicant Engenuity.

A motion was made by Commissioner Rowley, seconded by Commissioner Fry to recommend disapproval of the proposed zoning change. Roll call was as follows:

- |                              |                               |
|------------------------------|-------------------------------|
| Chairman Etzkorn – Nay       | Commissioner Bailey – Aye     |
| Commissioner Wilson – Nay    | Commissioner Stankovich – Nay |
| Commissioner Fry – Aye       | Commissioner Wooldridge – Aye |
| Commissioner Rowley – Aye    | Commissioner Helms – Aye      |
| Commissioner Musler – Nay    | Commissioner Shea – Aye       |
| Commissioner Detweiler – Aye |                               |

3. Approval of the 2023 Planning and Zoning Submittal Calendar

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to approve the 2023 Planning and Zoning Submittal Calendar. Motion passed unanimously.

**OLD BUSINESS**

1. Review of the 2020 Comprehensive Plan

A motion was made by Commissioner Detweiler, seconded by Commissioner Wilson to hold a public hearing in February on the proposed revisions to the Comprehensive Plan. Motion passed. Commissioner Rowley and Wooldridge opposed.

**APPROVAL OF MINUTES**

- Approval of 10-12-22 Minutes
- Approval of 11-02-22 Special Meeting Minutes



A motion was made by Commissioner Shea, seconded by Commissioner Detweiler to approve the 10-12-22 and 11-02-22 minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS**

Commissioner Rowley thanked Chairman Etkorn for maintaining order in the meeting. Commissioner Fry inquired into the process of receiving information before the public. Alderman Wandling suggested the commission hold work sessions in the future as needed. There was a brief discussion regarding the submittal deadlines and receiving a more detailed memo including the deviations.

**ADJOURNMENT**

A motion was made by Commissioner Wooldridge, seconded by Commissioner Rowley to adjourn the meeting at 9:47 p.m.

Respectfully submitted,

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Kim Clark, City Clerk

**Subject:** FW: Proposed zoning change

**From:** Enid Bremer <[enid@mattbremer.com](mailto:enid@mattbremer.com)>

**Date:** December 10, 2022 at 1:08:12 PM CST

**To:** [sonnywilson73@gmail.com](mailto:sonnywilson73@gmail.com), [cdetw@charter.net](mailto:cdetw@charter.net), [patti.fry@mscwired.org](mailto:patti.fry@mscwired.org)

**Subject:** Proposed zoning change

Good afternoon ,

I am writing to you regards to the proposed rezoning request and PUD request near my home. The hearing is scheduled for December 14th, unfortunately, this time of year is extremely and I am unable to attend. I am hoping you will take this email into consideration in lieu of my presence at the hearing. It is my understanding that the proposal is to change to zoning to allow an apartment complex to be built at the corner of Bryan and Fiese. I live in the Inverness neighborhood and this would be very near my home. I believe that this proposed apartment complex would negatively impact my property value and create difficulties for the families in the area. One of the questions I asked our builder before buying our house was the zoning of that exact parcel of land. I was told it was commercial. This is one of the reasons I decided to build in Inverness and not move into the O'Fallon area.

1. There are two relatively new apartment complexes within a few miles of this proposal. The brand new complex still being built near the corner of Bryan road and highway N. We also have a relatively new complex located near the intersection of Fiese road and Henke road. A third complex seems excessive.

2. There has been quite the building boom in the area, my neighborhood included. Slowing down the growth would allow the Wentzville school district to react to this growth with facilities, teacher and other staff. Over crowded classrooms and understaffed schools are not good for any community. I know many of the area school districts are already struggling to fill positions, such as bus drivers, substitutes, paras and custodians. All essential personal to make a quality school.

3. It is also rumored that the business being proposed is a gas station, there is a QT right across the street and while I am all for a little price competition I do worry about the in and out traffic that it would create. Bryan is backed up many times during the day and there is a considerable amount of fender benders that occur with so many people trying to pull in and out of QT during the busy parts of the day. I have 3 relatively new drivers and I worry about their safety on these already busy streets.

4. The traffic on Bryan road is already extremely congested and multiple accidents happen weekly at the corner of Bryan and Fiese adding more families and cars to this already stressed intersection sounds deadly.

5. An apartment complex would significantly add to our population. Can our police, ambulance, fire and snow removal safely accommodate this influx in population?

6. This is not an appropriate location for sand volleyball courts. Fun yes, but have you ever been to ethyls in ofallon? Its loud, the lights are ridiculously bright and this type of establishment would encourage more drunk and buzzed drivers very close to our homes where our families drive, walk and ride bikes. Hundreds of families have picked inverness to call home because it is nestled in a quiet family friendly area. This would essentially end that homey neighborhood feeling.

I think Dardenne prarie is a great place to live but I do not think this proposed change in zoning would be best for our area. I know many of my neighbors feel this same way. It is my hope that you do not allow this change in zoning. We do not want to live at the corner of busy and dangerous. All of the

proposed business are a simple and very short drive down the road. Very convenient we do not need or want them in our back yard.

Thank you for your time and attention to this matter.

Sincerely,

Enid Bremer

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Michael Wooldridge

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Total Control Panel

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To: [cityclerk@dardenneprairie.org](mailto:cityclerk@dardenneprairie.org)

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