



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

**PLANNING & ZONING COMMISSION  
AGENDA  
FEBRUARY 10, 2021  
7:00 P.M.**

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Mayor Zucker  
Alderman Wandling  
Chairman Etzkorn  
Commission members:  
Bailey  
Brockmann  
Helms  
Rowley  
Seurer  
Shea  
Stankovich  
Wooldridge

**ELECTION OF CHAIRMAN**

**ELECTION OF VICE-CHAIRMAN**

**ELECTION OF SECRETARY**

**OPEN FORUM**

**PUBLIC HEARINGS**

1. Possible amendments to Section 405.180 and other provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to zoning and land use regulations in the "C-1" Local Commercial District and other zoning Districts to allow for a mix of commercial and residential uses in certain zoning districts in the City.
2. Rezoning Request and P.U.D. Request – Area Plan for the proposed "Salfen Farm" Residential Subdivision from Applicant Luetkenhaus Properties, Inc. and Property Owner Lorraine J. Salfen Trust and Property Owner Joseph L. and Christine Schroeder.
3. Rezoning Request, P.U.D. Request – Area Plan for the proposed "Old Town Square" Mixed-Use Subdivision, and Conditional Use Permit Application from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.

## **NEW BUSINESS**

1. Possible amendments to Section 405.180 and other provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to zoning and land use regulations in the "C-1" Local Commercial District and other zoning Districts to allow for a mix of commercial and residential uses in certain zoning districts in the City.
2. Proposed Resubdivision Plat for Lots 15, 16, 17, and Common Ground of Chestnut Creek Subdivision from property owners Chestnut Creek HOA, Ryan and Lauren Johnson, Jonathan Renken, and Joel H. and Deborah L. Olge.
3. Proposed Lot Split Plat for 2311 Post Road from property owner Scot and Christine Weaver, Weaver Investment Properties, LLC.
4. Rezoning Request and P.U.D. Request – Area Plan for the proposed "Salfen Farm" Residential Subdivision from Applicant Luetkenhaus Properties, Inc. and Property Owner Lorraine J. Salfen Trust and Property Owner Joseph L. and Christine Schroeder.
5. Rezoning Request, P.U.D. Request – Area Plan for the proposed "Old Town Square" Mixed-Use Subdivision, and Conditional Use Permit Application from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.

## **APPROVAL OF MINUTES**

Approval of 12-09-20 Minutes

## **COMMISSION COMMUNICATIONS**

## **ADJOURNMENT**

## **PLANNING & ZONING MINUTES**

**DECEMBER 9, 2020**

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:00 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 Mayor Zucker, Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Brockmann, Helms, Rowley, Stankovich and Wooldridge. Commissioners Shea and Seurer were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

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

### **NEW BUSINESS**

1. Record Plat for “Inverness Plat 2” consisting of the northern approximately 57.3 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the Record Plat received by the City on November 4, 2020, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC.

David Volz of Volz Engineering was in attendance to present the plan.

A motion was made by Alderman Wandling, seconded by Mayor Zucker to recommend approval to the Board of Aldermen pending the establishment of a deposit. Motion passed unanimously.

### **APPROVAL OF MINUTES**

Approval of 11-10-20 Minutes

A motion was made by Commissioner Wooldridge, seconded by Commissioner Brockmann to approve the 11-10-20 minutes. Motion passed unanimously.

### **COMMISSION COMMUNICATIONS**

### **ADJOURNMENT**

A motion was made by Commissioner Stankovich, seconded by Commissioner Helms to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

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Kim Clark, City Clerk

## **MEMO**

**TO:** Dardenne Prairie Planning and Zoning Commission

**FROM:** Luke R. Kehoe, PE, PLS, CFM, LEED AP  
Kehoe Engineering Company, Inc. (KEC)

**DATE:** February 5, 2021

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for February 10, 2021

Items for consideration at this meeting include:

### **PUBLIC HEARINGS:**

1. **Possible amendments to Section 405.180 and other provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to zoning and land use regulations in the "C-1" Local Commercial District and other zoning Districts to allow for a mix of commercial and residential uses in certain zoning districts in the City.** Currently, Section 405.180 of the Municipal Code permits two categories of residential use within the "C-1" Local Commercial District. These uses are "accessory dwelling unit, provided that no more than one (1) accessory dwelling unit shall be permitted per lot" and "any permissive or conditional use in the 'R' Districts, except single-family dwellings, two-family dwellings and multiple-family dwellings" both via conditional use permit. Possible amendments to the Municipal Code will allow for a mix of commercial and residential uses in commercial zoning districts throughout the City via conditional use permit.
2. **Rezoning Request and P.U.D. Request – Area Plan for the proposed "Salfen Farm" Residential Subdivision from Applicant Luetkenhaus Properties, Inc. and Property Owner Lorraine J. Salfen Trust and Property Owner Joseph L. and Christine Schroeder.** On January 8, 2021, the City received the enclosed Rezoning Request and P.U.D. Request – Area Plan for the proposed "Salfen Farm" residential subdivision. This proposed residential subdivision is the approximate 4.86 acres of the land commonly known as 2247 Post Road and the western most 62.92 feet of the approximate 100-foot-wide tract of land commonly known as 2231 Post Road and being more particularly described in the enclosed Rezoning Request and the P.U.D. Area Plan rezoning application originally received by the City on January 8, 2021, as amended. The current zoning of this land is "R-1B", Single Family Residential. The proposed zoning of this property is "R-1D", Single Family Residential, Planned Unit Development.

Upon review of the Rezoning Request and the P.U.D. Request – Area Plan, the enclosed "1<sup>st</sup> Review" comment letter was sent to the applicant's engineer on January 19, 2021. On January 27, 2021, the City received copies of the enclosed response letter, the enclosed public hearing notice reportedly sent to adjacent property owners, a revised rezoning exhibit, a revised P.U.D. Area Plan, and the enclosed draft indenture of trust and restrictions for the proposed subdivision from the applicant's engineer.

On February 3, 2021, the City received the enclosed revised rezoning exhibit, the enclosed revised P.U.D. Area Plan dated "01/04/2021" with the latest revision date of "02/03/2021", along with the proposed building elevations from the applicant's engineer. Upon review, the enclosed "2<sup>nd</sup> review" letter was sent to the applicant on February 5, 2021.

3. **Rezoning Request, P.U.D. Request – Area Plan for the proposed “Old Town Square” Mixed-Use Subdivision, and Conditional Use Permit Application from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.** On January 20, 2021, the City received the enclosed Rezoning Request and P.U.D. Request – Area Plan for the proposed “Old Town Square” 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 Rezoning Request and the P.U.D. Area Plan rezoning application originally received by the City on January 30, 2021, as amended. The current zoning of this land is “C-2”, General Commercial and “R-1A”, Single Family Residential. The proposed zoning of this property is “C-2”, General Commercial, Planned Unit Development with the uses of general business, single family residential, and multi-family residential and proposes to include multiple conditional uses as detailed in the enclosed conditional use permit application.

Upon review of the Rezoning Request, the P.U.D. Request – Area Plan, and Conditional Use Permit applications, the enclosed “1<sup>st</sup> Review” comment letter was sent to the applicant’s engineer on January 28, 2021. On February 4, 2021, the City received the enclosed revised rezoning request, a revised P.U.D. - Request Area Plan, a revised P.U.D. area plan dated “1-18-2021”, with the latest revision date of “2-04-21”, response letters from the developer’s engineer, the developer’s landscape architect, and the developer’s project scientists along with the enclosed building elevations. Upon review, the enclosed “2<sup>nd</sup> review” letter was sent to the applicant’s engineer on February 5, 2021.

#### **NEW ITEMS:**

1. **Possible amendments to Section 405.180 and other provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to zoning and land use regulations in the “C-1” Local Commercial District and other zoning Districts to allow for a mix of commercial and residential uses in certain zoning districts in the City.** From Public Hearing Item 1 above.
2. **Proposed Resubdivision Plat for Lots 15, 16, 17, and Common Ground of Chestnut Creek Subdivision from property owners Chestnut Creek HOA, Ryan and Lauren Johnson, Jonathan Renken, and Joel H. and Deborah L. Olge.** A resubdivision plat for Lots 15, 16, 17, and Common Ground of Chestnut Creek subdivision was received from the property owner’s surveyor on December 15, 2020. The property owners are requesting that the City approve the elimination of common ground north of 236 Chestnut Creek Crossing (Lot 15) and 238 Chestnut Creek Crossing (Lot 16) and incorporation of this common ground into these two properties and also the property owners are requesting that the City approve the elimination of common ground located between of 238 Chestnut Creek Crossing (Lot 16) and 237 Chestnut Creek Crossing (Lot 17) and incorporation of this common ground into these two properties. Upon review of this resubdivision plat, a “1<sup>st</sup> review” comment letter was sent to the property owner’s surveyor on December 29, 2020. **A revised resubdivision plat addressing the comments from this “1<sup>st</sup> review” has not yet been received.**
3. **Proposed Lot Split Plat for 2311 Post Road from property owner Scot and Christine Weaver, Weaver Investment Properties, LLC.** A lot split plat for 2311 Post Road was received from the property owner’s surveyor on January 11, 2021. The property owner is requesting that the City approve the subdivision of the approximate 1.055-acre tract to



create two lots with the areas of 0.596 acres and 0.459 acres. Upon review of this plat, a comment letter was sent to the property owner's surveyor on January 15, 2021. A revised plat was received by the City on January 18, 2021. Upon review of this revised plat, a second comment letter was sent to the developer's surveyor on January 18, 2021. On February 1, 2021, the City received the enclosed revised plat.

4. **Rezoning Request and P.U.D. Request – Area Plan for the proposed “Salfen Farm” Residential Subdivision from Applicant Luetkenhaus Properties, Inc. and Property Owner Lorraine J. Salfen Trust and Property Owner Joseph L. and Christine Schroeder.** From Public Hearing Item 2 above.
5. **Rezoning Request, P.U.D. Request – Area Plan for the proposed “Old Town Square” Mixed-Use Subdivision, and Conditional Use Permit Application from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.** From Public Hearing Item 3 above.

**EXISTING ITEMS:**

1. **None.**

**INFORMATION ONLY:**

1. **None.**

Enclosures

cc: Board of Aldermen  
Dan Lang, City Administrator  
Kim Clark, City Clerk  
John Young, City Attorney