

DARDENNE



PRAIRIE

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

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

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

FEBRUARY 10, 2021

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 Etkorn and Commissioners Bailey, Helms, Rowley, Seurer, Shea, Stankovich, and Wooldridge. Commissioner Brockmann was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

ELECTION OF CHAIRMAN

A motion was made by Mayor Zucker, seconded by Tom Shea to nominate Commissioner Etkorn as Chairman. A motion was made by Mayor Zucker, seconded by Commissioner Shea to close the nominations and Chairman Etkorn be elected by acclamation. Motion passed unanimously.

ELECTION OF VICE-CHAIRMAN

A motion was made by Mayor Zucker, seconded by Commissioner Stankovich to nominate Commissioner Shea as Vice - Chairman. A motion was made by Mayor Zucker, seconded by Commissioner Stankovich to close the nominations and Commissioner Shea be elected by acclamation. Motion passed unanimously.

ELECTION OF SECRETARY

A motion was made by Mayor Zucker, seconded by Commissioner Stankovich to nominate Commissioner Helms as Secretary. A motion was made by Mayor Zucker, seconded by Commissioner Shea to close the nominations and Commissioner Helms be elected by acclamation. Motion passed unanimously.

OPEN FORUM – No one present to speak.

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.

City Attorney John Young provided the proposed amendments to the Commission.

The following individual was in attendance and spoke:

Daryl Tegtmeier – 701 Balcarra Drive

A motion was made by Commissioner Rowley, seconded by Alderman Wandling to close the public hearing. Motion passed unanimously.

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.

Jeff Simmons and Bill Luetkenhaus were in attendance to present the plan.

PLANNING & ZONING MINUTES

FEBRUARY 10, 2021

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

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.

Tom Kaiman, Jerry Cooper and Matt Fogarty were in attendance to present the plan.

The following individuals spoke on the proposal:

Pat Nasi – 712 Balcarra Drive
Amie West – 7754 Quebec Court
Bob Polydys – 7703 Ardmore Drive

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

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.

A motion was made by Mayor Zucker, seconded by Alderman Wandling to forward to the Board of Alderman with a recommendation of do pass. Motion passed unanimously.

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 motion was made by Commissioner Shea, seconded by Commissioner Bailey to table until the March 10th meeting. Motion passed unanimously.

3. Proposed Lot Split Plat for 2311 Post Road from property owner Scot and Christine Weaver, Weaver Investment Properties, LLC.

A motion was made by Commissioner Rowley, seconded by Commissioner Wooldridge to recommend approval to the Board of Aldermen. Motion passed unanimously.

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.

A motion was made by Mayor Zucker, seconded by Commissioner Shea to forward to the Board with a recommendation to approve. Motion passed unanimously.

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.

PLANNING & ZONING MINUTES

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A motion was made by Alderman Wandling, seconded by Commissioner Seurer to forward to the Board of Aldermen with a recommendation of approval. Roll call was as follows:

Chairman Etzkorn – Aye
Commissioner Stankovich – Aye
Mayor Zucker – Aye
Commissioner Rowley – Aye
Commissioner Shea – Aye

Alderman Wandling – Aye
Commissioner Bailey – Aye
Commissioner Wooldridge – Aye
Commissioner Helms – Aye
Commissioner Seurer – Aye

APPROVAL OF MINUTES

Approval of 12-09-20 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to approve the 12-09-20 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

ADJOURNMENT

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to adjourn the meeting at 8:48 p.m.

Respectfully submitted,

Kim Clark

Kim Clark, City Clerk