



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

PLANNING & ZONING COMMISSION
AGENDA
APRIL 14, 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
Shea
Stankovich
Wooldridge

RECOGNITION PRESENTATION

OPEN FORUM

PUBLIC HEARING

1. Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP.

NEW BUSINESS

1. Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP.

OLD BUSINESS

1. 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. Ogle.

APPROVAL OF MINUTES

Approval of 03-10-21 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

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

DATE: April 8, 2021

SUBJECT: Planning and Zoning Commission Meeting Scheduled for April 14, 2021

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP. On March 8, 2021, the City received a conditional use permit application and a site plan application from Life Storage LP for a planned expansion of the existing land use of "self-storage" at 7351 Highway N. Upon review, a review letter was sent to the property owner's engineer.

On March 23, 2021, the City received correspondence from the property owner's engineer requesting that the Planning and Zoning Commission open and then continue the conditional use hearing from April 14, 2021, to May 12, 2021. They also indicated that they are planning to attend the public hearing on April 14, 2021, to respond to any questions or comments at that time.

NEW ITEMS:

1. Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP. From Public Hearing Item 1 above.

EXISTING ITEMS:

1. **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 the 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 238 Chestnut Creek Crossing (Lot 16) and 237 Chestnut Creek Crossing (Lot 17) and the incorporation of this common ground into these two properties. Upon review of this resubdivision plat, a "1st review" comment letter was sent to the property owner's surveyor on December 29, 2020.

On February 8, 2021, the City received a revised resubdivision plat. On February 10, 2021, the City received a request to have this item tabled at the February 10, 2021, Planning and Zoning Commission meeting. The Planning and Zoning Commission voted to postpone this item until its meeting on March 10, 2021.

Upon review of the revised resubdivision plat, a "2nd review" comment letter was sent to the property owner's surveyor on March 4, 2021.

On March 4, 2021, the City received a request to have this item tabled at the March 10, 2021, Planning and Zoning Commission meeting.

No new submissions for this application have been received by the City since the last Planning and Zoning Commission meeting.

INFORMATION ONLY:

1. **None.**

Enclosures

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

PLANNING & ZONING MINUTES

MARCH 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 Etzkorn and Commissioners Bailey, Helms, Rowley, Seurer, Shea, Stankovich, and Wooldridge. Commissioner Brockmann was absent. Also present were City Administrator Dan Lang, City Engineer Luke Kehoe and City Attorney John Young.

OPEN FORUM – No one present to speak.

PUBLIC HEARINGS

1. Establishing zoning classification of newly annexed property.

Doug Potts was in attendance to present the proposal.

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

NEW BUSINESS

1. Establishing zoning classification of newly annexed property.

A motion was made by Mayor Zucker, seconded by Commissioner Shea to forward to the Board of Aldermen with a recommendation of zoning as depicted in notes. Motion passed unanimously.

2. A 1st Amended Site Plan for the approximate 3.14 acres of land commonly known as 83 Hubble Drive and being more particularly described as Lot I of the Resubdivision Plat of 64 West Business Park in the Site Plan Application from Applicant and Property Owner Wireless Horizon, Inc.

Jeff Moon of Bax Engineering was in attendance to present the plan.

A motion was made by Commissioner Rowley, seconded by Commissioner Bailey to forward to the Board of Aldermen with a recommendation of approval with the condition item 1 of the City Engineers letter be resolved prior to the meeting. Motion passed unanimously.

3. P.U.D. Request – Final Plan for the proposed “Villas at Dardenne Place” Residential Subdivision consisting of the approximately 5.15 acres of land at Dardenne Landing, Plat II, Lots A, B, C, D, and E, commonly known as 1503, 1509, 1515, 1521, and 1527 Feise Road respectively, from Applicant and Property Owner Riverview Real Estate Company, LLC.

Dale Bax of Bax Engineering was in attendance to present the plan.

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

PLANNING & ZONING MINUTES

MARCH 10, 2021

4. Request to Vacate Public Right-of-Way at Dardenne Landing, Plat II, Lots A, B, C, D, and E, commonly known as 1503, 1509, 1515, 1521, and 1527 Feise Road respectively, from Applicant and Property Owner Riverview Real Estate Company, LLC.

Dale Bax of Bax Engineering was in attendance to present the request.

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

5. Proposed Record Plat for Villas at Dardenne Place from Property Owner Riverview Real Estate Company, LLC.

Dale Bax of Bax Engineering was in attendance to present the plat.

A motion was made by Commissioner Rowley, seconded by Mayor Zucker to forward to the Board of Aldermen with a recommendation of approval with the condition the outstanding items in the March 5th City Engineers letter be addressed and the indentures be corrected. Motion passed unanimously.

OLD BUSINESS

1. 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. Ogle.

A motion was made by Mayor Zucker, seconded by Commissioner Bailey to postpone until the April meeting. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 02-10-21 Minutes

A motion was made by Mayor Zucker, seconded by Commissioner Shea to approve the amended 02-10-21 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

ADJOURNMENT

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Kim Clark, City Clerk