



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

PLANNING & ZONING COMMISSION  
AGENDA  
MAY 11, 2022  
5:30 P.M.

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Alderman Wandling  
Chairman Etzkorn  
Commission members:  
Bailey  
Detweiler  
Helms  
Rowley  
Shea  
Stankovich  
Wilson  
Wooldridge

**OPEN FORUM**

**NEW BUSINESS**

1. Final Plan for the Proposed "Walnut Grove" Residential Subdivision from applicant Rowles Development and Property Owner Harold P Henke Rev. Living Trust.
2. Site Plan for proposed building addition at Ives Construction and Interiors located at 96 Hubble Dr and more particularly described in the application received by the City on April 6<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.

**OLD BUSINESS**

1. Review of the 2020 Comprehensive Plan – John Brancaglione – PGAV

**TRAINING**

**APPROVAL OF MINUTES**

Approval of 4-13-22 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

## MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission  
**FROM:** James W. Knowles II, City Administrator  
**DATE:** May 6<sup>th</sup>, 2022  
**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for May 11<sup>th</sup>, 2022

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. None

### NEW ITEMS:

1. **Final Plan for the Proposed "Walnut Grove" Residential Subdivision from applicant Rowles Development and Property Owner Harold P Henke Rev. Living Trust.** On October 4<sup>th</sup>, 2021, the applicant submitted an application for a PUD and an Area Plan for the 9.16 acres on Hanley Rd and more particularly described in the application on file with the City Clerk.

On December 1<sup>st</sup>, 2021, the Board of Alderman approved the rezoning from R-1A to R-1D PUD, and approved the Area Plan.

On May 3, 2022, the applicant submitted an application for approval of a Final Plan for the proposed development. The City Engineer provided comments back in a review letter dated May 6<sup>th</sup>, 2022. The letter is enclosed.

2. **Site Plan for proposed building addition at Ives Construction and Interiors located at 96 Hubble Dr and more particularly described in the application received by the City on April 6<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.** The city received a site plan application for a new addition to the existing building structure on April 6<sup>th</sup>, 2022. The City forwarded comments in a letter from the City Engineer dated April 15<sup>th</sup>, 2022, which is enclosed.

The applicant submitted a revised plan with additional comments in a letter dated April 21<sup>st</sup>, 2022. The City forwarded comments back to the applicant in a letter from the City Engineer dated April 27<sup>th</sup>, 2022 which is also enclosed. The City Engineer concurs all items have now been addressed.

3. **Comp Plan Update** – John Brancaglione, PGAV will be on hand to discuss some potential updates to the city's comprehensive plan. Enclosed is a letter from Chairman Etkorn regarding the changes, a proposed change to the plan, as well as the city's Future Land Use Map.
4. **Planning and Zoning Commissioners Training** – John Young & Drew Weber, our City Attorney's from Hamilton Weber will provide the commissioners with training on the planning and zoning process, its implications on City government, and legal

considerations involved with planning and zoning.

**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 Comp Plan Review/Update

Commissioners,

Beginning with our May 11th meeting we will review and possibly amend the 2020 Comprehensive Plan.

Based conversations with the Board of Aldermen, the Mayor, and the myself, there are certain properties that we believe need to be reviewed and perhaps have the future land use designation altered. These include but may not be limited to:

1. Some properties in residential use located along Town Square Avenue east and west of Hanley Road (including the 10 acres that the City owns at the southeast quadrant of the intersection of these two roadways).
2. Certain properties along Hanley Road south of Town Square Avenue on the west side of the Hanley Road

To my knowledge there were no other parcels where the land use designations on Figure 13 (Future Land Use Plan) were noted. If there are, we should address those as well.

Over the next few months here are the steps steps involved in the process of amending the comprehensive plan:

- One or more meetings of the Commission to determine the land use changes/amendments that are appropriate.
- Development of a text amendment to the "Future Land Use Plan" section of the Comp Plan,
- An update of the Future Land Use Map (Plate 13),
- A meeting with the Commission to review proposed amendments and schedule a public hearing,
- A meeting with the Commission to hold a public hearing regarding the plan amendment, and
- A meeting with the Board so that they can adopt a supporting resolution.

Since the Comprehensive Plan is contained in a three-ring binder, only the applicable text pages would be inserted (footnoted that they represent amendments) and the cover would be reprinted noting that it is an amendment.

Changes in the Land Use Plan do not necessarily require amendments to the current zoning designation that may be shown on the zoning map. If there are discrepancies, the text in the Future Land Use plan section of the document should be updated to the note that rezoning for the designated uses may be required. However, the same is true for some other areas, particularly where the land use plan discusses alternate use scenarios. We did not note that in the current opening text of the Comprehensive Plan on page 45; therefore, we may want to put in a sentence that points that out.

Please bring your Comp Plan binder to the March 9<sup>th</sup> meeting and be prepared to discuss items 1 and 2 above. John B James Knowles will be at the meeting to present the thinking behind those items.

Thanks,

Ed Etzkorn

## PLANNING & ZONING MINUTES

APRIL 13, 2022

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 Etzkorn and Commissioners Bailey, Brockmann, Rowley, Stankovich and Wooldridge. Commissioners Helms, Detweiler and Shea were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney Drew Weber.

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

### PUBLIC HEARINGS

1. Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC

Cliff Heitman of Bax Engineering and property owner Mark Roden were in attendance to present the rezoning request.

The following individuals spoke on the request: Mike Gavura – 614 Calamar Court, 63368

A motion was made by Commissioner Wooldridge, seconded by Commissioner Brockmann to close the Public Hearing. Motion passed unanimously.

### NEW BUSINESS

1. Record Plat for the proposed “Courtyards at Barathaven” Subdivision, from Applicant St. Charles Engineering and Surveying, Inc and Property Owners Reisch Sansone.

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

2. Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.

A motion was made by Commissioner Brockmann, seconded by Alderman Wandling to recommend approval to the Board of Aldermen. Roll call was as follows:

Chairman Etzkorn – Aye  
Commissioner Brockmann – Aye  
Commissioner Bailey – Aye  
Commissioner Rowley – Aye  
Commissioner Shea – Absent

Alderman Wandling – Aye  
Commissioner Stankovich – Aye  
Commissioner Wooldridge – Aye  
Commissioner Helms – Absent  
Commissioner Detweiler – Absent

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3. Site Plan for proposed building at Roden's Landscaping located at 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.

A motion was made by Chairman Etzkorn, seconded by Commissioner Bailey to recommend approval to the Board of Aldermen. Roll call was as follows:

Commissioner Stankovich – Aye	Commissioner Brockmann – Aye
Commissioner Helms – Absent	Alderman Wandling – Aye
Commissioner Rowley – Aye	Commissioner Detweiler – Absent
Commissioner Shea – Absent	Commissioner Bailey – Aye
Chairman Etzkorn – Aye	Commissioner Wooldridge – Aye

4. Record Plat for the proposed "Inverness Phase Three" Residential Subdivision, from Applicant Volz, Inc and Property Owners Cora Bopp Family Limited Partnership.

A motion was made by Commissioner Bailey, seconded by Alderman Wandling to recommend approval to the Board of Aldermen. Roll call was as follows:

Commissioner Shea – Absent	Chairman Etzkorn – Aye
Commissioner Stankovich – Aye	Commissioner Brockmann – Aye
Commissioner Rowley – Aye	Commissioner Bailey – Aye
Alderman Wandling – Aye	Commissioner Detweiler – Absent
Commissioner Wooldridge – Aye	Commissioner Helms – Absent

5. Proposed "Cora Marie Drive" Right-of-Way Dedication Plat" from Property Owner Cora Bopp Family Limited Partnership.

A motion was made by Chairman Etzkorn, seconded by Commissioner Brockmann to recommend approval to the Board of Aldermen. Roll call was as follows:

Chairman Etzkorn – Aye	Commissioner Wooldridge – Aye
Commissioner Helms – Absent	Alderman Wandling – Aye
Commissioner Detweiler – Absent	Commissioner Stankovich – Aye
Commissioner Rowley – Aye	Commissioner Brockmann – Aye
Commissioner Bailey – Aye	Commissioner Shea – Absent

6. Rezoning & P.U.D. Request – Area Plan for the proposed "Morning Meadows" Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

A motion was made by Chairman Etzkorn, seconded by Alderman Wandling to recommend approval to the Board of Aldermen.

A motion was made by Commissioner Wooldridge, seconded by Alderman Wandling to amend the motion to include recommending approval of the plan dated 03-15-22, and the potential of a sidewalk along Feise Road and mailbox setup. Motion passed unanimously.

Roll call on the recommendation of approval to the Board of Aldermen with the amendment was as follows: Chairman Etzkorn – Aye Alderman Wandling – Aye

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Commissioner Brockmann – Aye  
Commissioner Bailey – Abstain  
Commissioner Rowley – Nay  
Commissioner Shea - Absent

Commissioner Stankovich – Aye  
Commissioner Wooldridge – Aye  
Commissioner Helms – Absent  
Commissioner Detweiler – Absent

## OLD BUSINESS

1. Review of the 2020 Comprehensive Plan – John Brancaglione – PGAV

A motion was made by Commissioner Wooldridge, seconded by Commissioner Rowley to postpone the review of the 2020 Comprehensive Plan until the May meeting. Motion passed unanimously.

## APPROVAL OF MINUTES

Approval of 3-9-22 Minutes  
Approval of 3-11-22 Special Meeting Minutes

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to approve the 3-9-22 and 3-11-22 Special Meeting minutes. Motion passed unanimously.

## COMMISSION COMMUNICATIONS

There was a brief discussion regarding prior subdivision approvals, zoning districts and the Comprehensive Plan.

## ADJOURNMENT

A motion was made by Commissioner Wooldridge, seconded by Commissioner Rowley to adjourn the meeting at 8:13 p.m.

Respectfully submitted,

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Kim Clark, City Clerk