

**DARDENNE**



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

**PLANNING & ZONING COMMISSION  
AGENDA  
MAY 12, 2021  
7:00 P.M.**

---

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**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. P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.
2. Record Plat for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.
3. Presentation of Uptown Zoning District Modifications – PGAV

## **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.
2. 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.

## **APPROVAL OF MINUTES**

Approval of 04-14-21 Minutes

## **COMMISSION COMMUNICATIONS**

## **ADJOURNMENT**

Posted 5-7-21 @ 4:30 pm by Kiri Clark

## PLANNING & ZONING MINUTES

MAY 12, 2021

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:01 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, Rowley, Shea, Stankovich, and Wooldridge. Commissioners Brockmann and Helms were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe, City Administrator Dan Lang, Mayor Gotway and City Attorney's John Young and Sam Beffa.

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

### 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.

Michael Bruce of Civil Engineering Design Consultants, Inc. was in attendance to present the proposal.

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

### NEW BUSINESS

1. P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, 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, Jerrett Cooper and Matt Fogarty were in attendance to present the plan.

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

Etzkorn – Aye	Wandling – Aye
Brockmann – Absent	Stankovich – Aye
Bailey – Aye	Wooldridge – Aye
Rowley – Aye	Helms – Absent
Shea – Aye	

2. Record Plat for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.

A motion was made by Commissioner Shea, seconded by Alderman Wandling to recommend approval. Motion passed unanimously.

3. Presentation of Uptown Zoning District Modifications – PGAV

## PLANNING & ZONING MINUTES

MAY 12, 2021

John Brancaglione of PGAV and City Administrator Lang were in attendance to present the modifications.

A motion was made by Alderman Wandling, seconded by Commissioner Wooldridge to postpone to June. 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 Alderman Wandling, seconded by Commissioner Shea to postpone to June. Motion passed unanimously.

2. 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.

A motion was made by Commissioner Rowley, seconded by Commissioner Shea to recommend approval. Roll call was as follows:

Stankovich – Aye	Wandling – Aye
Etzkorn – Aye	Rowley – Aye
Brockmann – Absent	Bailey – Nay
Helms – Absent	Shea – Aye
Wooldridge – Nay	

### APPROVAL OF MINUTES

Approval of 04-14-21 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to approve the 04-14-21 minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

Alderman Wandling mentioned the need to be cognizance of rezoning residential property to commercial in the future. Mayor Gotway was in attendance and mentioned he has had recent discussion with several developers and the need for rooftops/traffic counts for commercial developments. He mentioned he has had recent discussions with First Watch and Menards. He also mentioned he has had a meeting with MODOT to discuss the Highway 40 and Highway 364 projects.

### ADJOURNMENT

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to adjourn the meeting at 8:33 p.m.

Respectfully submitted,



---

Kim Clark, City Clerk