



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

**PLANNING & ZONING COMMISSION  
AGENDA  
JUNE 9, 2021  
7:00 P.M.**

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**OPEN FORUM**

**NEW BUSINESS**

1. P.U.D. Request – Final Plan for the proposed 1<sup>st</sup> Amended P.U.D. Final Plan of Chestnut Creek, Lots 15, 16, 17, and Common Ground including Public Right-of-Way Vacation from Applicant Chestnut Creek Homeowners Association and Property Owners Chestnut Creek Homeowners Association, Ryan and Lauren Johnson, Jonathan Renken, and Joel H. and Deborah L. Olge.
2. P.U.D. Request – Final Plan for the proposed Salfen Farm Residential Subdivision from Applicant Luetkenhaus Properties, LLC and Property Owners Lorraine J. Salfen Trust and Margaret Prinster.
3. Site Plan for the proposed "Commerce Park West" development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC.

## **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. Presentation of Uptown Zoning District Modifications – PGAV

## **APPROVAL OF MINUTES**

Approval of 05-12-21 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:** May 28, 2021

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for June 9, 2021

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. None.

### NEW ITEMS:

1. **P.U.D. Request – Final Plan for the proposed 1<sup>st</sup> Amended P.U.D. Final Plan of Chestnut Creek, Lots 15, 16, 17, and Common Ground including Public Right-of-Way Vacation from Applicant Chestnut Creek Homeowners Association and Property Owners Chestnut Creek Homeowners Association, Ryan and Lauren Johnson, Jonathan Renken, and Joel H. and Deborah L. Olge.** On May 17, 2021, the City received a proposed 1<sup>st</sup> Amended P.U.D. Final Plan for Chestnut Creek, Lots 15, 16, 17, and Common Ground. 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 the enclosed 1<sup>st</sup> review comment letter was sent to the property owners' engineer. On May 27, 2021, the City received the enclosed revised 1<sup>st</sup> Amended P.U.D. Final Plan and the enclosed easement vacation plat exhibits. Upon review, the enclosed 2<sup>nd</sup> review comment letter was sent to the property owners' engineer.
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 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 "1<sup>st</sup> review" comment letter was sent to the property owner's surveyor on December 29, 2020.

On February 8, 2021, the City received the enclosed revised resubdivision plat. At the request of the property owners, this item was postponed at the last several Planning and Zoning Commission meetings.

3. **P.U.D. Request – Final Plan for the proposed Salfen Farm Residential Subdivision from Applicant Luetkenhaus Properties, LLC and Property Owners Lorraine J. Salfen Trust and Margaret Prinster.** On May 26, 2021, the City received the enclosed P.U.D. Request - Final Plan for this proposed 14-lot residential subdivision off Post Road. Upon review the enclosed 1<sup>st</sup> review letter was sent to the developer's engineer.
4. **Site Plan for the proposed "Commerce Park West" development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC.** On May 7, 2021, the City received the enclosed site plan application and request to vacate public right-of-way. Upon review the enclosed 1<sup>st</sup> review letter was sent to the developer's engineer on May 21, 2021. On May 28, 2021, the City received the enclosed revised site plan and response letter from the developer's engineer. Upon review, the enclosed 2<sup>nd</sup> review letter was sent to the developer's engineer on May 28, 2021.

**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



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,

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Kim Clark, City Clerk