

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

BOARD OF ADJUSTMENT
MEETING AGENDA
JULY 25, 2022
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ken Johnson
Tom Shelton
Gary Deffendall
Vince Lobosco
Dan Becker
Pam Pollard (Alternate)
John Smerek (Alternate)
Ted Pivin (Alternate)

PUBLIC HEARING

- 1. A Variance Request to allow the erection of a 150' Monopole with a small lightning rod, as a wireless support structure at Barathaven #2 Lots 2 & 3.** The property is currently zoned C-2 Commercial.

The applicant requests relief from the setback requirements outlined in Dardenne Prairie Municipal Code 405.481 Section D (3)(c), stating that:

The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure's height.

NEW BUSINESS

- 1. A Variance Request to allow the erection of a 150' Monopole with a small lightning rod, as a wireless support structure at Barathaven #2 Lots 2 & 3.**
 - Roll Call Vote

APPROVAL OF MINUTES

Approval of Minutes – 06-15-21

ADJOURNMENT

The City of Dardenne Prairie Board of Adjustment meeting was called to order at 6:02 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were members Johnson, Shelton, Deffendall and Lobosco.

A motion was made by Lobosco, seconded by Johnson to nominate Deffendall as Chairman.

A motion was made by Deffendall, seconded by Shelton to nominate Lobosco as Vice - Chairman.

PUBLIC HEARING

1. PETITION 21-01:

A Variance Request – Northeast corner of Technology Drive and Weldon Spring Road, includes a 283,200 square foot light-industrial facility on approximately 18 acres.

The applicant is proposing a reduction in the required number of parking spaces. The City's Municipal Code requires one space for each 400 square feet of gross floor area, plus one space for each employee. The subject site, based upon the building size and its usage would require 850 spaces. The applicant is proposing 256.

The following individual were sworn in by the court reporter to present the request:

George Stock
Chuck Hulse
Andrew Hefner

The Public Hearing was closed.

NEW BUSINESS

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BOARD OF ADJUSTMENT

JUNE 15, 2021

City Administrator Dan Lang presented the Board with staff findings and recommendations.

Chairman Deffendall read the findings of fact.

A motion was made by Lobosco, seconded by Johnson to table the request until 5 members of the Board of Adjustment are present. Roll call was as follows:

Johnson – Aye

Shelton – Aye

Lobosco – Aye

Deffendall - Aye

ADJOURNMENT

A motion was made by Johnson, seconded by Lobosco to adjourn the meeting at 7:07 p.m.

Respectfully submitted,

Kim Clark
City Clerk

MEMO

TO: Dardenne Prairie Board of Adjustment
FROM: James Knowles III, City Administrator
DATE: July 13, 2022
SUBJECT: Board of Adjustment Meeting on July 25th, 2022

Items for consideration at this meeting include:

PUBLIC HEARING:

1. **A Variance Request to allow the erection of a 150' Monopole with a small lighting rod, as a wireless support structure at Barathaven #2 Lots 2 & 3.** The property is currently zoned C-2 Commercial.

A Variance application for a Wireless Support Structure along with the requisite Conditional Use Permit application was received by the City on June 7th, 2022 in accordance with Section 405.940 of the Dardenne Prairie Municipal Code.

The applicant requests relief from the setback requirements outlined in Dardenne Prairie Municipal Code 405.481 Section D (3)(c), stating that:

The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure's height.

Attachments to the variance application included a narrative statement by applicants' representative, a legal description of the lands for which the variance is being applied, a list of adjoining property owners, the application fee, renderings of the site and structure to be erected, as well as pictures of the surrounding affected areas.

Copies of the variance application with attachments, the public notice published in the newspaper and sent by the applicant to adjacent property owners are enclosed for your reference.

REGULAR BUSINESS

1. **A Variance Request to allow the erection of a 150' Monopole with a small lighting rod, as a wireless support structure at Barathaven #2 Lots 2 & 3.** The property is currently zoned C-2 Commercial.

A Variance application for Wireless Support Structures along with the requisite Conditional Use Permit application was received by the City on June 7th, 2022 in accordance with Section 405.940 of the Dardenne Prairie Municipal Code. (From the public hearing item above).

Enclosures

cc: The Honorable John Gotway, Mayor
Tom Weis, P.E., City Engineer
Board of Aldermen
Kim Clark, City Clerk
John Young, City Attorney