

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

PLANNING & ZONING COMMISSION  
AGENDA  
NOVEMBER 10, 2020 - TUESDAY  
7:00 P.M.

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**OPEN FORUM**

**NEW BUSINESS**

1. P.U.D. Request – Final Plan for the approximate 10.97 acres of land being Outlot B of BaratHaven from Applicant St. Charles Engineering & Surveying, Inc. and Property Owner Simmons First National Bank.
2. Display House Plat for Phase 2 of the proposed residential development to be known as “Inverness Plat 2” consisting of the northern approximately 57.3 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the Plat Submittal Information form received by the City on November 2, 2020, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC.
3. 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 Busines Park in the Site Plan Application from Applicant Wireless Horizon, Inc. and Property Owner City of Dardenne Prairie.
4. 2021 Submittal and Meeting Calendar

**APPROVAL OF MINUTES**

Approval of 10-14-20 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

DRAFT

[www.DardennePrairie.org](http://www.DardennePrairie.org)



## City of Dardenne Prairie, Missouri Submittal and Meeting Calendar 2021

*Planning and Zoning Commission – 2<sup>nd</sup> Wednesday of the month*

*Planning and Zoning Commission Meetings begin at 7:00 p.m.*

*Board of Aldermen – 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of the month*

*Board of Aldermen Meetings begin at 7:00 p.m.  
(Board of Aldermen Work Sessions are held at 6:00 pm)*

*All meetings are held at City Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri 63368*

PLANNING & ZONING COMMISSION				
REZONING, CONDITIONAL USE & NEW COMMUNITY PLANS**	PLATS, LOT SPLITS, SITE PLANS & PUD FINAL PLANS			
APPLICATION DEADLINE	SUBMISSION DEADLINE	COMMENTS TO APPLICANT	RESUBMISSION DEADLINE	MEETING DATE
12/07/2020	12/09/2020	12/18/2020	12/29/2020*	01/13/2021
01/04/2021	01/06/2021	01/15/2021	01/22/2021	02/10/2021
02/01/2021	02/03/2021	02/12/2021	02/19/2021	03/10/2021
03/08/2021	03/10/2021	03/19/2021	03/26/2021	04/14/2021
04/05/2021	04/07/2021	04/16/2021	04/23/2021	05/12/2021
05/03/2021	05/05/2021	05/14/2021	05/21/2021	06/09/2021
06/07/2021	06/09/2021	06/18/2021	06/25/2021	07/14/2021
07/06/2021*	07/07/2021	07/16/2021	07/23/2021	08/11/2021
08/02/2021	08/04/2021	08/13/2021	08/20/2021	09/08/2021
09/07/2021*	09/08/2021	09/17/2021	09/24/2021	10/13/2021
10/04/2021	10/06/2021	10/15/2021	10/22/2021	11/10/2021
11/01/2021	11/03/2021	11/12/2021	11/19/2021	12/08/2021

BOARD OF ALDERMEN		
MASTER SIGN PLAN, TEMPORARY USE & OTHER AGENDA ITEMS**		
APPLICATION DEADLINE	FIRST MEETING DATE	SECOND MEETING DATE
12/30/2020	01/06/2020	01/20/2021
01/27/2021	02/03/2021	02/17/2021
02/24/2021	03/03/2021	03/17/2021
03/31/2021	04/07/2021	04/21/2021
04/28/2021	05/05/2021	05/19/2021
05/26/2021	06/02/2021	06/16/2021
06/30/2021	07/07/2021	07/21/2021
07/28/2021	08/04/2021	08/18/2021
08/25/2021	09/01/2021	09/15/2021
09/29/2021	10/06/2021	10/20/2021
10/27/2021	11/03/2021	11/17/2021
11/24/2021	12/01/2021	12/15/2021

Note: Variances must be heard by the Board of Adjustment, which meets on an "as-needed" basis.

\*\* Items that require publication must be submitted at least 37 days prior to meeting date

\* Denotes Holiday Schedule

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 Shea, Bailey, Rowley, Wooldridge, Helms and Seurer. Commissioners Stankovich & Brockmann were absent. Also present were City Clerk Kim Clark, City Administrator Dan Lang, City Engineer Luke Kehoe and City Attorney John Young.

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

**PUBLIC HEARING**

1. Rezoning Request being a 1<sup>st</sup> Amended P.U.D. Area Plan for the proposed “Dardenne Place Villas” Residential Subdivision located at Dardenne Landing Plat Two, Lots A, B, C, D, and E from Applicant Riverview Real Estate Company, LLC and Property Owner Dardenne Partnership.

Dale Bax with Bax Engineering and Bill Kemp with Kemp Homes were in attendance to present the proposal.

The following individual spoke on the proposal:

Sabrina Follett – 1610 Brett Ridge Drive

A motion was made by Mayor Zucker, seconded by Alderman Wandling to close the Public Hearing. Motion passed unanimously.

**NEW BUSINESS**

1. Rezoning Request being a 1<sup>st</sup> Amended P.U.D. Area Plan for the proposed “Dardenne Place Villas” Residential Subdivision located at Dardenne Landing Plat Two, Lots A, B, C, D, and E from Applicant Riverview Real Estate Company, LLC and Property Owner Dardenne Partnership.

A motion was made by Alderman Wandling, seconded by Commissioner Helms to recommend approval pending the correction of three items listed on the Engineers letter dated October 2, 2020.

Roll call was follows:

Chairman Etzkorn – Aye  
Alderman Wandling – Aye  
Commissioner Stankovich – Absent  
Commissioner Bailey – Aye  
Mayor Zucker – Aye  
Commissioner Brockmann - Absent

Commissioner Wooldridge – Aye  
Commissioner Rowley – Aye  
Commissioner Helms – Aye  
Commissioner Shea – Aye  
Commissioner Seurer – Aye

## PLANNING & ZONING MINUTES

October 14, 2020

2. Record Plat for the Proposed "Arden Pointe" Residential Subdivision from Developer and Property Owner Luetkenhaus Properties, Inc.

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

### OLD BUSINESS

1. RESOLUTION NO. 2020-01

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI AMENDING, RESTATING AND ADOPTING THE COMPREHENSIVE PLAN FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI

A motion was made by Mayor Zucker, seconded by Alderman Wandling to approve Resolution No. 2020-01. Motion passed unanimously.

### APPROVAL OF MINUTES

Approval of 09-09-20 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Helms to approve the 09-09-20 minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

### ADJOURNMENT

Without objection, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

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Kim Clark, City Clerk

**MEMO**

**TO:** Dardenne Prairie Planning and Zoning Commission

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

**DATE:** November 4, 2020

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for November 10, 2020

Items for consideration at this meeting include:

**PUBLIC HEARINGS:**

1. **None.**

**NEW ITEMS:**

1. **P.U.D. Request – Final Plan for the approximate 10.97 acres of land being Outlot B of BaratHaven from Applicant St. Charles Engineering & Surveying, Inc. and Property Owner Simmons First National Bank.** On October 6, 2020, the City received the enclosed P.U.D. Request – Final Plan for the proposed “The Courtyards at BaratHaven” residential subdivision. Upon review of the P.U.D. Final Plan, the enclosed “1<sup>st</sup> Review” comment letter was sent to the applicant’s engineer on October 19, 2020. On October 26, 2020, the City received the enclosed revised P.U.D. Final Plan dated 10/20/20 with the latest revision date of 10/20/20 along with the enclosed sample declaration of covenants and restrictions, and enclosed building elevations and floor plans.
2. **Display House Plat for Phase 2 of the proposed residential development to be known as “Inverness Plat 2” consisting of the northern approximately 57.3 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the Plat Submittal Information form received by the City on November 2, 2020, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC.** The City received the enclosed display house plat for the proposed “Inverness, Plat 2” residential subdivision along with the enclosed plat submittal information form from Volz Incorporated on November 2, 2020. On November 4, 2020, the enclosed review letter was sent to the developer’s surveyor.

**3. 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 Wireless Horizon, Inc. and Property Owner City of Dardenne Prairie.**

On October 7, 2020, the City received the enclosed site plan application from Applicant, Wireless Horizon along with a proposed site plan. Upon review of the site plan, the enclosed "1<sup>st</sup> Review" comment letter was sent to the applicant's engineer on October 19, 2020. On October 27, 2020, the City received the enclosed revised site plan dated 10/07/20 with the latest revision date of 10/27/20 along with the enclosed building elevation plan. Upon review the enclosed "2<sup>nd</sup> Review" comment letter was sent to the applicant's engineer on November 4, 2020.

**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