



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

**PLANNING & ZONING COMMISSION  
AGENDA  
NOVEMBER 10, 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**

**PUBLIC HEARING**

1. Rezoning Request and P.U.D. Request – Area Plan for the approximately 9.16 acres of the land commonly known as Hanley Hollow Lot 2 and more particularly described in the P.U.D. Request – Area Plan application received by the City on October 4<sup>th</sup>, 2021, on file with the City Clerk from Applicant Rolwes Co. and Property Owner Harold P Henke Rev. Living Trust

**NEW BUSINESS**

1. Rezoning Request and P.U.D. Request – Area Plan for the approximately 9.16 acres of the land commonly known as Hanley Hollow Lot 2 and more particularly described in the P.U.D. Request – Area Plan application received by the City on October 4<sup>th</sup>, 2021, on file with the City Clerk from Applicant Rolwes Co. and Property Owner Harold P Henke Rev. Living Trust.

**APPROVAL OF MINUTES**

Approval of 08-11-21 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

## MEMO

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

**FROM:** James W. Knowles II  
City Administrator

**DATE:** November 5, 2021

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for November 10<sup>th</sup>, 2021

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. Rezoning Request and P.U.D. Request – Area Plan for the approximately 9.16 acres of the land commonly known as Hanley Hollow Lot 2 and more particularly described in the P.U.D. Request – Area Plan application received by the City on October 4<sup>th</sup>, 2021, on file with the City Clerk from Applicant Rolwes Co. and Property Owner Harold P Henke Rev. Living Trust. On October 4<sup>th</sup>, 2021, the City received the enclosed rezoning request and P.U.D. Request – Area Plan.

Upon review of the P.U.D. Request – Area Plan, the enclosed “1<sup>st</sup> Review” comment letter was sent to the applicant on November 3<sup>rd</sup>, 2021. We are expecting a response back from the applicant on November 8<sup>th</sup>, 2021.

### NEW ITEMS:

1. Rezoning Request and P.U.D. Request – Area Plan for the approximately 9.16 acres of the land commonly known as Hanley Hollow Lot 2 and more particularly described in the P.U.D. Request – Area Plan application received by the City on October 4<sup>th</sup>, 2021, on file with the City Clerk from Applicant Rolwes Co. and Property Owner Harold P Henke Rev. Living Trust. From Public Hearing Item 1..

### EXISTING ITEMS:

None.

### INFORMATION ONLY:

1. None.

Enclosures

cc: Mayor John Gotway and Board of Aldermen  
Kim Clark, City Clerk  
John Young, City Attorney

## **PLANNING & ZONING MINUTES**

**AUGUST 11, 2021**

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:03 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, Detweiler, Helms, Rowley, Shea, Stankovich and Wooldridge. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney's John Young and Sam Beffa.

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

### **PUBLIC HEARINGS**

1. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

Debbie Haley was in attendance to present the request.

The following individuals were in attendance to speak:

Monty Parson  
Curt Marshall  
Tina Soloman

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

2. Proposed amendments to various provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to the regulation of zoning, land use, signage, parking, architectural standards, procedural requirements and other related matters.

John Brancaglione of PGAV and City Administrator Dan Lang presented the proposed amendments.

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

### **NEW BUSINESS**

1. Conditional Use Permit Application for the approximately 6.61 acres of the land commonly known as 1691 Duvall Court and more particularly described in the conditional use permit application received by the City on July 6, 2021, on file with the City Clerk from Applicant Greg and Debbie Haley and Property Owner Haley Family Residence Trust Dated November 15, 2017.

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to recommend disapproving to the Board of Aldermen.

## PLANNING & ZONING MINUTES

AUGUST 11, 2021

Roll call was as follows:

Chairman Etzkorn – Aye  
Commissioner Brockmann – Nay  
Commissioner Bailey – Nay  
Commissioner Rowley – Nay  
Commissioner Detweiler – Aye

Alderman Wandling – Aye  
Commissioner Stankovich – Aye  
Commissioner Wooldridge – Aye  
Commissioner Helms – Aye  
Commissioner Shea - Nay

2. 2<sup>nd</sup> Amended P.U.D. Request – Final Plan for the approximate 10.97 acres of land being Outlot B of BaratHaven for the proposed residential development to be known as “The Courtyards at BaratHaven” from Applicant St. Charles Engineering & Surveying, Inc. and Property Owner Reisch Sansone Communities BaratHaven, LLC.

E.J. Sansone and Jim Reisch were in attendance to present the proposal.

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

3. Display House Plat for for the approximate 10.97 acres of land being Outlot B of BaratHaven for the proposed residential development to be known as “The Courtyards at BaratHaven” from Applicant St. Charles Engineering and Surveying, Inc. and Property Owner Reisch Sansone Communities BaratHaven, LLC.

E.J. Sansone and Jim Reisch were in attendance to present the proposal.

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

4. Proposed amendments to various provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to the regulation of zoning, land use, signage, parking, architectural standards, procedural requirements and other related matters – New Development Zoning District

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

A motion was made by Commissioner Wooldridge, seconded by Commissioner Shea to amend the agenda to move to Old Business Item 1 and then come back to New Business Item 5. Motion passed unanimously

## OLD BUSINESS

1. 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.

George Stock was in attendance to present.

A motion was made by Commissioner Brockmann, seconded by Commissioner Bailey to recommend approval of the Site Plan.

## **PLANNING & ZONING MINUTES**

**AUGUST 11, 2021**

A motion was then made by Commissioner Brockmann, seconded by Commissioner Bailey to amend to recommend approval of Site Plan and vacate Public Right-of-Way. Motion passed unanimously.

Return to continue New Business.

5. Proposed amendments to various provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, and providing regulations on zoning, parking and signage, and the procedures for administration and enforcement of same – Various Zoning Provisions

A motion was made by Commissioner Wooldridge, seconded by Commissioner Brockmann to recommend approval. Motion passed unanimously.

### **APPROVAL OF MINUTES**

Approval of 07-14-21 Minutes

A motion was made by Commissioner Bailey, seconded by Commissioner Stankovich to approve the 07-14-21 minutes. Motion passed unanimously.

### **COMMISSION COMMUNICATIONS**

1. Commissioner Detweiler mentioned a sight issue on Duvall Court.
2. Commissioner Wooldridge requested that memorandums be included in the Commission packets for each item to detail an overview of what the item is, the code sections involved and whether the item meets all the requirements of the code.

### **ADJOURNMENT**

A motion was made by Commissioner Bailey, seconded by Commissioner Helms to adjourn the meeting at 9:04 p.m.

Respectfully submitted,

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Kim Clark, City Clerk