

**DARDENNE**



**PRAIRIE**

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

**PLANNING & ZONING COMMISSION  
AGENDA  
DECEMBER 14, 2022  
7:00 P.M.**

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**           Alderman Wandling (Ex officio)  
                          Chairman Etzkorn  
                          Commission members:  
                          Bailey  
                          Detweiler  
                          Fry  
                          Helms  
                          Musler  
                          Rowley  
                          Shea  
                          Stankovich  
                          Wilson  
                          Wooldridge

**OPEN FORUM**

**PUBLIC HEARINGS**

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3<sup>rd</sup>, 2022, on file with the City Clerk from Applicant Engenuity.
2. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31<sup>st</sup>, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.

## **NEW BUSINESS**

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3<sup>rd</sup>, 2022, on file with the City Clerk from Applicant Engenuity.
2. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31<sup>st</sup>, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.
3. Approval of the 2023 Planning and Zoning Submittal Calendar

## **OLD BUSINESS**

1. Review of the 2020 Comprehensive Plan

## **APPROVAL OF MINUTES**

Approval of 10-12-22 Minutes

Approval of 11-02-22 Special Meeting Minutes

## **COMMISSION COMMUNICATIONS**

## **ADJOURNMENT**

## MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission  
**FROM:** James W. Knowles III, City Administrator  
**DATE:** December 9<sup>th</sup>, 2022  
**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for December 14<sup>th</sup>, 2022

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. **P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3<sup>rd</sup>, 2022, on file with the City Clerk from Applicant Engenuity.**

On October 3<sup>rd</sup>, 2022 the PUD & Rezoning Request – Area Plan was received by the city from applicant Engenuity.

Comments were given by the City Engineer and new plans were resubmitted on October 26<sup>th</sup>, 2022. On October 31<sup>st</sup>, 2022, the City Engineer provided further comments in a review letter which is enclosed in the packet.

On November 10<sup>th</sup>, 2022, the applicant submitted a revised Area Plan to the city. Review comments were given back to the applicant in a letter from the City Engineer on November 23<sup>rd</sup>, 2022, which is enclosed in the packet.

On December 7<sup>th</sup>, 2022, the applicant submitted a further revised Area Plan to the City. A review conducted by the City Engineer was completed and comments provided in a letter dated December 8<sup>th</sup>, 2022, which is enclosed in the packet.

2. **Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31<sup>st</sup>, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.**

On October 31<sup>st</sup>, 2022, the city received the enclosed Conditional Use Permit Request form the applicant, Cloud 9 Massage.

A public hearing notice was placed at the site, mailed by the petition to all residents within 300 feet of the property, and the notice was published in the St. Charles Business Record on November 26<sup>th</sup>, 2022.

The City Administrator as well as the City Attorney reviewed the requested use, and has determined it to be a “Health and Wellness Use”, making it a Conditional Use within the current zoning, which is C-2.

The applicant has not yet received a Massage Establishment license under our ordinances, which includes a background check, pending the approval of this Conditional Use Permit

**NEW ITEMS:**

1. **P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3<sup>rd</sup>, 2022, on file with the City Clerk from Applicant Engenuity.**

From Public Hearing.

2. **Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31<sup>st</sup>, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.**

From Public Hearing.

3. **Approval of the 2023 Planning and Zoning Submittal Calendar**

The submittal calendar for all zoning applications for the 2023 Calendar year has been updated and is in your packet for your consideration and approval.

**EXISTING ITEMS:**

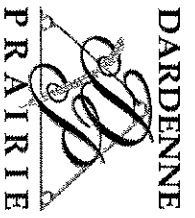
**None.**

**INFORMATION ONLY:**

1. **None.**

Enclosures

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



## City of Dardenne Prairie, Missouri Submittal and Meeting Calendar 2023

*Planning and Zoning Commission – 2nd Wednesday of the month*

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

*Board of Aldermen – 1st and 3rd 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					BOARD OF ALDERMEN		
REZONING, CONDITIONAL USE & NEW COMMUNITY PLANS**	PLATS, LOT SPLITS, SITE PLANS & PUD FINAL PLANS				MASTER SIGN PLAN, TEMPORARY USE & OTHER AGENDA ITEMS**	FIRST MEETING DATE	SECOND MEETING DATE
APPLICATION DEADLINE	SUBMISSION DEADLINE	COMMENTS TO APPLICANT	RESUBMISSION DEADLINE	MEETING DATE	APPLICATION DEADLINE	FIRST MEETING DATE	SECOND MEETING DATE
12/05/2022	12/07/2022	12/16/2022	12/22/2022*	01/11/2023	12/28/2022	01/04/2023	01/18/2023
01/03/2023*	01/04/2023	01/13/2023	01/20/2023	02/08/2023	01/25/2023	02/01/2023	02/15/2023
01/30/2023	02/01/2023	02/10/2023	02/17/2023	03/08/2023	02/22/2023	03/01/2023	03/15/2023
03/06/2023	03/08/2023	03/17/2023	03/24/2023	04/12/2023	03/29/2023	04/05/2023	04/19/2023
04/03/2023	04/05/2023	04/14/2023	04/21/2023	05/10/2023	04/26/2023	05/03/2023	05/17/2023
05/01/2023	05/03/2023	05/12/2023	05/19/2023	06/14/2023	05/31/2023	06/07/2023	06/21/2023
06/05/2023	06/07/2023	06/16/2023	06/23/2023	07/12/2023	06/28/2023	07/05/2023	07/19/2023
07/03/2023	07/05/2023	07/14/2023	07/21/2023	08/09/2023	07/26/2023	08/02/2023	08/16/2023
08/07/2023	08/09/2023	08/18/2023	08/25/2023	09/13/2023	08/30/2023	09/06/2023	09/20/2023
09/05/2023*	09/06/2023	09/15/2023	09/22/2023	10/11/2023	09/27/2023	10/04/2023	10/18/2023
10/02/2023	10/04/2023	10/13/2023	10/20/2023	11/08/2023	10/25/2023	11/01/2023	11/15/2023
11/06/2023	11/08/2023	11/17/2023	11/22/2023	12/13/2023	11/29/2023	12/03/2023	12/20/2023

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

# PLANNING & ZONING MINUTES

OCTOBER 12, 2022

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, Detweiler, Fry, Helms, Shea, Stankovich, Wilson and Wooldridge. Commissioner Rowley was attending the UMSL program and not in attendance. Also present were City Clerk Kim Clark, City Engineer Tom Weis and City Attorney's Drew Weber and Brad Pryor.

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

## NEW BUSINESS

1. P.U.D. Request – Final Plan for the proposed “Condos at Town Center” Mixed-use Development on the approximately 6.66 acres of the land commonly known as 7773 & 7755 Highway N and more particularly described in the P.U.D. Request – Final Plan application received by the City on September 29<sup>th</sup>, 2022, on file with the City Clerk from Applicant Azack Construction.

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to recommend approval of the final plan. Roll call was as follows:

Chairman Etzkorn – Aye	Commissioner Bailey – Aye
Commissioner Wilson – Aye	Commissioner Stankovich – Aye
Commissioner Fry – Aye	Commissioner Wooldridge – Nay
Commissioner Rowley – Absent	Commissioner Helms – Aye
Commissioner Shea - Aye	Commissioner Detweiler – Nay

2. Amended P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Engenuity, Sean Ackley, P.E. Senior Project Manager and owner Bryan 364 Junction, LLC.

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

3. Amended P.U.D. Request – Final Plan for the proposed Inverness Phase III Development, more commonly known as 1575 Bryan Road and more particularly described in the Amended P.U.D. Request – Final Plan application received by the City on October 5<sup>th</sup>, 2022, on file with the City Clerk from Applicant Inverness Development, LLC.

A motion was made by Commissioner Shea, seconded by Commissioner Detweiler to recommend approval of the final plan. Motion passed unanimously.

## OLD BUSINESS

1. Review of the 2020 Comprehensive Plan

## APPROVAL OF MINUTES

Approval of 9-14-22 Minutes

A motion was made by Commissioner Detweiler, seconded by Commissioner Shea to approve the 9-14-22 minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS**

There was a discussion regarding the format to which plans and drawings were to be distributed to Planning & Zoning. The consensus was the commission will continue to receive the large format paper plans.

Commissioner Wooldridge inquired into the passage of the shipping container ordinance by the Board of Aldermen after it was recommended for denial by the commission.

**ADJOURNMENT**

A motion was made by Commissioner Shea, seconded by Commissioner Bailey to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

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Kim Clark, City Clerk

The City of Dardenne Prairie Special Planning & Zoning Commission meeting with the Board of Aldermen was called to order at 6:03 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 the meeting were Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Detweiler, Helms, Stankovich, Musler, Wilson and Wooldridge. Commissioner Shea arrived at approximately 6:25. Commissioner Rowley was attending the UMSL program and not in attendance. Also present were City Clerk Kim Clark, City Engineer Tom Weis and City Attorney Jared Howell. Mayor Gotway and Aldermen Johnson, Sansone, Reilly and Ungerboeck were also present.

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

### **NEW BUSINESS**

1. Joint review of the 2020 Comprehensive Plan with Board of Aldermen

### **ADJOURNMENT**

A motion was made by Commissioner Detweiler, seconded by Commissioner Helms to adjourn the meeting at 6:48 p.m.

Respectfully submitted,

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Kim Clark, City Clerk