

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

BOARD OF ALDERMEN  
MEETING AGENDA  
OCTOBER 18, 2017  
7:00 p.m.

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

Mayor Zucker  
Alderman Klingerman  
Alderman Nay  
Alderman Gotway  
Alderman Koch  
Alderman Wandling  
Alderman Santos

OPEN FORUM

CONSENT AGENDA

1. Board of Aldermen Minutes 10-04-17
2. Workshop Summary 10-04-17
3. Expenditures for Approval 10-18-17
4. Concrete Pavement Removal & Replacement Project – Dardenne Acres – Change Order #2 – Final
5. Temporary Use Permit – ICD – Christmas Tree Sales

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC HEARINGS

1. Amendments to the Municipal Code regarding zoning and land use.
  - a. Proposed amendments to the permitted and conditional uses in the C-3 Retail Commercial District.
  - b. Proposed amendments to Chapter 550 of the Municipal Code enacting a new Section 550.035 regulating City-Approved Drainage Areas.
  - c. Proposed amendments to the Grading Permit Process in Section 410.080 of the Municipal Code.
  - d. Proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code.
2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 16.706 acres of land located along the north right-of-way line of Missouri Route 364, approximately 300 feet east of Langrove Drive, 700 feet south of Feise Road, and 1300 feet west of Bryan Road and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on September 6, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996, and Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996.

## NEW BUSINESS

1. **BILL #17-54**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 405.195 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING IT IN ITS ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW SECTION 405.195; AND REGULATING USES IN THE C-3 RETAIL COMMERCIAL DISTRICT

2. **BILL #17-55**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY ADDING SECTION 550.035, PROHIBITING CHANGES TO STORM WATER MANAGEMENT SYSTEMS WITHOUT CITY PERMITS

3. **BILL #17-56**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 410.080 C. 9. OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI BY DELETING IT AND ENACTING A NEW SECTION 410.080 C. 9., REGARDING GRADING PERMIT PROCESS

4. **BILL #17-57**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 410.240 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI BY DELETING SUB-SECTION 410.240 B AND 410.240 C ENTIRELY AND REPLACING THEM WITH NEW SUB-SECTION 410.240 B AND SUB-SECTION 410.240 C, REGARDING RIGHT OF WAY AND UTILITY EASEMENTS FOR STREETS AND SIDEWALKS

5. **BILL #17-58**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF THE REZONING OF APPROXIMATELY 16.706 ACRES OF LAND LOCATED ALONG THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE 364, APPROXIMATELY 300 FEET EAST OF LANGROVE DRIVE, 700 FEET SOUTH OF FEISE ROAD AND 1300 FEET WEST OF BRYAN ROAD FROM R-1A, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-1D, SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT; APPROVING A PUD AREA PLAN FOR THE PROPERTY; AND AMENDING THE ZONING MAP OF THE CITY OF DARDENNE PRAIRIE, MISSOURI

6. **RESOLUTION #294**

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF MICHAEL WOOLDRIDGE TO THE PLANNING AND ZONING COMMISSION

7. **RESOLUTION #295**

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF DAVID WIST TO THE BOARD OF ADJUSTMENT

## STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

## CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section \_\_\_\_\_

Litigation and Privileged Communications (1)

Real Estate (2)

Personnel (3)

Labor (9)

Bid Specs (11)

Audit (17)

## RETURN TO REGULAR MEETING AGENDA

## ADJOURNMENT

Posted 10-17-17 @ 1:00pm by Ki Clark

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:16 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 followed by the invocation by Alderman Nay.

Present at roll call were Mayor Zucker, Aldermen Nay, Gotway, Santos, Koch and Klingerman. Alderman Wandling was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney Drew Weber. Staff member Alicia Gay was also in attendance.

OPEN FORUM – No one present to speak.

#### CONSENT AGENDA

1. Board of Aldermen Minutes 10-04-17
2. Workshop Summary 10-04-17
3. Expenditures for Approval 10-18-17
4. Concrete Pavement Removal & Replacement Project – Dardenne Acres – Change Order #2 – Final
5. Temporary Use Permit – ICD – Christmas Tree Sales

With no objections, the consent agenda was approved.

#### PUBLIC HEARINGS

1. Amendments to the Municipal Code regarding zoning and land use.
  - a. Proposed amendments to the permitted and conditional uses in the C-3 Retail Commercial District.
  - b. Proposed amendments to Chapter 550 of the Municipal Code enacting a new Section 550.035 regulating City-Approved Drainage Areas.
  - c. Proposed amendments to the Grading Permit Process in Section 410.080 of the Municipal Code.
  - d. Proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code.

Mayor Zucker & City Engineer Kehoe provided detail on the amendments.

2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 16.706 acres of land located along the north right-of-way line of Missouri Route 364, approximately 300 feet east of Langrove Drive, 700 feet south of Feise Road, and 1300 feet west of Bryan Road and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on September 6, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996, and Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996.

David Volz of Volz Engineering and Tom Cummings of Payne Family Homes, LLC were in attendance to present the proposal.

A motion was made by Alderman Gotway, Seconded by Alderman Koch to close the public hearings. Motion passed unanimously.

#### NEW BUSINESS

A motion was made by Alderman Gotway, Seconded by Alderman Santos to read Bill #17-54 for the first time by short title only. Motion passed unanimously.

**BILL #17-54**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 405.195 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING IT IN ITS ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW SECTION 405.195; AND REGULATING USES IN THE C-3 RETAIL COMMERCIAL DISTRICT

A motion was made by Alderman Santos, Seconded by Alderman Koch to read Bill #17-54 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Klingerman, Seconded by Alderman Gotway to put Bill #17-54 to final vote. Roll call was as follows:

Alderman Koch – Aye	Alderman Klingerman- Aye
Alderman Santos – Aye	Alderman Gotway - Aye
Alderman Nay – Aye	Alderman Wandling - Absent

Mayor Zucker declared Bill #17-54 passed and designated it to be Ordinance #1885.

A motion was made by Alderman Gotway, Seconded by Alderman Klingerman to read Bill #17-55 for the first time by short title only. Motion passed unanimously.

**BILL #17-55**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY ADDING SECTION 550.035, PROHIBITING CHANGES TO STORM WATER MANAGEMENT SYSTEMS WITHOUT CITY PERMITS

A motion was made by Alderman Gotway, Seconded by Alderman Koch to read Bill #17-55 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Gotway, Seconded by Alderman Santos to put Bill #17-55 to final vote. Roll call was as follows:

Alderman Koch – Aye	Alderman Klingerman- Aye
Alderman Santos – Aye	Alderman Gotway - Aye
Alderman Nay – Aye	Alderman Wandling - Absent

Mayor Zucker declared Bill #17-55 passed and designated it to be Ordinance #1886.

A motion was made by Alderman Gotway, Seconded by Alderman Koch to read Bill #17-56 for the first time by short title only. Motion passed unanimously.

**BILL #17-56**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 410.080 C. 9. OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI BY DELETING IT AND ENACTING A NEW SECTION 410.080 C. 9., REGARDING GRADING PERMIT PROCESS

A motion was made by Alderman Gotway, Seconded by Alderman Koch to read Bill #17-56 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Klingerman, Seconded by Alderman Gotway to put Bill #17-56 to final vote. Roll call was as follows:

Alderman Koch – Aye	Alderman Klingerman- Aye
Alderman Santos – Aye	Alderman Gotway - Aye
Alderman Nay – Aye	Alderman Wandling - Absent

Mayor Zucker declared Bill #17-56 passed and designated it to be Ordinance #1887.

A motion was made by Alderman Gotway, Seconded by Alderman Santos to read Bill #17-57 for the first time by short title only. Motion passed unanimously.

**BILL #17-57**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 410.240 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI BY DELETING SUB-SECTION 410.240 B AND 410.240 C ENTIRELY AND REPLACING THEM WITH NEW SUB-SECTION 410.240 B AND SUB-SECTION 410.240 C, REGARDING RIGHT OF WAY AND UTILITY EASEMENTS FOR STREETS AND SIDEWALKS

A motion was made by Alderman Klingerman, Seconded by Alderman Gotway to read Bill #17-57 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Gotway, Seconded by Alderman Koch to put Bill #17-57 to final vote. Roll call was as follows:

Alderman Koch – Aye	Alderman Klingerman- Aye
Alderman Santos – Aye	Alderman Gotway - Aye
Alderman Nay – Aye	Alderman Wandling - Absent

Mayor Zucker declared Bill #17-57 passed and designated it to be Ordinance #1888.

A motion was made by Alderman Gotway, Seconded by Alderman Koch to read Bill #17-58 for the first time by short title only. Motion passed unanimously.

**BILL #17-58**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF THE REZONING OF APPROXIMATELY 16.706 ACRES OF LAND LOCATED ALONG THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE 364, APPROXIMATELY 300 FEET EAST OF LANGROVE DRIVE, 700 FEET SOUTH OF FEISE ROAD AND 1300 FEET WEST OF BRYAN ROAD FROM R-1A, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-1D, SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT; APPROVING A PUD AREA PLAN FOR THE PROPERTY; AND AMENDING THE ZONING MAP OF THE CITY OF DARDENNE PRAIRIE, MISSOURI

A motion was made by Alderman Klingerman, Seconded by Alderman Gotway to amend Section 3 of Bill #17-58 to include 3. Cul de Sacs will comply with terms expressed in Ordinance 1888, dated October 18, 2017. Motion passed unanimously.

A motion was made by Alderman Gotway, Seconded by Alderman Koch to read Bill #17-58 for the second time by short title only. Motion passed unanimously.

A motion was made by Alderman Gotway, Seconded by Alderman Santos to put Bill #17-58 to final vote. Roll call was as follows:

Alderman Koch – Aye	Alderman Klingerman- Aye
Alderman Santos – Aye	Alderman Gotway - Aye
Alderman Nay – Nay	Alderman Wandling - Absent

Mayor Zucker declared Bill #17-58 passed and designated it to be Ordinance #1889.

A motion was made by Alderman Klingerman, Seconded by Alderman Santos to accept Resolution #294. Motion passed unanimously.

**RESOLUTION #294**

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF MICHAEL WOOLDRIDGE TO THE PLANNING AND ZONING COMMISSION

A motion was made by Alderman Gotway, Seconded by Alderman Santos to accept Resolution #295. Motion passed unanimously.

**RESOLUTION #295**

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF DAVID WIST TO THE BOARD OF ADJUSTMENT

A motion was made by Alderman Klingerman, Seconded by Alderman Gotway to hold a closed session pursuant to RSMo 610.021 section (3) Personnel. Motion passed unanimously. Roll call was as follows:

- |                            |                           |
|----------------------------|---------------------------|
| Alderman Koch – Aye        | Alderman Klingerman – Aye |
| Alderman Wandling – Absent | Alderman Nay – Aye        |
| Alderman Santos - Aye      | Alderman Gotway – Aye     |

CLOSED SESSION

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

A motion was made by Alderman Gotway, Seconded by Alderman Koch to adjourn the meeting at approximately 9:45. Motion passed unanimously.

Respectfully submitted,

*Kim Clark*

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Kim Clark  
City Clerk