



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

**PLANNING & ZONING COMMISSION  
AGENDA  
MARCH 9, 2022  
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 HEARINGS**

1. Rezoning & P.U.D. Request – Area Plan for the proposed “Morning Meadows” Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.
2. Conditional Use Permit (C.U.P.) Application – Drive Through – For the proposed “Prairie” Development on Lot 2 of “The Prairie” and more particularly described in the Conditional Use Permit Application received by the City on February 15<sup>th</sup>, 2022, on file with the City Clerk from Applicant ACC Properties.

**NEW BUSINESS**

1. Rezoning & P.U.D. Request – Area Plan for the proposed “Morning Meadows” Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

2. Conditional Use Permit (C.U.P.) Application – Drive Through – For the proposed “Prairie” Development on Lot 2 of “The Prairie” and more particularly described in the Conditional Use Permit Application received by the City on February 15<sup>th</sup>, 2022, on file with the City Clerk from Applicant ACC Properties.
3. Review of the 2020 Comprehensive Plan – John Brancaglione - PGAV

**APPROVAL OF MINUTES**

Approval of 1-12-22 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

Posted 3-4-22 @ 12:00 pm by Ki Clark

## PLANNING & ZONING MINUTES

MARCH 9, 2022

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 Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Brockmann, Detweiler, Shea, Stankovich and Wooldridge. Commissioners Helms and Rowley were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney John Young.

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

### PUBLIC HEARINGS

1. Rezoning & P.U.D. Request – Area Plan for the proposed “Morning Meadows” Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

Adam Baer of the Rowles Company was in attendance to present the proposal.

The following individuals spoke on the proposal:

Patty Fry  
Karl Schoenike  
Thomas Baird

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

2. Conditional Use Permit (C.U.P.) Application – Drive Through – For the proposed “Prairie” Development on Lot 2 of “The Prairie” and more particularly described in the Conditional Use Permit Application received by the City on February 15<sup>th</sup>, 2022, on file with the City Clerk from Applicant ACC Properties.

Jim Cook of ACC Properties was in attendance to present the proposal.

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

### NEW BUSINESS

1. Rezoning & P.U.D. Request – Area Plan for the proposed “Morning Meadows” Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

## PLANNING & ZONING MINUTES

MARCH 9, 2022

Commissioner Bailey stated due to his relationship with Morning Star Church he would be abstaining.

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

Roll call was as follows:

Chairman Etzkorn – Aye	Alderman Wandling – Aye
Commissioner Brockmann – Aye	Commissioner Stankovich – Aye
Commissioner Bailey – Abstained	Commissioner Wooldridge – Aye
Commissioner Rowley – Absent	Commissioner Helms – Absent
Commissioner Detweiler – Aye	Commissioner Shea - Aye

2. Conditional Use Permit (C.U.P.) Application – Drive Through – For the proposed “Prairie” Development on Lot 2 of “The Prairie” and more particularly described in the Conditional Use Permit Application received by the City on February 15<sup>th</sup>, 2022, on file with the City Clerk from Applicant ACC Properties.

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

Roll call was as follows:

Commissioner Shea - Aye	Chairman Etzkorn – Aye
Commissioner Brockmann – Aye	Commissioner Stankovich – Aye
Commissioner Bailey – Aye	Commissioner Rowley – Absent
Alderman Wandling – Aye	Commissioner Detweiler – Aye
Commissioner Wooldridge – Aye	Commissioner Helms – Absent

Chairman Etzkorn allowed Nathan Weaver of The Prairie to speak regarding a change needed to the development regarding a change in the parking. The consensus was to schedule a special meeting on Friday, March 11<sup>th</sup> at 3:00 p.m.

3. Review of the 2020 Comprehensive Plan – John Brancaglione – PGAV

Chairman Etzkorn requested the commission review the provided materials and be ready to discuss at the April meeting.

### APPROVAL OF MINUTES

Approval of 1-12-22 Minutes

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to approve the 1-12-22 minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

Chairman Etzkorn mentioned a training session would be scheduled in the near future.

**ADJOURNMENT**

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

*Kim Clark*

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Kim Clark, City Clerk