



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

**PLANNING & ZONING COMMISSION
AGENDA
APRIL 13, 2022
7:00 P.M.**

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 Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4th, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC

NEW BUSINESS

1. Record Plat for the proposed “Courtyards at Barathaven” Subdivision, from Applicant St. Charles Engineering and Surveying, Inc and Property Owners Reisch Sansone.
2. Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4th, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.

3. Site Plan for proposed building at Roden's Landscaping located at 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4th, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.
4. Record Plat for the proposed "Inverness Phase Three" Residential Subdivision, from Applicant Volz, Inc and Property Owners Cora Bopp Family Limited Partnership.
5. Proposed "Cora Marie Drive" Right-of-Way Dedication Plat" from Property Owner Cora Bopp Family Limited Partnership.
6. 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 9th, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

OLD BUSINESS

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

APPROVAL OF MINUTES

- Approval of 3-9-22 Minutes
- Approval of 3-11-22 Special Meeting Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

5:10 pm 4/6/22 posted by JWB

PLANNING & ZONING MINUTES

APRIL 13, 2022

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:02 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, Rowley, Stankovich and Wooldridge. Commissioners Helms, Detweiler and Shea were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney Drew Weber.

OPEN FORUM – No one present to speak.

PUBLIC HEARINGS

1. Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4th, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC

Cliff Heitman of Bax Engineering and property owner Mark Roden were in attendance to present the rezoning request.

The following individuals spoke on the request: Mike Gavura – 614 Calamar Court, 63368

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

NEW BUSINESS

1. Record Plat for the proposed “Courtyards at Barathaven” Subdivision, from Applicant St. Charles Engineering and Surveying, Inc and Property Owners Reisch Sansone.

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

2. Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4th, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.

A motion was made by Commissioner Brockmann, seconded by Alderman Wandling to recommend approval to the Board of Aldermen. Roll call was as follows:

Chairman Etzkorn – Aye
Commissioner Brockmann – Aye
Commissioner Bailey – Aye
Commissioner Rowley – Aye
Commissioner Shea – Absent

Alderman Wandling – Aye
Commissioner Stankovich – Aye
Commissioner Wooldridge – Aye
Commissioner Helms – Absent
Commissioner Detweiler – Absent

PLANNING & ZONING MINUTES

APRIL 13, 2022

3. Site Plan for proposed building at Roden's Landscaping located at 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4th, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.

A motion was made by Chairman Etzkorn, seconded by Commissioner Bailey to recommend approval to the Board of Aldermen. Roll call was as follows:

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

4. Record Plat for the proposed "Inverness Phase Three" Residential Subdivision, from Applicant Volz, Inc and Property Owners Cora Bopp Family Limited Partnership.

A motion was made by Commissioner Bailey, seconded by Alderman Wandling to recommend approval to the Board of Aldermen. Roll call was as follows:

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

5. Proposed "Cora Marie Drive" Right-of-Way Dedication Plat" from Property Owner Cora Bopp Family Limited Partnership.

A motion was made by Chairman Etzkorn, seconded by Commissioner Brockmann to recommend approval to the Board of Aldermen. Roll call was as follows:

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

6. 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 9th, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

A motion was made by Chairman Etzkorn, seconded by Alderman Wandling to recommend approval to the Board of Aldermen.

A motion was made by Commissioner Wooldridge, seconded by Alderman Wandling to amend the motion to include recommending approval of the plan dated 03-15-22, and the potential of a sidewalk along Feise Road and mailbox setup. Motion passed unanimously.

Roll call on the recommendation of approval to the Board of Aldermen with the amendment was as follows: Chairman Etzkorn – Aye Alderman Wandling – Aye

PLANNING & ZONING MINUTES

APRIL 13, 2022

Commissioner Brockmann – Aye
Commissioner Bailey – Abstain
Commissioner Rowley – Nay
Commissioner Shea - Absent

Commissioner Stankovich – Aye
Commissioner Wooldridge – Aye
Commissioner Helms – Absent
Commissioner Detweiler – Absent

OLD BUSINESS

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

A motion was made by Commissioner Wooldridge, seconded by Commissioner Rowley to postpone the review of the 2020 Comprehensive Plan until the May meeting. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 3-9-22 Minutes
Approval of 3-11-22 Special Meeting Minutes

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to approve the 3-9-22 and 3-11-22 Special Meeting minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

There was a brief discussion regarding prior subdivision approvals, zoning districts and the Comprehensive Plan.

ADJOURNMENT

A motion was made by Commissioner Wooldridge, seconded by Commissioner Rowley to adjourn the meeting at 8:13 p.m.

Respectfully submitted,



Kim Clark, City Clerk