

DARDENNE



PRAIRIE

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

**PLANNING & ZONING COMMISSION
AGENDA
AUGUST 10, 2022
7:00 P.M.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

OPEN FORUM

PUBLIC HEARINGS

1. Conditional Use Permit (C.U.P.) Application – Wireless Facilities Structure – For the property known as “Barathaven #2” Lots 2 and 3 and more particularly described in the Conditional Use Permit Application received by the City on June 7th, 2022, on file with the City Clerk from Applicant STC Towers, LLC
2. Rezoning & P.U.D. Request – Area 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 – Area Plan application received by the City on July 5th, 2022, on file with the City Clerk from Applicant Azack Construction.

3. Proposed amendments to various provisions of Chapter 405 and 410 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 BUSINESS

1. Conditional Use Permit (C.U.P.) Application – Wireless Facilities Structure – For the property known as “Barathaven #2” Lots 2 and 3 and more particularly described in the Conditional Use Permit Application received by the City on June 7th, 2022, on file with the City Clerk from Applicant STC Towers, LLC
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OLD BUSINESS

1. Review of the 2020 Comprehensive Plan

APPROVAL OF MINUTES

Approval of 5-11-22 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 8-4-22 @ 1:11 pm by Kim Clark

PLANNING & ZONING MINUTES

AUGUST 10, 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, Detweiler, Fry, Helms, Rowley, Stankovich, Wilson and Wooldridge. Commissioner Shea was absent. Also present were City Clerk Kim Clark, City Administrator James Knowles, and City Attorney John Young.

A motion was made by Commissioner Rowley, Seconded by Commissioner Wooldridge to hold a closed session pursuant to RSMo 610.021 section (1) Litigation and Privileged Communications. Motion passed unanimously.

CLOSED SESSION

Return to regular agenda at 7:15 pm.

OPEN FORUM – No one present to speak.

PUBLIC HEARINGS

1. Conditional Use Permit (C.U.P.) Application – Wireless Facilities Structure – For the property known as “Barathaven #2” Lots 2 and 3 and more particularly described in the Conditional Use Permit Application received by the City on June 7th, 2022, on file with the City Clerk from Applicant STC Towers, LLC

Mark Brady, Steve Ward & Auggie Ward were in attendance to present the proposal.

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

2. Rezoning & P.U.D. Request – Area 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 – Area Plan application received by the City on July 5th, 2022, on file with the City Clerk from Applicant Azack Construction.

Mike Meiners of St. Charles Engineering was in attendance to present the proposal.

The following individuals spoke on the proposal:

John Leger
Todd Eggers
Ajay Jhamb
Justin Ungerboeck

A motion was made by Commissioner Bailey, seconded by Commissioner Helms to close the public hearing. Motion passed unanimously.

- 3. Proposed amendments to various provisions of Chapter 405 and 410 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.

City Attorney John Young was in attendance to present the proposed amendments.

A motion was made by Commissioner Rowley, seconded by Commissioner Wooldridge to close the public hearing. Motion passed unanimously.

NEW BUSINESS

- 1. Conditional Use Permit (C.U.P.) Application – Wireless Facilities Structure – For the property known as “Barathaven #2” Lots 2 and 3 and more particularly described in the Conditional Use Permit Application received by the City on June 7th, 2022, on file with the City Clerk from Applicant STC Towers, LLC

A motion was made by Commissioner Wooldridge, seconded by Commissioner Detweiler to recommend approval to the Board of Aldermen with the condition the barbed wire shown on plan be removed, landscaping as submitted tonight, and the approval of the variance from the Board of Adjustment. A motion was made by Chairman Wooldridge to amend the motion to include paving the drive from the property line to the tower site. The amendment to the motion failed for the lack of a second. Roll call on the original motion was as follows:

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

- 2. Rezoning & P.U.D. Request – Area 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 – Area Plan application received by the City on July 5th, 2022, on file with the City Clerk from Applicant Azack Construction.

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

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

OLD BUSINESS

- 1. Review of the 2020 Comprehensive Plan

PLANNING & ZONING MINUTES

AUGUST 10, 2022

A motion was made by Commissioner Bailey, seconded by Commissioner Detweiler to postpone the comprehensive plan. Motion passed unanimously.

3. Proposed amendments to various provisions of Chapter 405 and 410 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.

A motion was made by Commissioner Rowley, seconded by Commissioner Stankovich to postpone the proposed amendments. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 5-11-22 Minutes

A motion was made by Chairman Etzkorn, seconded by Commissioner Bailey to approve the 5-11-22 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

City Administrator James Knowles requested clarification on moving forward with the comprehensive plan. There was a lengthy discussion with John Brancaglione regarding the proposed changes.

ADJOURNMENT

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to adjourn the meeting at 9:35 p.m.

Respectfully submitted,



Kim Clark, City Clerk