



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

**PLANNING & ZONING COMMISSION
AGENDA
AUGUST 11, 2021
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. Conditional Use Permit Application for the approximately 6.61 acres of the land commonly known as 1691 Duvall Court and more particularly described in the conditional use permit application received by the City on July 6, 2021, on file with the City Clerk from Applicant Greg and Debbie Haley and Property Owner Haley Family Residence Trust Dated November 15, 2017.
2. Proposed amendments to various provisions of Chapter 405 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 Application for the approximately 6.61 acres of the land commonly known as 1691 Duvall Court and more particularly described in the conditional use permit application received by the City on July 6, 2021, on file with the City Clerk from Applicant Greg and Debbie Haley and Property Owner Haley Family Residence Trust Dated November 15, 2017.
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2. 2nd Amended P.U.D. Request – Final Plan for the approximate 10.97 acres of land being Outlot B of BaratHaven for the proposed residential development to be known as “The Courtyards at BaratHaven” from Applicant St. Charles Engineering & Surveying, Inc. and Property Owner Reisch Sansone Communities BaratHaven, LLC.
3. Display House Plat for for the approximate 10.97 acres of land being Outlot B of BaratHaven for the proposed residential development to be known as “The Courtyards at BaratHaven” from Applicant St. Charles Engineering and Surveying, Inc. and Property Owner Reisch Sansone Communities BaratHaven, LLC.
4. Proposed amendments to various provisions of Chapter 405 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 Development Zoning District**
5. Proposed amendments to various provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, and providing regulations on zoning, parking and signage, and the procedures for administration and enforcement of same – **Various Zoning Provisions**

OLD BUSINESS

1. Site Plan for the proposed “Commerce Park West” development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC.

APPROVAL OF MINUTES

Approval of 07-14-21 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 8/5/21 @ 4:07 pm by Ki Clark

PLANNING & ZONING MINUTES

AUGUST 11, 2021

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:03 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 roll call were Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Brockmann, Detweiler, Helms, Rowley, Shea, Stankovich and Wooldridge. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney's John Young and Sam Beffa.

OPEN FORUM – No one present to speak.

PUBLIC HEARINGS

1. Conditional Use Permit Application for the approximately 6.61 acres of the land commonly known as 1691 Duvall Court and more particularly described in the conditional use permit application received by the City on July 6, 2021, on file with the City Clerk from Applicant Greg and Debbie Haley and Property Owner Haley Family Residence Trust Dated November 15, 2017.

Debbie Haley was in attendance to present the request.

The following individuals were in attendance to speak:

Monty Parson
Curt Marshall
Tina Soloman

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

2. Proposed amendments to various provisions of Chapter 405 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.

John Brancaglione of PGAV and City Administrator Dan Lang presented the proposed amendments.

A motion was made by Alderman Wandling, seconded by Commissioner Shea to close the Public Hearing. Motion passed unanimously.

NEW BUSINESS

1. Conditional Use Permit Application for the approximately 6.61 acres of the land commonly known as 1691 Duvall Court and more particularly described in the conditional use permit application received by the City on July 6, 2021, on file with the City Clerk from Applicant Greg and Debbie Haley and Property Owner Haley Family Residence Trust Dated November 15, 2017.

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

Roll call was as follows:

Chairman Etzkorn – Aye
Commissioner Brockmann – Nay
Commissioner Bailey – Nay
Commissioner Rowley – Nay
Commissioner Detweiler – Aye

Alderman Wandling – Aye
Commissioner Stankovich – Aye
Commissioner Wooldridge – Aye
Commissioner Helms – Aye
Commissioner Shea - Nay

2. 2nd Amended P.U.D. Request – Final Plan for the approximate 10.97 acres of land being Outlot B of BaratHaven for the proposed residential development to be known as “The Courtyards at BaratHaven” from Applicant St. Charles Engineering & Surveying, Inc. and Property Owner Reisch Sansone Communities BaratHaven, LLC.

E.J. Sansone and Jim Reisch were in attendance to present the proposal.

A motion was made by Commissioner Shea, seconded by Commissioner Helms to recommend approval. Motion passed unanimously.

3. Display House Plat for for the approximate 10.97 acres of land being Outlot B of BaratHaven for the proposed residential development to be known as “The Courtyards at BaratHaven” from Applicant St. Charles Engineering and Surveying, Inc. and Property Owner Reisch Sansone Communities BaratHaven, LLC.

E.J. Sansone and Jim Reisch were in attendance to present the proposal.

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

4. Proposed amendments to various provisions of Chapter 405 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 Development Zoning District

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

A motion was made by Commissioner Wooldridge, seconded by Commissioner Shea to amend the agenda to move to Old Business Item 1 and then come back to New Business Item 5. Motion passed unanimously

OLD BUSINESS

1. Site Plan for the proposed “Commerce Park West” development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC.

George Stock was in attendance to present.

A motion was made by Commissioner Brockmann, seconded by Commissioner Bailey to recommend approval of the Site Plan.

PLANNING & ZONING MINUTES

AUGUST 11, 2021

A motion was then made by Commissioner Brockmann, seconded by Commissioner Bailey to amend to recommend approval of Site Plan and vacate Public Right-of-Way. Motion passed unanimously.

Return to continue New Business.

5. Proposed amendments to various provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, and providing regulations on zoning, parking and signage, and the procedures for administration and enforcement of same – Various Zoning Provisions

A motion was made by Commissioner Wooldridge, seconded by Commissioner Brockmann to recommend approval. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 07-14-21 Minutes

A motion was made by Commissioner Bailey, seconded by Commissioner Stankovich to approve the 07-14-21 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

1. Commissioner Detweiler mentioned a sight issue on Duvall Court.
2. Commissioner Wooldridge requested that memorandums be included in the Commission packets for each item to detail an overview of what the item is, the code sections involved and whether the item meets all the requirements of the code.

ADJOURNMENT

A motion was made by Commissioner Bailey, seconded by Commissioner Helms to adjourn the meeting at 9:04 p.m.

Respectfully submitted,



Kim Clark, City Clerk