



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

**PLANNING & ZONING COMMISSION
AGENDA
DECEMBER 14, 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
 Musler
 Rowley
 Shea
 Stankovich
 Wilson
 Wooldridge

OPEN FORUM

PUBLIC HEARINGS

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3rd, 2022, on file with the City Clerk from Applicant Engenuity.
2. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31st, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.

NEW BUSINESS

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3rd, 2022, on file with the City Clerk from Applicant Engenuity.
2. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31st, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.
3. Approval of the 2023 Planning and Zoning Submittal Calendar

OLD BUSINESS

1. Review of the 2020 Comprehensive Plan

APPROVAL OF MINUTES

Approval of 10-12-22 Minutes

Approval of 11-02-22 Special Meeting Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 12-9-22 @ 3:00 pm by Kii Clark

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, Detweiler, Fry, Helms, Musler, Rowley, Shea, Stankovich, Wilson and Wooldridge. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney's Drew Weber and Brad Pryor.

OPEN FORUM – No one present to speak.

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to rearrange the agenda to move the public hearing and new business items #2 up on the agenda. Motion passed unanimously.

PUBLIC HEARING

2. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31st, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.

Kristine Wells representing Cloud 9 Massage was in attendance to present the request.

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

NEW BUSINESS

- 2 Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately 6.54 acres of the land commonly known as 1676 Bryan Rd Ste #100-101 and more particularly described in the Conditional Use application received by the City on October 31st, 2022, on file with the City Clerk from Applicant Cloud 9 Massage.

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to recommend approval of the conditional use permit. Motion passed unanimously.

PUBLIC HEARINGS

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3rd, 2022, on file with the City Clerk from Applicant Engenuity.

Tom Kaiman and the development team of Mia Rose Holdings was in attendance to present the proposal.

The following individuals spoke on the proposal:

- Richard Davis – 953 Hampshire Heath Drive
- Marcos Jovert – 634 Cruden Bay Court
- Cheryl Bratton – 620 Cruden Bay Court
- Blake Nay – 2237 Harborside Drive
- Dee Bax – 1480 Woodstone, St. Charles
- Justin Stiehr – 236 Castle Stuart Court
- Kevin Lavo – 344 Royal Dornoch Court
- Paul Burke – 7296 Picasso Drive
- David Zucker – 706 Knollshire Way Court

Commissioner Wooldridge read an email from Enid Bremer which is attached as part of these minutes.

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

NEW BUSINESS

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on October 3rd, 2022, on file with the City Clerk from Applicant Engenuity.

A motion was made by Commissioner Rowley, seconded by Commissioner Fry to recommend disapproval of the proposed zoning change. Roll call was as follows:

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

3. Approval of the 2023 Planning and Zoning Submittal Calendar

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to approve the 2023 Planning and Zoning Submittal Calendar. Motion passed unanimously.

OLD BUSINESS

1. Review of the 2020 Comprehensive Plan

A motion was made by Commissioner Detweiler, seconded by Commissioner Wilson to hold a public hearing in February on the proposed revisions to the Comprehensive Plan. Motion passed. Commissioner Rowley and Wooldridge opposed.

APPROVAL OF MINUTES

- Approval of 10-12-22 Minutes
- Approval of 11-02-22 Special Meeting Minutes

PLANNING & ZONING MINUTES

DECEMBER 14, 2022

A motion was made by Commissioner Shea, seconded by Commissioner Detweiler to approve the 10-12-22 and 11-02-22 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Rowley thanked Chairman Etkorn for maintaining order in the meeting. Commissioner Fry inquired into the process of receiving information before the public. Alderman Wandling suggested the commission hold work sessions in the future as needed. There was a brief discussion regarding the submittal deadlines and receiving a more detailed memo including the deviations.

ADJOURNMENT

A motion was made by Commissioner Wooldridge, seconded by Commissioner Rowley to adjourn the meeting at 9:47 p.m.

Respectfully submitted,



Kim Clark, City Clerk

Subject: FW: Proposed zoning change

From: Enid Bremer <enid@mattbremer.com>

Date: December 10, 2022 at 1:08:12 PM CST

To: sonnywilson73@gmail.com, cdetw@charter.net, patti.fry@mscwired.org

Subject: Proposed zoning change

Good afternoon ,

I am writing to you regards to the proposed rezoning request and PUD request near my home. The hearing is scheduled for December 14th, unfortunately, this time of year is extremely and I am unable to attend. I am hoping you will take this email into consideration in lieu of my presence at the hearing. It is my understanding that the proposal is to change to zoning to allow an apartment complex to be built at the corner of Bryan and Fiese. I live in the Inverness neighborhood and this would be very near my home. I believe that this proposed apartment complex would negatively impact my property value and create difficulties for the families in the area. One of the questions I asked our builder before buying our house was the zoning of that exact parcel of land. I was told it was commercial. This is one of the reasons I decided to build in Inverness and not move into the O'Fallon area.

1. There are two relatively new apartment complexes within a few miles of this proposal. The brand new complex still being built near the corner of Bryan road and highway N. We also have a relatively new complex located near the intersection of Fiese road and Henke road. A third complex seems excessive.

2. There has been quite the building boom in the area, my neighborhood included. Slowing down the growth would allow the Wentzville school district to react to this growth with facilities, teacher and other staff. Over crowded classrooms and understaffed schools are not good for any community. I know many of the area school districts are already struggling to fill positions, such as bus drivers, substitutes, paras and custodians. All essential personal to make a quality school.

3. It is also rumored that the business being proposed is a gas station, there is a QT right across the street and while I am all for a little price competition I do worry about the in and out traffic that it would create. Bryan is backed up many times during the day and there is a considerable amount of fender benders that occur with so many people trying to pull in and out of QT during the busy parts of the day. I have 3 relatively new drivers and I worry about their safety on these already busy streets.

4. The traffic on Bryan road is already extremely congested and multiple accidents happen weekly at the corner of Bryan and Fiese adding more families and cars to this already stressed intersection sounds deadly.

5. An apartment complex would significantly add to our population. Can our police, ambulance, fire and snow removal safely accommodate this influx in population?

6. This is not an appropriate location for sand volleyball courts. Fun yes, but have you ever been to ethyls in ofallon? Its loud, the lights are ridiculously bright and this type of establishment would encourage more drunk and buzzed drivers very close to our homes where our families drive, walk and ride bikes. Hundreds of families have picked inverness to call home because it is nestled in a quiet family friendly area. This would essentially end that homey neighborhood feeling.

I think Dardenne prairie is a great place to live but I do not think this proposed change in zoning would be best for our area. I know many of my neighbors feel this same way. It is my hope that you do not allow this change in zoning. We do not want to live at the corner of busy and dangerous. All of the

proposed business are a simple and very short drive down the road. Very convenient we do not need or want them in our back yard.

Thank you for your time and attention to this matter.

Sincerely,

Enid Bremer

--

Michael Wooldridge

Total Control Panel

[Login](#)

To: cityclerk@dardenneprairie.org

[Remove this sender from my allow list](#)

From: mwooldridge19@gmail.com

You received this message because the sender is on your allow list.