

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

PLANNING & ZONING COMMISSION  
AGENDA  
MARCH 8, 2017  
7:00 P.M.

---

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Mayor Zucker  
Alderman Koch  
Chairman Etzkorn  
Commissioners:  
King  
Donahue  
Brockmann  
Shea  
Stankovich  
Bailey  
Rowley

**OPEN FORUM**

**PUBLIC HEARING**

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on January 30, 2017, from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

**NEW BUSINESS**

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on January 30, 2017, from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.
2. A P.U.D. Request – Final Plan for an approximate 10.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the P.U.D. Request – Final Plan received by the City on January 30, 2017, from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

**APPROVAL OF MINUTES**

Approval of 02-08-17 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

*Posted 3-7-17 @ 8:22am by Kim Clark*

## PLANNING & ZONING MINUTES

MARCH 8, 2017

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 Mayor Zucker, Alderman Koch, Chairman Etkorn, Commissioners Bailey, Stankovich, King, Rowley and Shea. Commissioner Brockmann arrived at approximately 7:15. Commissioner Donahue was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

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

### PUBLIC HEARING

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on January 30, 2017, from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

Mark Harriman & Rick Rohlfing of BFA, Inc. were in attendance to present the proposal.

The following individuals spoke on the proposal:

Dave Wandling  
Cathy McDermott  
Kim Coil  
Deetta Doyle  
Eric Brunner

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

### NEW BUSINESS

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on January 30, 2017, from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

A motion was made by Commissioner Shea, Seconded by Commissioner Brockmann to recommend approval of the Conditional Use Permit. Motion passed unanimously.

2. A P.U.D. Request – Final Plan for an approximate 10.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the P.U.D. Request – Final Plan received by the City on January 30, 2017, from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

## PLANNING & ZONING MINUTES

MARCH 8, 2017

A motion was made by Commissioner Stankovich, Seconded by Commissioner Bailey to recommend approval of the Final Plan. Motion passed unanimously.

### APPROVAL OF MINUTES

Approval of 02-08-17 Minutes

A motion was made by Commissioner Brockmann, Seconded by Commissioner Shea to approve the 02-08-17 Minutes. Motion passed unanimously.

### ADJOURNMENT

A motion was made by Commissioner Stankovich, Seconded by Commissioner Bailey to adjourn the meeting at 7:55 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark

Kim Clark, City Clerk