

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

PLANNING & ZONING COMMISSION
AGENDA
AUGUST 9, 2017
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

OPEN FORUM

PUBLIC HEARINGS

1. A Rezoning Request and P.U.D. Request - Area Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on July 3, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC.

NEW BUSINESS

1. A Rezoning Request and P.U.D. Request - Area Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on July 3, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC.
2. A P.U.D. Request - Final Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on July 3, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC.

APPROVAL OF MINUTES

Approval of 05-10-17 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

PLANNING & ZONING MINUTES

MAY 10, 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, Rowley, Brockmann, Donahue and Shea. Commissioner King was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

OPEN FORUM – The following individual was in attendance to speak:

Jim Sullivan - 1167 Blue Jay

PUBLIC HEARINGS

1. A Rezoning Request and P.U.D. Request - Area Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on April 4, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC.

Clay Vance of Vance Engineering and property owner Jack Wu were in attendance to present the proposal.

The following individuals spoke on the proposal:

Jim Sullivan - 1167 Blue Jay

Sandy Schwendemann – 1159 Blue Jay

Theresa Hoffmann – 215 Sanctuary

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

2. Amendment to municipal code to authorize temporary fireworks stand on property at Town Square Shopping Center

Mayor Zucker informed the Commission of the amendments.

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

NEW BUSINESS

1. A Rezoning Request and P.U.D. Request - Area Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on April 4, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC.

A motion was made by Commissioner Donahue, Seconded by Commissioner Bailey to recommend denial of the Rezoning Request and P.U.D. Request - Area Plan. Roll call was as follows:

Mayor Zucker – Nay

Alderman Koch – Aye

Chairman Etkorn – Nay

Commissioner Donahue – Aye

Commissioner Stankovich – Nay

Commissioner Bailey – Aye

PLANNING & ZONING MINUTES

MAY 10, 2017

Commissioner Rowley – Nay
Commissioner Brockmann – Nay
Commissioner Shea – Nay

A motion was made by Alderman Koch, Seconded by Commissioner Stankovich to postpone the Rezoning Request and P.U.D. Request - Area Plan to the next meeting. Roll call was as follows:

Mayor Zucker – Nay	Alderman Koch – Aye
Commissioner Donahue – Nay	Chairman Etzkorn – Aye
Commissioner Bailey – Nay	Commissioner Stankovich – Aye
Commissioner Rowley – Nay	Commissioner Brockmann – Aye
Commissioner Shea – Nay	

A motion was made by Commissioner Rowley, Seconded by Commissioner Shea to recommend approval of the Rezoning Request and P.U.D. Request - Area Plan. Roll call was as follows:

Mayor Zucker – Aye	Alderman Koch – Nay
Chairman Etzkorn – Aye	Commissioner Donahue – Nay
Commissioner Stankovich – Aye	Commissioner Brockmann – Nay
Commissioner Rowley – Aye	
Commissioner Bailey – Aye	
Commissioner Shea – Aye	

2. A P.U.D. Request - Final Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on April 4, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC.

A motion was made by Commissioner Rowley, Seconded by Commissioner Shea to recommend approval of the P.U.D. Request - Final Plan. Roll call was as follows:

Mayor Zucker – Aye	Commissioner Donahue – Nay
Alderman Koch – Aye	
Commissioner Brockmann – Aye	
Chairman Etzkorn – Aye	
Commissioner Stankovich – Aye	
Commissioner Rowley – Aye	
Commissioner Bailey – Aye	
Commissioner Shea – Aye	

3. Amendment to municipal code to authorize temporary fireworks stand on property at Town Square Shopping Center

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to recommend approval of the amendment to the municipal code. Motion passed unanimously

APPROVAL OF MINUTES

Approval of 03-08-17 Minutes

A motion was made by Commissioner Shea, Seconded by Commissioner Bailey to approve the 03-08-17 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Mayor Zucker thanked the audience members for their participation in city government and encouraged their attendance at the next Board of Aldermen meeting. He also mentioned to the commission to expect a busy schedule the next several months that things are happening in Dardenne Prairie.

ADJOURNMENT

A motion was made by Commissioner Donahue, Seconded by Commissioner Shea to adjourn the meeting at 8:13 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark, City Clerk

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

FROM: Luke R. Kehoe, P.E., CFM, LEED AP
Kehoe Engineering Company, Inc. (KEC)

DATE: August 2, 2017

SUBJECT: Planning and Zoning Commission Meeting Scheduled for August 9, 2017

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. A Rezoning Request and P.U.D. Request - Area Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on July 3, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC. This Rezoning Request and P.U.D. Request – Area Plan were received by the City on July 3, 2017. The present zoning classification of this land is “R-1A” Single Family Residential. The proposed zoning classification for this land is “R-1B”, Planned Unit Development, Single Family Residential.

Upon review of the Rezoning Request and P.U.D. Request – Area Plan, the enclosed 1st Review comment letter was sent to the Applicant’s engineer on July 14, 2017. On July 28, 2017, the City received the enclosed revised P.U.D Area Plan dated 06/21/17 with the latest revision date of 07/25/17 and the enclosed comment letter dated July 19, 2017, from the Applicant’s engineer. Upon review, the enclosed 2nd Review comment letter was sent to the Applicant’s engineer on August 2, 2017.

NEW ITEMS:

1. A Rezoning Request and P.U.D. Request - Area Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on July 3, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC. From Public Hearing Item 1 above.

2. A P.U.D. Request - Final Plan for the approximate 1.37 acres of land commonly known as 2353 Jay Court, being part of Lot 3 of Bates Estates, a Re-Subdivision of Part of Lot 1 of said Bates Estates and more particularly described in the Rezoning Request received by the City on July 3, 2017, on file with the City Clerk, from Applicant and Owner February Properties, LLC. This P.U.D. Request – Final Plan was received by the City on July 3, 2017.

Upon review of this P.U.D. Request – Final Plan, the enclosed 1st Review comment letter was sent to the Applicant's engineer on July 14, 2017. On July 28, 2017, the City received the enclosed revised P.U.D Final Plan dated 06/21/17 with the latest revision date of 07/25/17 the enclosed comment letter dated July 19, 2017, from the Applicant's engineer. Upon review, the enclosed 2nd Review comment letter was sent to the Applicant's engineer on August 2, 2017.

EXISTING ITEMS:

1. None.

INFORMATION ONLY:

2. None.

Enclosures

cc: Board of Aldermen
Kim Clark, City Clerk
John Young, City Attorney