

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

PLANNING & ZONING COMMISSION  
AGENDA  
OCTOBER 11, 2017  
7:00 P.M.

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**OPEN FORUM**

**PUBLIC HEARINGS**

1. Amendments to the Municipal Code regarding zoning and land use.
  - a. Proposed amendments to the permitted and conditional uses in the C-3 Retail Commercial District.
  - b. Proposed amendments to Chapter 550 of the Municipal Code enacting a new Section 550.030 regulating City-Approved Drainage Areas.
  - c. Proposed amendments to the Grading Permit Process in Section 410.080 of the Municipal Code.
  - d. Proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code.
2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 16.706 acres of land located along the north right-of-way line of Missouri Route 364, approximately 300 feet east of Langrove Drive, 700 feet south of Feise Road, and 1300 feet west of Bryan Road and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on September 6, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996, and Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996.

**NEW BUSINESS**

1. Amendments to the Municipal Code regarding zoning and land use.
  - a. Proposed amendments to the permitted and conditional uses in the C-3 Retail Commercial District.
  - b. Proposed amendments to Chapter 550 of the Municipal Code enacting a new Section 550.030 regulating City-Approved Drainage Areas.
  - c. Proposed amendments to the Grading Permit Process in Section 410.080 of the Municipal Code.
  - d. Proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code.

2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 16.706 acres of land located along the north right-of-way line of Missouri Route 364, approximately 300 feet east of Langrove Drive, 700 feet south of Feise Road, and 1300 feet west of Bryan Road and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on September 6, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996, and Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996.

#### **APPROVAL OF MINUTES**

Approval of 08-09-17 Minutes

#### **COMMISSION COMMUNICATIONS**

#### **ADJOURNMENT**

Posted 10-4-17 @ 3:00 by Kim Clark

## PLANNING & ZONING MINUTES

OCTOBER 11, 2017

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 Mayor Zucker, Alderman Koch, Chairman Etkorn, Commissioners Bailey, Stankovich, Rowley, King, Brockmann and Helms. Commissioner Shea was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney David Hamilton.

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

### PUBLIC HEARINGS

1. Amendments to the Municipal Code regarding zoning and land use.
  - a. Proposed amendments to the permitted and conditional uses in the C-3 Retail Commercial District.
  - b. Proposed amendments to Chapter 550 of the Municipal Code enacting a new Section 550.035 regulating City-Approved Drainage Areas.
  - c. Proposed amendments to the Grading Permit Process in Section 410.080 of the Municipal Code.
  - d. Proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code.

Mayor Zucker & City Engineer Kehoe explained the amendments.

2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 16.706 acres of land located along the north right-of-way line of Missouri Route 364, approximately 300 feet east of Langrove Drive, 700 feet south of Feise Road, and 1300 feet west of Bryan Road and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on September 6, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996, and Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996.

David Volz of Volz Engineering and Tom Cummings of Payne Homes were in attendance to present the proposal.

A motion was made by Alderman Koch, Seconded by Commissioner Bailey to close the public hearings. Motion passed unanimously.

### NEW BUSINESS

1. Amendments to the Municipal Code regarding zoning and land use.
  - a. Proposed amendments to the permitted and conditional uses in the C-3 Retail Commercial District.

A motion was made by Commissioner Rowley, Seconded by Commissioner Brockmann to recommend approval of the amendments to the permitted and conditional uses in the C-3 Retail Commercial District. Motion passed unanimously.

- b. Proposed amendments to Chapter 550 of the Municipal Code enacting a new Section 550.035 regulating City-Approved Drainage Areas.

## PLANNING & ZONING MINUTES

OCTOBER 11, 2017

A motion was made by Commissioner Brockmann, Seconded by Commissioner Rowley to recommend approval of the amendments to Chapter 550 of the Municipal Code enacting a new Section 550.035 regulating City-Approved Drainage Areas. Motion passed unanimously.

- c. Proposed amendments to the Grading Permit Process in Section 410.080 of the Municipal Code.

A motion was made by Alderman Koch, Seconded by Commissioner Bailey to recommend approval of the amendments to the Grading Permit Process in Section 410.080 of the Municipal Code. Motion passed unanimously.

- d. Proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code.

A motion was made by Commissioner Rowley, Seconded by Commissioner Brockmann to continue the proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code until the next meeting. Motion passed unanimously.

A motion was made by Mayor Zucker, Seconded by Commissioner Rowley to reconsider the previous motion to continue the proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code until the next meeting. Motion passed unanimously.

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to amend the language in the proposed Section 410.240 by removing the wording "For public streets, an island with a twenty-nine (29) foot radius common ground is recommended in the fifty-five (55) foot radius cul-de-sac" and insert "In cul de sacs with a fifty-five (55) foot radius a common ground center island may be built, provided it shall have a twenty-nine (29) foot radius. Motion passed unanimously.

A motion was made by Mayor Zucker, Seconded by Commissioner Stankovich to recommend approval of the amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code with the amended language. Motion passed unanimously.

2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 16.706 acres of land located along the north right-of-way line of Missouri Route 364, approximately 300 feet east of Langrove Drive, 700 feet south of Feise Road, and 1300 feet west of Bryan Road and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on September 6, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996, and Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996.

A motion was made by Commissioner Rowley, Seconded by Commissioner Brockmann to recommend approval of the rezoning request and P.U.D. request - Area Plan with the condition the applicant be allowed to comply with cul de sac requirements being considered for adoption. Motion passed unanimously.

## APPROVAL OF MINUTES

Approval of 08-09-17 Minutes

A motion was made by Commissioner Bailey, Seconded by Commissioner Rowley to approve the 08-09-17 Minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS**

Commissioner Brockmann requested the commission receive notification at the time they are sent out to the adjoining properties.

**ADJOURNMENT**

A motion was made by Commissioner Bailey, Seconded by Alderman Koch to adjourn the meeting at 8:45 p.m. Motion passed unanimously.

Respectfully submitted,

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Kim Clark, City Clerk