

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

PLANNING & ZONING COMMISSION  
AGENDA  
SEPTEMBER 11, 2019  
7:00 P.M.

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Mayor Zucker  
Alderman Wandling  
Chairman Etzkorn  
Commissioners:  
Shea  
Brockmann  
Bailey  
Stankovich  
Rowley  
Wooldridge  
Helms  
Seurer

**OPEN FORUM**

**PUBLIC HEARINGS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.
2. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations for marijuana facilities in the City.

**NEW BUSINESS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.
2. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations for marijuana facilities in the City.

**APPROVAL OF MINUTES**

Approval of 08-14-19 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

## MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission

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

**DATE:** September 5, 2019

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for September 11, 2019

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. **Amendments to the Dardenne Prairie Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.** To foster a partnership between the City and developers in order to achieve greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of land development; and to promote a desirable community environment.
2. **Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations for marijuana facilities in the City.** Enclosed is a copy of the proposed regulations for marijuana facilities in the City along with an exhibit, which shows the general locations of where these proposed regulations would be applicable. These regulations incorporate the recently adopted State regulations for marijuana facilities, and include as part of the conditional use permit application requirements for odor control and security plans.

### NEW ITEMS:

1. **Amendments to the Dardenne Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.** From Public Hearing Item 1 above.
2. **Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations for marijuana facilities in the City.** From Public Hearing Item 2 above.

### EXISTING ITEMS:

1. **None.**

### INFORMATION ONLY:

1. **None.**

Enclosures

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

## PLANNING & ZONING MINUTES

AUGUST 14, 2019

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 Wandling, Chairman Etzkorn, Commissioners Shea, Bailey, Stankovich, Rowley, Wooldridge, Helms and Brockmann. Commissioner Seurer was absent. Also present were City Clerk Kim Clark and City Attorney John Young.

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

### NEW BUSINESS

1. Site Plan for Dardenne Prairie Plaza, Lot 6 from Applicant Civil Engineering Design Consultants, Inc. and Property Owner J & J Properties of Saint Charles County, LLC.

Paul Boyer of Civil Engineering Design Consultants and Dr. Fink were in attendance to present the plan.

A motion was made by Alderman Wandling, Seconded by Commissioner Rowley to table new business item 1 to give an attendee the opportunity to speak. Motion passed unanimously.

Jon Harrington of 1705 Western Pines Court addressed the commission on his traffic concerns.

A motion was made by Mayor Zucker, Seconded by Alderman Wandling to remove business item 1 from the table. Motion passed unanimously.

A motion was made by Commissioner Rowley, Seconded by Mayor Zucker to recommend approval of the site plan submitted 8-12-19 with modifications including a southside only sidewalk, whether or not it is a city roadway. Motion passed unanimously.

### APPROVAL OF MINUTES

Approval of 07-10-19 Minutes

A motion was made by Commissioner Bailey, Seconded by Commissioner Shea to approve the 07-10-19 minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

Mayor Zucker mentioned the following future agenda items:

- Revisions to the zoning code for marijuana facilities and villas/townhomes on September 11<sup>th</sup>
- Possible re-zonings in October
- Comprehensive Plan

### ADJOURNMENT

A motion was made by Commissioner Bailey, Seconded by Alderman Wandling to adjourn the meeting at 7:49 p.m.

Respectfully submitted,

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Kim Clark, City Clerk