

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

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

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

OPEN FORUM

PUBLIC HEARINGS

1. Rezoning Request and P.U.D. Request – Area Plan for the approximate 9.84 acres of land commonly known as 7231 Highway N and more particularly described in the Rezoning Request received by the City on November 4, 2019, on file with the City Clerk from Applicant KAPB, L.L.C. and Property Owner St. Louis Metro Baptist Association.

NEW BUSINESS

1. Rezoning Request and P.U.D. Request – Area Plan for the approximate 9.84 acres of land commonly known as 7231 Highway N and more particularly described in the Rezoning Request received by the City on November 4, 2019, on file with the City Clerk from Applicant KAPB, L.L.C. and Property Owner St. Louis Metro Baptist Association.
2. Request to Vacate Public Right-of-Way at the Villages at Bainbridge, Cheshire Village Plat 1, Lot 58D, commonly known as 708 Knollshire Way Court from Applicant Premier Pools & Spas and Property Owner Ryan Litchfield.
3. Preliminary Plat for the proposed “Hanley Hollow” subdivision from Property Owner Harold P. Henke & Rita Marie Henke Revoc. Living Trust.
4. Record Plat for the proposed “Inverness Phase One” residential subdivision from Developer Inverness Development, LLC.
5. Proposed “Grand Inverness Parkway Right-of-Way Dedication Plat” from Property Owner Cora Bopp Family Limited Partnership.

APPROVAL OF MINUTES

Approval of 11-13-19 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 12-6-19 @ 1:03 pm by Kim 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 Mayor Zucker, Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Rowley, Wooldridge, Stankovich, Helms and Brockmann. Commissioners Seurer and Shea were 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 HEARINGS

1. Rezoning Request and P.U.D. Request – Area Plan for the approximate 9.84 acres of land commonly known as 7231 Highway N and more particularly described in the Rezoning Request received by the City on November 4, 2019, on file with the City Clerk from Applicant KAPB, L.L.C. and Property Owner St. Louis Metro Baptist Association.

Dale Bax and Bill Luetkenhaus were in attendance to present the proposal.

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

NEW BUSINESS

1. Rezoning Request and P.U.D. Request – Area Plan for the approximate 9.84 acres of land commonly known as 7231 Highway N and more particularly described in the Rezoning Request received by the City on November 4, 2019, on file with the City Clerk from Applicant KAPB, L.L.C. and Property Owner St. Louis Metro Baptist Association.

A motion was made by Mayor Zucker, seconded by Alderman Wandling to recommend approval to the Board of Aldermen, provided the plan that goes before the Board of Aldermen specifies 7 foot side yard setback minimums, permits up to 40 % lot coverage, provides a new drawing that depicts the lots as reconfigured, the applicant report on feasibility of getting a sidewalk along Highway N and to be mindful of the minimum square footage required in City Code for the couple of models that fall below the square foot. Motion passed.

2. Request to Vacate Public Right-of-Way at the Villages at Bainbridge, Cheshire Village Plat 1, Lot 58D, commonly known as 708 Knollshire Way Court from Applicant Premier Pools & Spas and Property Owner Ryan Litchfield.

Mike Hampton of Premier Pools was in attendance to present the request.

Mayor Zucker mentioned he will abstain from voting due to the proximity of this lot being located next door to his home.

A motion was made by Alderman Wandling, Seconded by Commissioner Rowley to recommend approval of the vacation. Motion passed.

3. Preliminary Plat for the proposed “Hanley Hollow” subdivision from Property Owner Harold P. Henke & Rita Marie Henke Revoc. Living Trust.

Bart Korman of Lewis-Bade, Inc. was in attendance to present the proposal.

A motion was made by Alderman Wandling, Seconded by Commissioner Wooldridge to postpone until the January 8 meeting. Roll call was as follows:

Commissioner Stankovich – Aye
Commissioner Helms – Nay
Mayor Zucker – Nay
Commissioner Bailey – Aye
Commissioner Wooldridge – Aye

Commissioner Brockmann – Nay
Alderman Wandling – Aye
Commissioner Rowley – Aye
Chairman Etzkorn – Nay

4. Record Plat for the proposed “Inverness Phase One” residential subdivision from Developer Inverness Development, LLC.

David Volz of Volz Incorporated was in attendance to present the proposal.

A motion was made by Alderman Wandling, Seconded by Mayor Zucker to recommend approval of the record plat. Motion passed unanimously.

5. Proposed “Grand Inverness Parkway Right-of-Way Dedication Plat” from Property Owner Cora Bopp Family Limited Partnership.

David Volz of Volz Incorporated was in attendance to present the proposal.

A motion was made by Commissioner Bailey, Seconded by Alderman Wandling to recommend approval. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 11-13-19 Minutes


A motion was made by Commissioner Stankovich, Seconded by Commissioner Bailey to approve the 11-13-19 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

ADJOURNMENT

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

Respectfully submitted,



Kim Clark, City Clerk