

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

PLANNING & ZONING COMMISSION
AGENDA
JANUARY 8, 2020
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ELECTION OF CHAIRMAN

ELECTION OF VICE-CHAIRMAN

ELECTION OF SECRETARY

OPEN FORUM

PUBLIC HEARINGS

1. CONSIDERATION OF THE RENAMING OF A SECTION OF STATE HIGHWAY N, A/K/A ROUTE N, WITHIN THE CITY, TO TOWN SQUARE AVENUE

NEW BUSINESS

1. CONSIDERATION OF THE RENAMING OF A SECTION OF STATE HIGHWAY N, A/K/A ROUTE N, WITHIN THE CITY, TO TOWN SQUARE AVENUE

OLD BUSINESS

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

APPROVAL OF MINUTES

Approval of 12-11-19 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

RESOLUTION NO. 321

A RESOLUTION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REFERRING TO THE PLANNING & ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE CONSIDERATION OF THE RENAMING OF A SECTION OF STATE HIGHWAY N, A/K/A ROUTE N, WITHIN THE CITY, TO TOWN SQUARE AVENUE; AND CALLING FOR A PUBLIC HEARING TO BE CONDUCTED BEFORE THE PLANNING AND ZONING COMMISSION PERTAINING TO SAME

WHEREAS, the stretch of roadway within the City of Dardenne Prairie as described in **Exhibit A**, attached hereto and incorporated by reference herein, and more commonly described as the stretch of roadway extending west from a point of approximately five hundred fifty (550) feet west of the northern right-of-way line of that portion of South Outer 364 between Winghaven Boulevard/Bryan Road and ending at a point of its intersection with Hawk Ridge Trail and the Dardenne Prairie city limits, is known as State Highway N, a/k/a Route N (the "Section of Highway N"); and

WHEREAS, the Missouri Highways and Transportation Commission conveyed the Section of Highway N as authorized in the Roadway Relinquishment Agreement between the Missouri Highways and Transportation Commission and the City by way of a Quit Claim Deed, delivered to the City by Missouri Highways and Transportation Commission on January 10, 2008; and

WHEREAS, the Board of Aldermen recognizes that the current name of the Section of Highway N creates geographic confusion for residents and visitors to the City, and fails to provide adequate notice to non-residents of their presence in the City; and

WHEREAS, the Board of Aldermen determined that changing the name of the Section of Highway N to Town Square Avenue would provide for less geographic confusion and ease of travel for the general public as well as emergency response vehicles and first responders, and would assist in providing adequate notice to non-residents of their presence in the City; and

WHEREAS, the City made efforts to contact all affected addresses by mail or in person regarding feedback on the renaming of the Section of Highway N to Town Square Avenue and has; and

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie finds and determines that the renaming of the Section of Highway N to Town Square Avenue would be beneficial to the health, safety, and welfare of the residents and non-resident visitors of the City alike.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

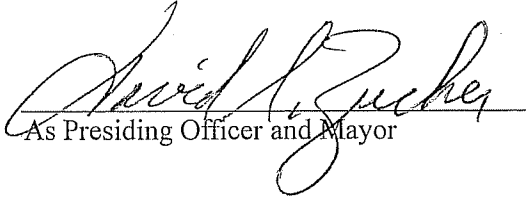
SECTION 1. That the Board of Aldermen of the City of Dardenne Prairie, Missouri, hereby refers to the City Planning & Zoning Commission consideration of the renaming of the Section of Highway N to Town Square Avenue, and directs that a public hearing be conducted

before the Planning and Zoning Commission on January 8, 2020, are as soon thereafter as may be permitted by law, to further garner public input pertaining to same.


SECTION 2. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption.

Read and adopted this 18th day of December 2019.

(SEAL)


As Presiding Officer and Mayor

Attest:



City Clerk

EXHIBIT A



20000211000096140 5/5
Bk:DE4925 Pg:2470

E.
C. S. Charles
P.
D.

"EXHIBIT A"

A TRACT OF LAND situated in Sections 2, 3, 10 and 11, Township 46 North Range 2 East, St Charles County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Common Ground "B" as shown on Dardenne Town Square, a subdivision recorded in Plat Book 42 Page 306 St Charles County Records; thence, S89°20'57" E, 60.00 feet; thence, S 89°18'41" E, 514.00 feet; thence, N89°13'34"E, 161.84 feet; thence, N 89°45'02" E, 212.93 feet; thence, S 84°00'29" E, 53.06 feet; thence, S89°26'39" E, 646.03 feet; thence, S89°31'49"E, 840.59 feet; thence, S89°32'50"E, 272.01 feet; thence, S89°32'58" E, 272.15 feet; thence, S89°32'49"E, 121.93 feet; thence, N00°27'11"E, 15.00 feet; thence, S89°32'49"E, 65.59 feet; thence, S 89°11'49"E, 434.69 feet; thence, S00°48'11"W, 15.00 feet; thence, S89°11'49"E, 419.53 feet; thence, S89°11'19"E, 294.98 feet; thence, S00°48'43" W, 60.81 feet; thence, N89°11'38"W, 141.26 feet; thence, N89°11'17"W, 773.04 feet; thence, S00°48'43" W, 10.00 feet; thence, N89°11'17"W, 234.43 feet; thence, N89°32'17" W, 65.33 feet; thence, N10°41'32"W, 7.91 feet; thence, N89°41'29"W, 3164.07 feet; thence, S00°15'00"E, 22.22 feet; thence, N87°58'43"W, 447.95 feet; thence, S89°52'36"W, 150.04 feet; thence, S89°51'41"W, 190.01 feet; thence, N88°18'49"W, 151.83'; thence, N89°54'13"W, 894.17 feet; thence, N45°24'42"W, 165.54 feet; thence, S85°51'32"E, 75.87 feet; thence along a curve to the left, radius, 125540.00 feet, length 38.61 feet, chord bearing S89°33'30"E, chord length 38.61 feet; thence along a curve to the right, radius 31040.00 feet, length 805.23 feet, chord bearing S88°48'23"E, chord length 805.21 feet; thence along a curve to the right, radius 30960.00 feet, length 773.18 feet, chord bearing S88°46'43"E, chord length 773.16 feet; thence, S89°29'39"E, 67.82 feet; thence, N 00°45'58"E, 0.79 feet; thence, S89°14'02"E, 175.01 feet; thence, S89°29'43"E, 28.08 feet to the POINT OF BEGINNING, containing 481,793 square feet or 11.06 acres, more or less.

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 Etkorn 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 Etkorn – 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