

**DARDENNE**



**PRAIRIE**

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

**PLANNING & ZONING COMMISSION  
AGENDA  
APRIL 13, 2022  
7:00 P.M.**

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**           Alderman Wandling  
                          Chairman Etzkorn  
                          Commission members:  
                          Bailey  
                          Brockmann  
                          Detweiler  
                          Helms  
                          Rowley  
                          Shea  
                          Stankovich  
                          Wooldridge

**OPEN FORUM**

**PUBLIC HEARINGS**

1. Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC

**NEW BUSINESS**

1. Record Plat for the proposed “Courtyards at Barathaven” Subdivision, from Applicant St. Charles Engineering and Surveying, Inc and Property Owners Reisch Sansone.
2. Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.

3. Site Plan for proposed building at Roden's Landscaping located at 7800 Highway N (Town Square Ave) and more particularly described in the rezoning request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.
4. Record Plat for the proposed "Inverness Phase Three" Residential Subdivision, from Applicant Volz, Inc and Property Owners Cora Bopp Family Limited Partnership.
5. Proposed "Cora Marie Drive" Right-of-Way Dedication Plat" from Property Owner Cora Bopp Family Limited Partnership.
6. Rezoning & P.U.D. Request – Area Plan for the proposed "Morning Meadows" Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

### **OLD BUSINESS**

1. Review of the 2020 Comprehensive Plan – John Brancaglione – PGAV

### **APPROVAL OF MINUTES**

Approval of 3-9-22 Minutes

Approval of 3-11-22 Special Meeting Minutes

### **COMMISSION COMMUNICATIONS**

### **ADJOURNMENT**

## MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission  
**FROM:** James W. Knowles II, City Administrator  
**DATE:** April 6<sup>th</sup>, 2022  
**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for April 13<sup>th</sup>, 2022

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. **Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning Request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.** On March 4<sup>th</sup>, 2022, the City received a rezoning request from the applicant. The land is currently zoned “C-1” Local Commercial District and the applicant is requesting rezoning to “C-2” General Commercial District.

On January 26<sup>th</sup>, 2022, the City of Dardenne Prairie received a notarized petition for Voluntary Annexation by the Roden Brothers Properties, LLC. As part of the petition, the owners requested a pre-annexation agreement be included in the ordinance to explicitly outline certain requests of the city as part of the voluntary annexation.

The city’s pre-annexation agreement, which is Exhibit C of Dardenne Prairie Ordinance 2163, states “the City will favorably consider taking such action as necessary to zone the Property as “C-2” General Commercial District”. The ordinance was passed by the Board of Alderman and signed into law on February 2<sup>nd</sup>, 2022.

The City hereby requests the Planning and Zoning Commission to favorably consider the request of the petitioner, in conjunction with the terms of the City’s pre-annexation agreement.

### NEW ITEMS:

1. **Record Plat for the proposed “Courtyards at Barathaven” Subdivision, from Applicant St. Charles Engineering and Surveying, Inc and Property Owners Reich Sansone.** On March 4<sup>th</sup>, 2022, the City received a record plat for the proposed “Courtyards at Barathaven” subdivision from the applicant.

Upon review of the record plat, the enclosed “1<sup>st</sup> Review” comment letter was sent to the applicant’s engineer on March 14<sup>th</sup>, 2022. On March 23<sup>rd</sup> the developer provided the enclosed revised record plat to the City. The City Engineer has reviewed and all comments from his first review have been addressed.

2. **Rezoning Request – for the 6.015 acres of the land commonly known as 7800 Highway N (Town Square Ave) and more particularly described in the rezoning Request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.** From Above Public Hearing
3. **Site Plan for proposed building at Roden’s Landscaping located at 7800 Highway N (Town Square Ave) and more particularly described in the rezoning Request – application received by the City on March 4<sup>th</sup>, 2022, on file with the City Clerk from Applicant Roden Brothers Properties, LLC.** The city received a site plan application for a new building structure on February 8<sup>th</sup>, 2022. The City forwarded comments in a letter from the City Engineer dated February 22<sup>nd</sup>, 2022, which is enclosed.

The applicant submitted a revised plan with additional comments in a letter dated March 4<sup>th</sup>, 2022. The City forwarded comments back to the applicant in a letter from the City Engineer dated March 16<sup>th</sup>, 2022, which is also enclosed. The City Engineer concurs all items have now been addressed.

4. **Record Plat for the proposed “Inverness Phase Three” Residential Subdivision, from Applicant Volz, Inc and Property Owners Cora Bopp Family Limited Partnership.** On March 2<sup>nd</sup>, 2022, the City received a record plat for the proposed “Inverness Phase Three” residential subdivision.

Upon review of the record plat, the enclosed “1<sup>st</sup> Review” comment letter was sent to the applicant’s engineer on March 10<sup>th</sup>, 2022. On March 15<sup>th</sup>, 2022 the developer provided the enclosed comment letter to the City along with a revised record plat. The City Engineer has reviewed and all comments from his first review have been addressed, the revised record plat is enclosed.

5. **Proposed “Cora Marie Drive” Right-of-Way Dedication Plat” from Property Owner Cora Bopp Family Limited Partnership.** On March 2<sup>nd</sup> 2022, the City received a right-of-way dedication plat for approval by the City for the proposed “Cora Marie Drive” public roadway. Upon review, the enclosed “1<sup>st</sup> Review” comment letter was sent to the developer’s surveyor on March 14<sup>th</sup>, 2022. On March 18<sup>th</sup>, the City received the enclosed revised right-of-way dedication plat dated 02-23-2022 and response letter from the property owner’s surveyor dated March 18<sup>th</sup>, 2022. On March 18<sup>th</sup>, 2022, the City Engineer concurred that all comments had been addressed.

Pursuant to City Code, after the improvement plans have been approved and all inspection fees paid, but before approval of the record subdivision plat, the developer shall guarantee the completion of improvements required by the approved improvement plans and guarantee maintenance of such improvements. The site improvement construction plans for this proposed roadway have been approved however, the developer has not yet provided the required deposit guarantee nor completed construction of the proposed improvements for this roadway.

6. **Rezoning & P.U.D. Request – Area Plan for the proposed “Morning Meadows” Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.** On February 9<sup>th</sup>, 2022, the City received a rezoning request and P.U.D. Request – Area Plan from the

applicant. The land is currently zoned R-1A and the applicant is requesting zoning to R-1D PUD.

On February 7<sup>th</sup>, 2022 the PUD Request was reviewed by the City Engineer and returned with comments to the applicant.

On February 18<sup>th</sup>, 2022, the applicant submitted a revised area plan and responses to the City Engineer's comments (enclosed in your packet).

On February 28<sup>th</sup>, 2022, the City Engineer reviewed the resubmittal and has determined all of the comments from the review have been addressed and was submitted to the P&Z Commission for your consideration and approval.

At the March 9<sup>th</sup>, 2022 Planning and Zoning Commission meeting, the Commission voted not to approve the application. The Board of Alderman then held the public hearing on the matter on March 16<sup>th</sup>, where it continued the matter until the April 6<sup>th</sup>, 2022 meeting with no action.

At the April 6<sup>th</sup>, 2022 Meeting of the Board of Alderman, the matter was referred back to the Planning and Zoning Commission with a revised plan dated 03/15/2022 that was submitted to the City on March 21<sup>st</sup>, 2022.

The revised plan is enclosed for your review. The Engineer's updated review is forthcoming.

**EXISTING ITEMS:**

**None.**

**INFORMATION ONLY:**

**1. None.**

Enclosures

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

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 Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Brockmann, Detweiler, Shea, Stankovich and Wooldridge. Commissioners Helms and Rowley were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney John Young.

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

**PUBLIC HEARINGS**

1. Rezoning & P.U.D. Request – Area Plan for the proposed “Morning Meadows” Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

Adam Baer of the Rowles Company was in attendance to present the proposal.

The following individuals spoke on the proposal:

Patty Fry  
Karl Schoenike  
Thomas Baird

A motion was made by Commissioner Wooldridge, seconded by Commissioner Detweiler to close the Public Hearing. Motion passed unanimously.

2. Conditional Use Permit (C.U.P.) Application – Drive Through – For the proposed “Prairie” Development on Lot 2 of “The Prairie” and more particularly described in the Conditional Use Permit Application received by the City on February 15<sup>th</sup>, 2022, on file with the City Clerk from Applicant ACC Properties.

Jim Cook of ACC Properties was in attendance to present the proposal.

A motion was made by Commissioner Bailey, seconded by Commissioner Wooldridge to close the Public Hearing. Motion passed unanimously.

**NEW BUSINESS**

1. Rezoning & P.U.D. Request – Area Plan for the proposed “Morning Meadows” Subdivision for the western approximately 9.86 acres of the land commonly known as 1600 Feise Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on February 9<sup>th</sup>, 2022, on file with the City Clerk from Applicant Rolwes Company and Morning Star Church.

## PLANNING & ZONING MINUTES

MARCH 9, 2022

Commissioner Bailey stated due to his relationship with Morning Star Church he would be abstaining.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Detweiler to recommend denial to the Board of Aldermen.

Roll call was as follows:

Chairman Etzkorn – Aye	Alderman Wandling – Aye
Commissioner Brockmann – Aye	Commissioner Stankovich – Aye
Commissioner Bailey – Abstained	Commissioner Wooldridge – Aye
Commissioner Rowley – Absent	Commissioner Helms – Absent
Commissioner Detweiler – Aye	Commissioner Shea - Aye

2. Conditional Use Permit (C.U.P.) Application – Drive Through – For the proposed “Prairie” Development on Lot 2 of “The Prairie” and more particularly described in the Conditional Use Permit Application received by the City on February 15<sup>th</sup>, 2022, on file with the City Clerk from Applicant ACC Properties.

A motion was made by Commissioner Shea, seconded by Commissioner Brockmann to recommend approval to the Board of Aldermen. Motion passed unanimously.

Roll call was as follows:

Commissioner Shea - Aye	Chairman Etzkorn – Aye
Commissioner Brockmann – Aye	Commissioner Stankovich – Aye
Commissioner Bailey – Aye	Commissioner Rowley – Absent
Alderman Wandling – Aye	Commissioner Detweiler – Aye
Commissioner Wooldridge – Aye	Commissioner Helms – Absent

Chairman Etzkorn allowed Nathan Weaver of The Prairie to speak regarding a change needed to the development regarding a change in the parking. The consensus was to schedule a special meeting on Friday, March 11<sup>th</sup> at 3:00 p.m.

3. Review of the 2020 Comprehensive Plan – John Brancaglione – PGAV

Chairman Etzkorn requested the commission review the provided materials and be ready to discuss at the April meeting.

### APPROVAL OF MINUTES

Approval of 1-12-22 Minutes

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to approve the 1-12-22 minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

Chairman Etzkorn mentioned a training session would be scheduled in the near future.

**ADJOURNMENT**

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

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Kim Clark, City Clerk

The City of Dardenne Prairie Planning & Zoning Commission special meeting was called to order at 3:05 p.m. The meeting was held virtually pursuant to RSMO 610.015.

The meeting was opened with the Pledge of Allegiance.

Present at roll call via Zoom were Chairman Etkorn and Commissioners Bailey, Brockmann, Detweiler, Helms, Shea, Stankovich and Wooldridge. Alderman Wandling and Commissioner Rowley were absent. Also present were City Clerk Kim Clark, City Administrator James Knowles and City Attorney John Young.

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

**NEW BUSINESS**

1. Amendment to Final PUD Area Plan –for the “The Prairie” Development and more particularly described in the original application on file with the City Clerk. The petitioner has requested change to both the size of the building on lot 2, as well there has been parking added throughout the project area.

A motion was made by Commissioner Detweiler, seconded by Commissioner Brockmann to recommend approval to the Board of Aldermen. Motion passed unanimously.

**ADJOURNMENT**

A motion was made by Chairman Etkorn, seconded by Commissioner Helms to adjourn the meeting at 3:18 p.m.

Respectfully submitted,

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Kim Clark, City Clerk