

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA
MAY 10, 2023
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling
Chairman Etzkorn
Commission members:

Bailey
Detweiler
Fry
Helms
Musler
Rowley
Shea
Stankovich
Wilson
Woolridge

PUBLIC COMMENT

NEW BUSINESS

1. Amendment to Record Plat – for land commonly known as “The Prairie” and more particularly described in the Record Plat Application received by the City on April 8th, 2021, on file with the City Clerk from Applicant Matt Fogarty Premier Design Group.

OLD BUSINESS

1. Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

APPROVAL OF MINUTES

Approval of 04-12-23

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission
FROM: James W. Knowles III, City Administrator
DATE: May 3rd, 2023
SUBJECT: Planning and Zoning Commission Meeting Scheduled for May 10th, 2023

Items for consideration at this meeting include:

PUBLIC HEARINGS: NONE

NEW ITEMS:

1. **Amendment to Record Plat – for land commonly known as “The Prairie” and more particularly described in the Record Plat Application received by the City on April 8th, 2021, on file with the City Clerk from Applicant Matt Fogarty Premier Design Group.** This is an amendment to the previously approved Record Plat for the Prairie Development, specifically the “Villas on the Prairie” Phase. The previous plat was approved by the Board of Alderman on September 1st, 2021.

It was brought to the attention of the developer at the end of last year that the record plat that was previously filed with the St. Charles Recorder of Deeds did not contain sufficient information for the recorder’s office to identify all of the villa lots as individual lots on the plat. After several months of discussions and revisions, the applicant has presented an amendment to the plat which meets the requirements of St. Charles County.

The amendment before the Commission reflects no material changes to the previously approved plat, the amendment simply contains additional bearing and distance data on the individual villa lots. Because this was presented to the city as an “amendment” to the plat, the City Attorney believes the Commission and Board of Alderman must approve and consider it as a change to the Record Plat.

EXISTING ITEMS:

1. **Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.** The applicant is requesting a lot split of the parcel located at 1755 Hanley Rd. The submission was reviewed by the City Engineer and comments were given to the applicant in a letter dated March 21st, 2023 (see enclosed). The Applicant made the requisite changes to the submission and resubmitted the plat on March 25th, 2023. The City Engineer has reviewed and all the comments from his first review have been addressed. The request was held over from the last Planning and Zoning Meeting until the applicant can provide additional information certifying the validity items on the plat.

INFORMATION ONLY: None.

Enclosures

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



City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

May 5, 2023

Matt Fogarty
Premier Design Group
100 Midland Park Drive
Wentzville, Missouri 63385

Subject: "The Prairie" Mixed Use Development Record Plat – 1st Review Amended Plat
Dardenne Prairie Project No. 972130

Dear Mr. Fogarty:

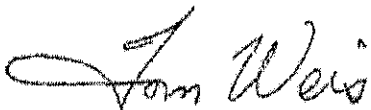
The above-referenced amended record plat received by the City on April 28, 2023, has been reviewed. From this review, the following items need to be addressed.

1. Revise Sheet V-4 per the following:
 - a. Revise the drafting redundancies for bearings and distances that appear at the lot lines along the following:
 - i. 167(32), 165(31), 163(30), 161(29), 159(28), 157(27)

Provide thirteen (13) *folded* copies, one (1) electronic copy (pdf format) of the revised amended plat addressing the comments above, and a letter indicating how the above comments were addressed.

If you have any questions, please feel free to contact me.

Very Truly Yours,
WEIS DESIGN GROUP, INC.



Thomas P. Weis, PE
City Engineer

cc: James Knowles III, City Administrator
Kim Clark, City Clerk

PLANNING & ZONING MINUTES

APRIL 12, 2023

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 8:02 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 Alderman Wandling, Chairman Etkorn, Commissioners Bailey, Detweiler, Fry, Helms, Musler, Rowley, Wilson and Wooldridge. Commissioner Shea and Stankovich were absent. Also present were City Clerk Kim Clark, Lindsay Weis-Smith, City Administrator James Knowles and City Attorney Drew Weber.

PUBLIC COMMENT – The following individual was in attendance to speak:

Cheryl Bratton – 620 Cruden Bay Court

PUBLIC HEARING

1. Rezoning Request – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

Applicant John Henke was in attendance.

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

NEW BUSINESS

1. Rezoning Request – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

A motion was made by Commissioner Detweiler, seconded by Commissioner Wilson to recommend approval of the rezoning request. Motion passed unanimously.

2. Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to postpone the record plat until the next meeting. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 01-11-23

Approval of 02-08-23

A motion was made by Commissioner Bailey, seconded by Commissioner Rowley to approve the 01-11-23 and 02-08-23 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Chairman Etzkorn sent prayers to Commissioner Stankovich.

ADJOURNMENT

Without objection, the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Kim Clark, City Clerk