



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

PLANNING AND ZONING COMMISSION AGENDA
JULY 12, 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
Woolridge

PUBLIC COMMENT

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.

NEW BUSINESS

1. Discussion on Section 410.050 – Exceptions to Final Plat Approval

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission
FROM: James W. Knowles III, City Administrator
DATE: July 6th, 2023
SUBJECT: Planning and Zoning Commission Meeting Scheduled for July 12th, 2023

Items for consideration at this meeting include:

NEW ITEMS:

1. **Discussion Item – Potential Change to Dardenne Prairie City Code – 410.020 – Final Plat Approval – Exceptions.** Recently a resident purchased an adjoining property on Henning Rd and requested to have the property lines adjusted to add property to her existing lot while reducing the size of the recently purchased lot. I explained to her the process and reminded them they needed to keep the remaining lot at 1 acre or more because it is an R-1A zoned lot. The husband, who is an attorney, discovered that in our code, there is an exception to lot subdivision, and it appears they can adjust their boundaries of these two lots without the City's review or signing off on the lot adjustment. Because of the interactions that were already had with these residents, I am concerned that any resident could buy adjacent lots, adjust boundaries, and record a new lot at the recorder's office without anyone verifying the lots still meet the requirements of the city code. Therefore, I recommend the Commission discuss options for creating oversight or review of these types of scenarios to ensure code compliance with adjusted lots, and to ensure the integrity of building lots within the city. The code provision in question is below:

Section 410.020 **Final Plat Approval — Exceptions.**

[Ord. No. 105 §2, 6-23-1987; Ord. No. 639 §1, 5-15-2003]

A. The requirements of this Chapter do not apply to the following types of land subdivision:

- 1.** The division or subdivision of land into parcels or tracts of three (3) acres or more in size which does not improve any new public streets or easements of access, provided no illegal zoning lot is created.
- 2.** Recording of a subdivision plat shall not be required in case of the sale or exchange of parcels of land between owners of adjoining properties for the purpose of adjustments in boundaries, provided that additional lots are not thereby created; that the original lots are not reduced below the minimum sizes required by this Chapter or the zoning ordinance; and that a survey of the adjustments of boundaries is recorded with the Recorder of Deeds of St. Charles County.
- 3.** The conveyance of parcels of land or interests therein for use as a right-of-way for railroads or other public utility facilities or other pipelines which do not involve any new streets or easements of access.
- 4.** The conveyance of land for highway or other public purposes or grants or conveyance relating to the vacation of land impressed with a public use.
- 5.** Conveyances made to correct description of prior conveyances.

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. This was completed and an updated Plat was previously provided to the Board. The Applicant has requested to address the Board and has stated that all previous requested items have been satisfied.

INFORMATION ONLY: None.

Enclosures

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