

PLANNING & ZONING MINUTES

March 13, 2024

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:05 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, Commissioners Pollard, Northcutt, Bailey, Detweiler, Fry, Musler, Ogle, Stankovich and Wooldridge. Commissioner Etzkorn was absent, but excused. Also present were City Administrator James Knowles, City Engineer Tom Weis, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

A motion to approve the agenda was made by Commissioner Detweiler and seconded by Commissioner Stankovich. Motion passed unanimously.

PUBLIC COMMENT

Carl Maus made comments regarding Agenda Item #5 which is the Board's request to have the Planning Commission consider adding "*Office- specifically insurance sales*" as a conditional use in the City's "C3" Retail Commercial District.

PUBLIC HEARING

A motion to open the public hearing was made by Commissioner Detweiler and seconded by Commissioner Ogle. Motion passed unanimously.

1. **CUP & Site Plan Request –Mers/Missouri Goodwill:** 21 Design Group has submitted a CUP Application to allow "warehouse" as a permitted use and a Site Plan Application for a Goodwill warehouse location on 1.11 acres between 1120 and 1150 Feise Road on land zoned "C2" General Commercial and commonly known as "Dardenne Prairie Plaza" and more particularly described in the CUP Application received on February 28, 2024, on file with the City Clerk from Applicant.

Laura Gittemeier spoke about Agenda Item #1 regarding a request to allow "warehouse" as a conditional use at the Dardenne Prairie Plaza and a site plan for a Goodwill drop-off warehouse.

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to continue the public hearing to the April Meeting to get more public input. The motion failed.

A motion was made by Commissioner Musler, seconded by Commissioner Bailey to close the public hearing. Motion passed 8-1.

NEW BUSINESS

1. **CUP & Site Plan Request –Mers/Missouri Goodwill:** 21 Design Group has submitted CUP Application to allow "warehouse" as a permitted use and a Site Plan Application for a Goodwill warehouse location on 1.11 acres between 1120 and 1150 Feise Road on land zoned "C2" General Commercial and commonly known as "Dardenne Prairie Plaza" and more particularly described in the CUP Application received on February 28, 2024, on file with the City Clerk from Applicant.

A motion was made by Commissioner Musler, seconded by Commissioner Northcutt to recommend approval of the CUP Request. Motion passed 8-1.

A motion was made by Commissioner Musler, seconded by Commissioner Detweiler to postpone the Site Plan until the April 10, 2024 Meeting or until such time the Engineer can show the following information on the site plan: night drop-off, revised parking- for 3 employees, Drainage- show topography, water quality, and trash- show location and screening. Motion passed unanimously.

- 2. PUD Final Plan, Landscape Plan & Architectural Elevations- Cedarstone:** Volz Incorporated has submitted a PUD Final Plan for 18.24 acres containing 44 single-family lots 5.3 acres of open space located on the west side of Post Road across from Post Meadows Drive. The subdivision is zoned "R-1D"- "P.U.D." and more particularly described in the Revised Final Plan received on March 5, 2024 and on file with the City Clerk.

A motion was made by Commissioner Olge, seconded by Commissioner Detweiler to recommend approval of the Final Plan for Cedarstone dated 3-5-24 with the front yard setback increased from 20' to 25'. Motion passed unanimously.

- 3. Record Plat- Condos at Town Center:** St. Charles Engineering Company has submitted a Record Plat for 6.66 acres containing 48 residential condos and a one-story 4,561 SF commercial building containing five (5), commercial condos between 900-932 SF located north of Town Square Drive, east of Kinetic Park. The subdivision is zoned "C-2"- "P.U.D." and more particularly described in the Record Plat received by the City on February 22, 2024 and on file with the City Clerk.

A motion was made by Commissioner Olge, seconded by Commissioner Bailey to recommend the Record Plat for the Condos at Town Center is postponed until the April 10, 2024 Meeting or until such time Staff can confirm the five (5) commercial condos were shown on the approved Area Plan and Final Plan and the Declaration of Ownership is updated to address the commercial units. Motion passed unanimously.

- 4. Record Plat- Prairie Encore:** Engenuity has submitted a Record Plat for 15.14 acres containing 7 lots, 1 multi-family lot containing 190 apartments and 6 commercial lots located on the northwest corner of Bryan and Feise. The subdivision is zoned "C-2"- "P.U.D." and more particularly described in the Record Plat received by the City on March 3, 2024 and on file with the City Clerk.

A motion was made by Commissioner Olge, seconded by Commissioner Bailey to recommend approval of the Record Plat for Prairie Encore. Motion passed unanimously.

Commissioner Fry left the meeting at 8:40 pm.

- 5. Discussion Item** – Request from Board of Alderman – Request for Commission input regarding a proposal to add additional conditional uses into the C-3 Commercial Retail Zoning District, specifically to include "Office uses", including, but not limited to, insurance sales".

A motion was made by Commissioner Wooldridge and seconded by Commissioner Bailey not to amend the City's "C3" District to allow office uses such as insurance sales at this time. Motion passed unanimously.

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APPROVAL OF MINUTES

1. Approval of 02-14-24 Minutes
2. Approval of 02-14-24 Work Session Minutes

A motion was made by Commissioner Ogle, seconded by Commissioner Detweiler to approve the 02-14-24 Work Session & Regular Meeting Minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS - No communication was provided.

ADJOURNMENT

A motion was made by Commissioner Stankovich, seconded by Commissioner Detweiler to adjourn the meeting at 8:47 p.m. Motion passed unanimously.

Respectfully submitted,

Todd Streiler, Planning & Development Manager