

PLANNING & ZONING MINUTES

April 9, 2025

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 Detweiler, Chairman Wooldridge, Commissioners Etkorn, Fry, Musler, Northcutt, Pollard, and Stankovich. Commissioner Bailey was absent. Also present was Planning & Development Manager Todd Streiler, City Administrator Cathy Pratt and City Attorney Drew Weber and his associate Sara Rutherford.

PUBLIC COMMENT – No one present to speak.

A motion was passed to open the public hearing by Commissioner Etkorn and seconded by Commissioner Stankovich. Motion passed unanimously.

PUBLIC HEARING-

1. PUD Rezoning Request – “ND” to “C-3, PUD” Mixed Use (Multi-family & Commercial)

A motion was passed to continue the public hearing to May 14, 2025, by Commissioner Stankovich and seconded by Commissioner Etkorn. Motion passed unanimously.

APPROVAL OF MINUTES

1. Approval of 2-12-25 Minutes
2. Approval of 2-12-25 Work Session Minutes

A motion was made by Commissioner Stankovich to correct the Minutes. Motion passed to approve the February 12, 2025 Work Session and Regular Meeting minutes as corrected, by Commissioner Etkorn and seconded by Commissioner Stankovich. Motion passed unanimously.

COMMISSION COMMUNICATIONS

There were none.

OLD BUSINESS

NEW BUSINESS

1. PUD Rezoning Request – “ND” to “C-3, PUD” Mixed Use (multi-family & Commercial)

Continued to May 14, 2025.

2. Minor Amended PUD Final Site Plan Request- St. Charles Community College Café/Market/Classroom addition at 1 Academy Place.

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Michael Barkoviak, JEMA & Tom Weis, Weis Design Group presented the Amended Final Plan.

A motion was made by Chairman Wooldridge to recommend approval to the Board of Alderman with the following additional conditions to Site Plan submitted and dated 3-20-2025:

- a) City Engineer to review and approve the Stormwater Plan.
- b) Property Owner is responsible for maintenance of the stormwater vault.
- c) Property Owner is responsible to have their engineers review if all site drainage can be directed to the primary drainage vault.

Motion was seconded by Commissioner Northcut. Motion passed unanimously.

ADJOURNMENT

A motion was made by Commissioner Pollard, seconded by Commissioner Stankovich to adjourn the meeting at 7:53 p.m. Motion passed unanimously.

Respectfully submitted,

Cathy L. Pratt
City Administrator