

PLANNING & ZONING WORK SESSION MINUTES

May 14, 2025

The City of Dardenne Prairie Planning & Zoning Commission work session meeting was called to order at 6:03 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 Bailey, Etzkorn, Musler, Northcutt, Pollard,. Commissioners Fry and Stankovich were absent. Also present was Planning & Development Manager Todd Streiler, City Administrator Cathy Pratt and City Attorney Drew Weber.

A motion was made by Chairman Wooldridge and seconded by Commissioner Musler to move into closed session under RSMo. 610.021 (1) Legal. Motion passed unanimously.

A motion was made by Commissioner Etzkorn and seconded by Commissioner Bailey to close the closed session. Motion passed unanimously.

ITEMS FOR DISCUSSION

1. PUD Rezoning Request – “ND” to “C-3, PUD” Mixed Use (multi-family & Commercial)
2. PUD Final Site Plan Request- Villas @ Dardenne Place Phase II- (NE corner of Feise and Hanley). Owner: Tim Miller, Bridgewater)
3. PUD Final Site Plan Request- Villas @ Dardenne Place Phase III- (SW corner of Feise and Hanley). Owner: Tim Miller, Bridgewater)
4. Preliminary & Final Plat: Commerce Park West- Lot Split: (Weldon Spring Rd & Technology Dr.) Owner: Andrew Hoefener, Commerce Park West , LLC.

ADJOURNMENT

The meeting was adjourned at 6:47 p.m.

Respectfully submitted,

Cathy L. Pratt
City Administrator

PLANNING & ZONING MINUTES

May 14, 2025

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:01 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 Bailey, Etzkorn, Musler, Northcutt, Pollard. Commissioners Fry and Stankovich were absent. Also present was Planning & Development Manager Todd Streiler, City Administrator Cathy Pratt and City Attorney Drew Weber.

PUBLIC COMMENT – Property owner of 1966 Hanley spoke in reference to a future a sewer line connection in conjunction with the development of the Villa’s at Dardenne Place Phase II & III.

A motion was passed to re-open the public hearing by Commissioner Northcutt and seconded by Commissioner Etzkorn. Motion passed unanimously.

PUBLIC HEARING- “ND” to “C-3, PUD” Mixed Use (Multi-family & Commercial)

Petitioner was represented by Charles Wardle of Bax Engineering who spoke briefly on the request for rezoning.

A motion was made to close the public hearing by Commissioner Etzkorn and seconded by Commissioner Bailey. Motion passed unanimously

APPROVAL OF MINUTES- Approval of 4-09-25 Minutes

A motion was made by Commissioner Etzkorn to approve the minutes and seconded by Commissioner Northcutt. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Chairman Wooldridge presented a plaque to recognize Patti Fry's service on the Commission.

OLD BUSINESS

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

A motion was made by Chairman Wooldridge to recommend denial for the Rezoning from “ND” to “C-3, PUD” Mixed Use to the Board of Alderman. Motion was seconded by Commissioner Bailey. Motion passed.

A motion was made by Chairman Wooldridge to recommend denial for the Area Plan to the Board of Alderman. Motion was seconded by Commissioner Northcutt. Motion passed unanimously.

NEW BUSINESS

PLANNING & ZONING MINUTES

May 14, 2025

1. PUD Final Site Plan Request- Villas @ Dardenne Place Phase II- (NE corner of Feise and Hanley). Owner: Tim Miller, Bridgewater)

A motion was made by Commissioner Etzkorn to recommend approval to the Board of Alderman with the following additional conditions to Final Plan submitted and dated 4-30-2025:

- a) Property owner to provide for easement from manhole BDE on Sheet 204 to south property line for private sewer connections on Record Plat.
- b) Property Owner is responsible for installation of all landscaping.

Motion was seconded by Commissioner Bailey. Motion passed unanimously.

2. PUD Final Site Plan Request- Villas @ Dardenne Place Phase III- (SW corner of Feise and Hanley). Owner: Tim Miller, Bridgewater)

A motion was made by Commissioner Northcutt to recommend approval to the Board of Alderman with the following additional conditions to Final Plan submitted and dated 4-29-2025:

- a) Property owner to provide for easement from manhole along Hanley Road to the east property line for private sewer connections on Record Plat.
- b) Property Owner is responsible for installation of all landscaping.

Motion was seconded by Commissioner Bailey. Motion passed unanimously.

3. Preliminary & Final Plat: Commerce Park West- Lot Split: (Weldon Spring Rd & Technology Dr.) Owner: Andrew Hoefener, Commerce Park West , LLC.

A motion was made by Commissioner Bailey to recommend approval to the Board of Alderman with the following additional conditions to Site Plan submitted and dated 5-5-2025:

- a) Provide a sidewalk on the Northside of Lots 1 and 2.
- b) Add to Record Plat monumentation of common line between Lots 1 & 2.

Motion was seconded by Commissioner Musler. Motion passed unanimously.

ADJOURNMENT

A motion was made by Commissioner Etzkorn, seconded by Commissioner Northcutt to adjourn the meeting at 8:13 p.m. Motion passed unanimously.

Respectfully submitted,

Cathy L. Pratt
City Administrator