

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA
WORK SESSION
January 10, 2024
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling
Chairman Etzkorn
Commission members:
Bailey
Detweiler
Fry
Musler
Northcutt
Ogle
Pollard
Rowley
Stankovich
Wooldridge

ITEMS FOR DISCUSSION

1. Amended P.U.D. Final Plan Request – Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City January 2, 2024, on file with the City Clerk from Applicant Engenuity, LLC.

ADJOURNMENT

POSTED 1/4/24 @ 3:45pm JMS

PLANNING & ZONING WORK SESSION MINUTES JANUARY 10, 2024

The City of Dardenne Prairie Planning & Zoning Commission work session was called to order at 6:05 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, Chairman Etzkorn, Commissioners Bailey, Detweiler, Musler, Northcutt, Pollard, Stankovich and Wooldridge. Commissioners Fry, Ogle & Rowley were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles, City Planning & Development Manager Todd Streiler and City Attorney John Young.

ITEMS FOR DISCUSSION

1. Amended P.U.D. Final Plan Request – Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City January 2, 2024, on file with the City Clerk from Applicant Engenuity, LLC.

ADJOURNMENT

Without objection, the meeting was adjourned at 6:43 p.m.

Respectfully submitted,



Kim Clark, City Clerk



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

PLANNING AND ZONING COMMISSION AGENDA
January 10, 2024
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling
Chairman Etzkorn
Commission members:
Bailey
Detweiler
Fry
Musler
Northcutt
Ogle
Pollard
Rowley
Stankovich
Wooldridge

PUBLIC COMMENT

PUBLIC HEARING

1. Amended CUP Request – Amend the current CUP to reference the correct tenant spaces for Cloud 9 Massage / A Gathering Place on land zoned “C2” General Commercial and commonly known as 1646, 1648 and 1650 Bryan Road and more particularly described in the CUP Request received by the City on December 4, 2023, on file with the City Clerk from Applicant.

NEW BUSINESS

1. Amended CUP Request – Amend the current CUP to reference the correct tenant spaces for Cloud 9 Massage / A Gathering Place on land zoned “C2” General Commercial and commonly known as 1646, 1648 and 1650 Bryan Road and more particularly described in the CUP Request received by the City on December 4, 2023, on file with the City Clerk from Applicant.

2. Amended P.U.D. Final Plan Request – Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City January 2, 2024, on file with the City Clerk from Applicant Engenuity, LLC.

APPROVAL OF MINUTES

1. Approval of 12-13-23 Minutes
2. Approval of 12-13-23 Work Session Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

POSTED 1/4/24 @ 3:45 PM JMS

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:03 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 Wandling, Chairman Etzkorn, Commissioners Bailey, Detweiler, Fry, Musler, Northcutt, Pollard, Rowley, Stankovich and Wooldridge. Commissioner Ogle was absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles, City Planning & Development Manager Todd Striler and City Attorney John Young.

PUBLIC COMMENT – No one present to speak.

PUBLIC HEARING

1. Amended CUP Request – Amend the current CUP to reference the correct tenant spaces for Cloud 9 Massage / A Gathering Place on land zoned “C2” General Commercial and commonly known as 1676 Bryan Road, suites 1646, 1648 and 1650 and more particularly described in the CUP Request received by the City on December 4, 2023, on file with the City Clerk from Applicant.

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

NEW BUSINESS

1. Amended CUP Request – Amend the current CUP to reference the correct tenant spaces for Cloud 9 Massage / A Gathering Place on land zoned “C2” General Commercial and commonly known as 1676 Bryan Road, suites 1646, 1648 and 1650 and more particularly described in the CUP Request received by the City on December 4, 2023, on file with the City Clerk from Applicant.

A motion was made by Commissioner Musler, seconded by Commissioner Bailey to recommend approval of the CUP request. Motion passed unanimously.

2. Amended P.U.D. Final Plan Request – Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City January 2, 2024, on file with the City Clerk from Applicant Engenuity, LLC.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Northcutt to recommend approval of the Final Plan as submitted with the planting strip being landscaped. Roll call was as follows:

PLANNING & ZONING MINUTES

JANUARY 10, 2024

Chairman Etzkorn – Aye
Commissioner Stankovich – Aye
Commissioner Wooldridge – Aye
Commissioner Musler - Aye
Commissioner Detweiler - Aye
Commissioner Northcutt - Aye

Commissioner Bailey – Aye
Commissioner Fry – Aye
Commissioner Rowley – Abstain
Commissioner Pollard – Aye
Commissioner Ogle – Absent

APPROVAL OF MINUTES

1. Approval of 12-13-23 Minutes

A motion was made by Commissioner Bailey, seconded by Commissioner Detweiler to approve the 12-13-23 minutes. Motion passed unanimously.

2. Approval of 12-13-23 Work Session Minutes

A motion was made by Commissioner Stankovich, seconded by Commissioner Rowley to approve the 12-13-23 work session minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Chairman Etzkorn presented Commissioner Rowley with an appreciation plaque.

ADJOURNMENT

Without objection, the meeting was adjourned at 7:21 p.m.

Respectfully submitted,



Kim Clark, City Clerk