

**DARDENNE**



**PRAIRIE**

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

**PLANNING AND ZONING COMMISSION AGENDA**

**Work Session  
JANUARY 15, 2025  
6:00 p.m.**

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Alderman Detweiler  
Chairman Wooldridge  
Commission members:  
Bailey  
Etzkorn  
Fry  
Musler  
Northcutt  
Ogle  
Pollard  
Stankovich

ITEMS FOR DISCUSSION

1. Amended PUD Final Plan Request – Dardenne Prairie (Town Square) Apartments
2. Amended PUD Final Plan & Record Plat Request – Condos at Town Center
3. PUD Final Plan – Town Square (Mercy)
4. Amended PUD Final Plan Request – Prairie Encore- Parking Garages
5. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

6. ADJOURNMENT

POSTED 1/14/25  
2:15 PM  
TMS

The City of Dardenne Prairie Planning & Zoning Commission work session meeting was called to order at 6:02 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, Stankovich, Ogle and Northcutt. Commissioners Etzkorn, Fry, Musler and Pollard were absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Planning & Development Manager Todd Streiler and City Attorney John Young.

**ITEMS FOR DISCUSSION**

1. Amended PUD Final Plan Request – Dardenne Prairie (Town Square) Apartments
2. Amended PUD Final Plan & Record Plat Request – Condos at Town Center
3. PUD Final Plan – Town Square (Mercy)
4. Amended PUD Final Plan Request – Prairie Encore- Parking Garages
5. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

**ADJOURNMENT**

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

  
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Kim Clark, City Clerk

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA  
January 15, 2025  
7:00 p.m.

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Detweiler  
Chairman Wooldridge  
Commission members:  
Bailey  
Etzkorn  
Fry

Musler  
Northcutt  
Ogle  
Pollard  
Stankovich  
Wooldridge

PUBLIC COMMENT

NEW BUSINESS

1. Amended PUD Final Plan Request –Dardenne Prairie (Town Square) Apartments
2. Amended PUD Final Plan & Record Plat Request – Condos at Town Center
3. PUD Final Plan – Town Square (Mercy)
4. Amended PUD Final Plan Request – Prairie Encore- Parking Garages
5. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

APPROVAL OF MINUTES

1. Approval of 12-11-24 Minutes
2. Approval of 12-11-24 Work Session Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

POSTED 1/14/25  
2:15 PM  
TMS

## **PLANNING & ZONING MINUTES**

**JANUARY 15, 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 Bailey, Etzkorn, Stankovich, Ogle and Northcutt. Commissioners Fry, Musler and Pollard were absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Planning & Development Manager Todd Streiler and City Attorney John Young.

**PUBLIC COMMENT** – No one present to speak.

### **NEW BUSINESS**

#### **1. Amended PUD Final Plan Request –Dardenne Prairie (Town Square Apartments)**

Cliff Heitmann & John McCarthy were in attendance to present the plan.

A motion was made by Commissioner Ogle, seconded by Commissioner Etzkorn to recommend approval of the amended PUD Final Plan dated 11-22-24. Motion passed unanimously.

#### **2. Amended PUD Final Plan & Record Plat Request – Condos at Town Center**

A motion was made by Commissioner Northcutt, seconded by Commissioner Etzkorn to recommend approval of the amended PUD Final Plan – Condos at Town Center dated 11-15-24. Motion passed unanimously.

A motion was made by Commissioner Etzkorn, seconded by Commissioner Northcutt to recommend approval of the Record Plat – Condos at Town Center dated 11-15-24. Motion passed unanimously.

#### **3. PUD Final Plan – Town Square (Mercy)**

Doug Bruns of Stock & Associates was in attendance to present the plan.

A motion was made by Commissioner Bailey, seconded by Commissioner Northcutt to recommend approval of the PUD Final Plan – Town Square (Mercy) dated 12-6-24. Motion passed unanimously.

#### **4. Amended PUD Final Plan Request – Prairie Encore - Parking Garages**

## PLANNING & ZONING MINUTES

JANUARY 15, 2025

A motion was made by Commissioner Northcutt, seconded by Commissioner Bailey that if any garage or other structure that results in a reduction of parking spaces constitutes a major change. Motion passed unanimously.

A motion was made by Commissioner Ogle, seconded by Commissioner Etzkorn to postpone consideration of the Amended PUD Final Plan Request – Prairie Encore-Parking Garages. Motion passed unanimously.

### 5. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

Chairman Wooldridge requested the commission review the Scenario Plan and the Land Use Plan of the Comprehensive Plan and be prepared to discuss at the next meeting.

A motion was made by Commissioner Etzkorn, seconded by Commissioner Northcutt to table until the next meeting. Motion passed unanimously.

### APPROVAL OF MINUTES

1. Approval of 12-11-24 Minutes
2. Approval of 12-11-24 Work Session Minutes

A motion was made by Commissioner Etzkorn, seconded by Commissioner Bailey to approve the 12-11-24 minutes and the 12-11-24 work session minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

Commissioner Ogle announced he will be resigning from the commission due to relocating out of state.

City Planner Streiler informed the commission a conditional use permit for a cell tower will be on the February agenda.

Chairman Wooldridge mentioned the condition of the screening of the cell tower in the BaratHaven subdivision needs attention.

### ADJOURNMENT

A motion was made by Commissioner Etzkorn, seconded by Commissioner Northcutt to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

  
Kim Clark, City Clerk