

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA
WORK SESSION
October 9, 2024
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

ITEMS FOR DISCUSSION

1. **CUP & Area Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow “Veterinarian” as a permitted use for and a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned “C2” General Commercial “PUD” Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.
2. **CUP & Site Plan Request – Animal Dental Care & Surgery St. Louis, LLC:** Johnathan James, Owner of Animal Dental Care & Surgery St. Louis, LLC has submitted a Site Plan CUP Application to allow “Veterinarian” as a permitted use at 1012 Rondale Court located in the Dardenne Prairie Professional Park located on the north side of Highway N, just east of Stump Road. The building is 7,150 SF and zoned “C2” General Commercial and more particularly described in the CUP Application received on August 27, 2024, on file with the City Clerk from Applicant
3. **CUP Request - Town Square Commercial:** Kumara Vadivelu, owner of Azack Construction, Kumar Commercial has submitted a CUP Application for various commercial uses for the 5,000 SF building located at 300-324 Town Square Avenue. The building is 5,000 SF and zoned “C2” General Commercial “PUD” Planned Unit Development and more particularly described in the CUP Application received on August 29, 2024, on file with the City Clerk from Applicant.

ADJOURNMENT

Posted 10/4/24 @ 8:27 am by Kiri Clark

PLANNING & ZONING WORK SESSION MINUTES OCTOBER 9, 2024

The City of Dardenne Prairie Planning & Zoning Commission work session meeting was called to order at 6:00 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, Commissioners Fry, Northcutt, Musler, Ogle, Stankovich and Wooldridge. Commissioner Pollard arrived at approximately 6:03 pm. Chairman Etkorn and Commissioner Bailey were absent. Also present were City Clerk Kim Clark, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

ITEMS FOR DISCUSSION

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ADJOURNMENT

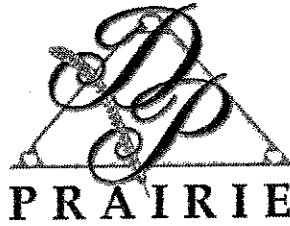
Without objection the meeting was adjourned at 6:50 p.m.

Respectfully submitted,



Kim Clark, City Clerk

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA
OCTOBER 9, 2024
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

PUBLIC HEARINGS

1. **CUP & Area Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow “Veterinarian” as a permitted use for and a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned “C2” General Commercial “PUD” Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.
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NEW BUSINESS

- CUP & Site Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow "Veterinarian" as a permitted use for and a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.
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APPROVAL OF MINUTES

- Approval of 09-11-24 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 10/2/24 @ 4:30 pm by Kim Clark

PLANNING & ZONING MINUTES

OCTOBER 9, 2024

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:02 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, Commissioners Fry, Northcutt, Musler, Ogle, Pollard, Stankovich and Wooldridge. Chairman Etzkorn and Commissioner Bailey were absent. Also present were City Clerk Kim Clark, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

PUBLIC HEARINGS

A motion was made by Commissioner Northcutt, seconded by Commissioner Pollard to open the public hearing. Motion passed unanimously.

1. **CUP & Area Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow “Veterinarian” as a permitted use for and a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned “C3” General Commercial “PUD” Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.

Sean Ackley of Engenuity was in attendance to present the request.

The following individuals spoke on the public hearing:
Cheryl Bratton

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

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

2. **CUP & Site Plan Request – Animal Dental Care & Surgery St. Louis, LLC:** Johnathan James, Owner of Animal Dental Care & Surgery St. Louis, LLC has submitted a Site Plan CUP Application to allow “Veterinarian” as a permitted use at 1012 Rondale Court located in the Dardenne Prairie Professional Park located on the north side of Highway N, just east of Stump Road. The building is 7,150 SF and zoned “C2” General Commercial and more particularly described in the CUP Application received on August 27, 2024, on file with the City Clerk from Applicant

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

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

- 3. **CUP Request - Town Square Commercial:** Kumara Vadivelu, owner of Azack Construction, Kumar Commercial has submitted a CUP Application for various commercial uses for the 5,000 SF building located at 300-324 Town Square Avenue. The building is 5,000 SF and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on August 29, 2024, on file with the City Clerk from Applicant.

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

NEW BUSINESS

- 1. **CUP & Area Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow "Veterinarian" as a permitted use for and a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.

A motion was made by Commissioner Ogle, seconded by Commissioner Musler to recommend approval of the Conditional Use Permit for the Prairie Ridge Animal Hospital. Roll call vote was as follows:

- | | |
|-------------------------------|------------------------------|
| Chairman Etzkorn – Absent | Commissioner Bailey – Absent |
| Commissioner Stankovich – Aye | Commissioner Fry – Aye |
| Commissioner Wooldridge – Nay | Commissioner Musler – Aye |
| Commissioner Pollard – Nay | Commissioner Ogle – Aye |
| Commissioner Northcutt - Nay | |

A motion was made by Commissioner Ogle, seconded by Commissioner Musler to recommend approval of the Area Plan for the Prairie Ridge Animal Hospital. Roll call vote was as follows:

- | | |
|------------------------------|-------------------------------|
| Commissioner Pollard – Aye | Commissioner Fry – Nay |
| Commissioner Northcutt – Nay | Commissioner Musler – Aye |
| Commissioner Bailey – Absent | Commissioner Ogle – Aye |
| Chairman Etzkorn – Absent | Commissioner Wooldridge – Nay |
| Stankovich – Aye | Commissioner |

- 2. **CUP & Site Plan Request – Animal Dental Care & Surgery St. Louis, LLC:** Johnathan James, Owner of Animal Dental Care & Surgery St. Louis, LLC has submitted a Site Plan CUP Application to allow "Veterinarian" as a permitted use at 1012 Rondale Court located in the Dardenne Prairie Professional Park located on the north side of Highway N, just east of Stump Road. The building is 7,150 SF and zoned "C2" General Commercial and more particularly described in the CUP Application received on August 29, 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 Conditional Use Permit for the Animal Dental Care & Surgery St. Louis, LLC with the condition that the site landscaping including the bio retention areas be brought up to the previously approved landscape plan. Motion passed unanimously.

PLANNING & ZONING MINUTES

OCTOBER 9, 2024

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A motion was made by Commissioner Wooldridge, seconded by Commissioner Musler to recommend approval of the Conditional Use Permit for the Town Square Commercial with the condition the site be brought up to a finished completion around the building for that lot within six months. Motion passed unanimously.

APPROVAL OF MINUTES

- Approval of 09-11-24 Minutes

A motion was made by Commissioner Ogle, seconded by Commissioner Pollard to approve the 09-11-24 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Wooldridge mentioned a recent article on KSDK regarding a medical center in Webster Groves. In the article it included an extensive staff report on the history and zoning of the property. He requested the Commission review the article and be prepared to discuss it in the future. He feels it is very important to get all the information possible before reaching a decision.

ADJOURNMENT

A motion was made by Commissioner Stankovich, seconded by Commissioner Northcutt to adjourn the meeting at 8:01 p.m.

Respectfully submitted,



Kim Clark, City Clerk