

DARDENNE



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

PLANNING AND ZONING COMMISSION AGENDA
WORK SESSION
NOVEMBER 13, 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, animal hospital, kennel or dog pound, if within an enclosed building” as permitted uses and an Area Plan for a 8,200 SF veterinarian hospital 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” Retail 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 – Pleated Boutique:** Civil & Environmental Consultants, Inc, on behalf of Lisa Rose, Co-Owner, Pleated Boutique has submitted a CUP Application to allow a 3,000 square feet retail establishment with an 8,895 square foot warehouse located between Technology Drive and La Le Driver off Merz Farm Lane and adjacent to Crown Restauration. The site is 1.39 acres and zoned “C3” Retail Commercial and more particularly described in the CUP & Site Plan Applications received on September 8, 2024, on file with the City Clerk from Applicant.
3. **Town Square Apartments- Minor Change:** The Fire Marshall is requesting minor amendments to the approved Final Plan that will need P&Z review & approval. This item is for discussion only, no action is being considered at this meeting.
4. ADJOURNMENT

Posted 11/7/24 @ 1:30pm by Kin Clark

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 Chairman Etzkorn, Commissioners Bailey, Northcutt, Musler, Stankovich and Wooldridge. Commissioners Ogle, Fry, Pollard and Alderman Detweiler were absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

ITEMS FOR DISCUSSION

1. **CUP & Area Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow “veterinarian, animal hospital, kennel or dog pound, if within an enclosed building” as permitted uses and an Area Plan for a 8,200 SF veterinarian hospital 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” Retail 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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3. **Town Square Apartments- Minor Change:** The Fire Marshall is requesting minor amendments to the approved Final Plan that will need P&Z review & approval. This item is for discussion only, no action is being considered at this meeting.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey that the commission considered the request as presented a major change and be brought back for further review. Motion passed unanimously.

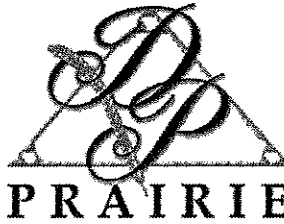
ADJOURNMENT

Without objection the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Kim Clark
 Kim Clark, City Clerk

DARDENNE



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

PLANNING AND ZONING COMMISSION AGENDA
NOVEMBER 13, 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, animal hospital, kennel or dog pound, if within an enclosed building” as permitted uses and an Area Plan for a 8,200 SF veterinarian hospital 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” Retail 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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CUP & Site Plan Applications received on September 8, 2024, on file with the City Clerk from Applicant.

NEW BUSINESS

1. **CUP & Site Plan Request – Pleated Boutique:** Civil & Environmental Consultants, Inc, on behalf of Lisa Rose, Co-Owner, Pleated Boutique has submitted a CUP Application to allow a 3,000 square feet retail establishment with an 8,895 square foot warehouse located between Technology Drive and La Le Driver off Merz Farm Lane and adjacent to Crown Restauration. The site is 1.39 acres and zoned “C3” Retail Commercial and more particularly described in the CUP & Site Plan Applications received on September 8, 2024, on file with the City Clerk from Applicant.

OLD 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 an Area Plan showing 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” Retail 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.

APPROVAL OF MINUTES

1. Approval of 10-09-24 Minutes
2. Approval of 10-09-24 Work Session Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 11-7-24 @ 1:30 pm by Ki Clark

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 Chairman Etzkorn, Commissioners Bailey, Fry, Northcutt, Musler, Stankovich and Wooldridge. Commissioners Ogle, Pollard and Alderman Detweiler were absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

PUBLIC HEARINGS

1. **CUP & Area Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow “veterinarian, animal hospital, kennel or dog pound, if within an enclosed building” as permitted uses and an Area Plan for a 8,200 SF veterinarian hospital 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” Retail 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.

Will Schein of Engenuity was in attendance to present the request.

The following individuals spoke on the public hearing:

Laura Gittemeier

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

2. **CUP & Site Plan Request – Pleated Boutique:** Civil & Environmental Consultants, Inc, on behalf of Lisa Rose, Co-Owner, Pleated Boutique has submitted a CUP Application to allow a 3,000 square feet retail establishment with an 8,895 square foot warehouse located between Technology Drive and La Le Driver off Merz Farm Lane and adjacent to Crown Restauration. The site is 1.39 acres and zoned “C3” Retail Commercial and more particularly described in the CUP & Site Plan Applications received on September 8, 2024, on file with the City Clerk from Applicant.

Karl Schoenike of Civil & Environmental Consultants, Inc was in attendance to present the request.

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

NEW BUSINESS

- 1. **CUP & Site Plan Request – Pleated Boutique:** Civil & Environmental Consultants, Inc, on behalf of Lisa Rose, Co-Owner, Pleated Boutique has submitted a CUP Application to allow a 3,000 square feet retail establishment with an 8,895 square foot warehouse located between Technology Drive and La Le Driver off Merz Farm Lane and adjacent to Crown Restauration. The site is 1.39 acres and zoned “C3” Retail Commercial and more particularly described in the CUP & Site Plan Applications received on September 8, 2024, on file with the City Clerk from Applicant.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to recommend approval of the Conditional Use Permit as presented with warehouse and retail. Roll call vote was as follows:

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

A motion was made by Commissioner Bailey, seconded by Commissioner Northcutt to recommend approval of the Site Plan dated 10-25-24. Roll call vote was as follows:

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

OLD 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 an Area Plan showing 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” Retail 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 Wooldridge, seconded by Commissioner Bailey to recommend approval of the Conditional Use Permit for veterinarian as presented. Roll call vote was as follows:

PLANNING & ZONING MINUTES

NOVEMBER 13, 2024

Chairman Etzkorn – Aye
Commissioner Stankovich – Aye
Commissioner Wooldridge – Nay
Commissioner Pollard – Absent
Commissioner – Northcutt – Nay

Commissioner Bailey – Aye
Commissioner Fry – Aye
Commissioner Musler - Aye
Commissioner Ogle – Absent

A motion was made by Commissioner Bailey, seconded by Commissioner Stankovich to recommend approval of the plan dated 09-23-24. Roll call vote was as follows:

Commissioner Bailey – Aye
Commissioner Ogle – Absent
Commissioner Pollard – Absent
Commissioner Wooldridge – Nay
Commissioner Fry - Aye

Chairman Etzkorn – Aye
Commissioner Musler – Aye
Commissioner Northcutt – Nay
Commissioner Stankovich – Aye

APPROVAL OF MINUTES

1. Approval of 10-09-24 Minutes
2. Approval of 10-09-24 Work Session Minutes

A motion was made by Commissioner Stankovich, seconded by Commissioner Bailey to approve the 10-09-24 minutes and the 10-09-24 work session minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Wooldridge requested the commission start receiving additional information in staff reporting which would provide more information and better clarity in what they are reviewing. Commissioner Musler would like to see the applications included as well as a staff recommendation.

There was a brief discussion regarding the Vision Steering Plan and the Comprehensive Plan.

ADJOURNMENT

Without objection, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,



Kim Clark, City Clerk