

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA
Wook Session
DECEMBER 11, 2024
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Alderman Detweiler

Chairman Etkorn

Commission members:

Bailey

Fry

Musler

Northcutt

Ogle

Pollard

Stankovich

Wooldridge

ITEMS FOR DISCUSSION

1. Amended PUD Area Plan Request – Town Square Apartments
2. Amended PUD Area Plan Request – Condos at Town Center
3. "C-3" Rezoning to "C-3" PUD and Area Plan–Town Square (Mercy)
4. Final Plan Request – Prairie Ridge Animal Hospital
5. 2025 Submittal & Meeting Calendar

1. ADJOURNMENT

Posted 12/6/24 @ 3:20 pm by Ki 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 Alderman Detweiler, Chairman Eitzkorn, Commissioners Bailey, Musler, Pollard Stankovich and Wooldridge. Commissioners Ogle, Fry and Northcutt were absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

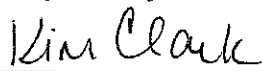
ITEMS FOR DISCUSSION

1. Amended PUD Area Plan Request – Town Square Apartments
2. Amended PUD Area Plan Request – Condos at Town Center
3. “C-3” Rezoning to “C-3” PUD and Area Plan–Town Square (Mercy)
4. Final Plan Request – Prairie Ridge Animal Hospital
5. 2025 Submittal & Meeting Calendar

ADJOURNMENT

A motion was made by Commissioner Musler, seconded by Commissioner Wooldridge to adjourn the meeting at 6:57 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
DECEMBER 11, 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

ELECTION OF CHAIRMAN

ELECTION OF VICE-CHAIRMAN

ELECTION OF SECRETARY

PUBLIC COMMENT

PUBLIC HEARINGS

1. Amended PUD Area Plan Request – Town Square Apartments
2. Amended PUD Area Plan Request – Condos at Town Center
3. "C-3" Rezoning to "C-3" PUD and Area Plan – Town Square (Mercy)

NEW BUSINESS

1. Amended PUD Area Plan Request – Town Square Apartments
2. Amended PUD Area Plan Request – Condos at Town Center
3. “C-3” Rezoning to “C-3” PUD and Area Plan–Town Square (Mercy)
4. Final Plan Request – Prairie Ridge Animal Hospital
5. 2025 Submittal & Meeting Calendar

APPROVAL OF MINUTES

1. Approval of 11-13-24 Minutes
2. Approval of 11-13-24 Work Session Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 12/6/24 @ 1:52 pm by Kiri Clark

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

Chairman Etkorn mentioned his term will expire in November, 2025 and he is also in the process of moving in the future. He will be here through 2025. Having said that anyone wishing to nominate him for office and if he were to be elected, he will be glad to serve.

ELECTION OF CHAIRMAN

Commissioner Musler nominated Mike Wooldridge as Chairman. With no additional nominations, roll call for Mike Wooldridge as chairman was as follows:

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

ELECTION OF VICE-CHAIRMAN

Commissioner Wooldridge nominated Rich Musler as Vice-Chairman. With no additional nominations, roll call for Rich Musler as vice-chairman was as follows:

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

ELECTION OF SECRETARY

Commissioner Wooldridge nominated Pam Pollard as Secretary. With no additional nominations, roll call for Pam Pollard as Secretary was as follows:

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

PUBLIC COMMENT – No one present to speak.

PUBLIC HEARINGS

A motion was made by Commissioner Wooldridge, seconded by Chairman Etzkorn to open the public hearings. Motion passed unanimously.

1. Amended PUD Area Plan Request – Town Square Apartments

Cliff Heitmann of Bax Engineering and John Mcarthy were in attendance to present the plan.

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

2. Amended PUD Area Plan Request – Condos at Town Center

Kumara Vandivelu of Azack Construction was in attendance to present the plan.

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

3. "C-3" Rezoning to "C-3" PUD and Area Plan – Town Square (Mercy)

George Stock of Stock & Associates Consulting Engineers, Inc. was in attendance to present the plan.

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

NEW BUSINESS

1. Amended PUD Area Plan Request – Town Square Apartments

A motion was made by Commissioner Wooldridge, seconded by Commissioner Musler to recommend approval of the PUD Area Plan request with the following conditions:

No garage or carports be incorporated into the plan

A lighting detail, landscape detail and stormwater plan be provided with the final plan submittal

Architectural detail be included including height and materials to be used and all faces of building be included with the final plan

A motion was made by Commissioner Musler, seconded by Commissioner Wooldridge to amend the motion to include the drive aisle be connected to the east. Roll call was as follows:

Commissioner Wooldridge – Aye

Commissioner Fry – Absent

Commissioner Ogle – Absent

Commissioner Stankovich – Aye

PLANNING & ZONING MINUTES

DECEMBER 11, 2024

Chairman Etzkorn – Aye
Commissioner Musler – Aye
Commissioner Bailey – Aye

Commissioner Northcutt – Absent
Commissioner Pollard – Aye

Roll call vote on the motion was as follows:

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

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

2. Amended PUD Area Plan Request – Condos at Town Center

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to recommend approval of the amended PUD Area Plan dated 11-15-24. Roll call was as follows:

Commissioner Pollard – Aye
Commissioner Northcutt – Absent
Commissioner Bailey – Aye
Chairman Etzkorn – Aye
Commissioner Stankovich – Aye

Commissioner Fry – Absent
Commissioner Musler – Aye
Commissioner Ogle – Absent
Commissioner Wooldridge – Aye

3. “C-3” Rezoning to “C-3” PUD and Area Plan–Town Square (Mercy)

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to recommend approval of the rezoning and area plan for lot 12C dated 12-05-24. Roll call was as follows:

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

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

4. Final Plan Request – Prairie Ridge Animal Hospital

A motion was made by Commissioner Bailey, seconded by Commissioner Musler to recommend approval of the final plan request dated 11-27-24. Roll call was as follows:

Commissioner Wooldridge – Aye
Commissioner Ogle – Absent
Chairman Etzkorn – Aye
Commissioner Musler – Aye
Commissioner Bailey – Aye

Commissioner Fry – Absent
Commissioner Stankovich – Aye
Commissioner Northcutt – Absent
Commissioner Pollard – Aye

5. 2025 Submittal & Meeting Calendar

A motion was made by Commissioner Bailey, seconded by Commissioner Wooldridge to approve the 2025 Submittal & Meeting Calendar. Motion passed unanimously.

APPROVAL OF MINUTES

1. Approval of 11-13-24 Minutes
2. Approval of 11-13-24 Work Session Minutes

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to approve the 11-13-24 minutes and the 11-13-24 work session minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS - None

ADJOURNMENT

Without objection, the meeting was adjourned at 7:36 p.m.

Respectfully submitted,



Kim Clark, City Clerk