

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA

Work Session
February 12, 2025
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

ITEMS FOR DISCUSSION

1. Lot 1- Prairie Encore 4th Amended Final Plan – Carports
2. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive
3. Amended and Final Plat- Dragonstone- 5 single-family lots- 2667 Bates Road
4. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

ADJOURNMENT

POSTED 2-7-25
8:22 TMS

PLANNING & ZONING WORK SESSION MINUTES

February 12, 2025

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, Chairman Wooldridge, Commissioners Bailey, Stankovich, Ogle, Etzkorn, Fry, and Musler. Commissioners Northcutt and Pollard were absent. Also present was Planning & Development Manager Todd Streiler and City Attorney Drew Weber and his associate Sara Rutherford.

ITEMS FOR DISCUSSION

1. Lot 1- Prairie Encore 4th Amended Final Plan – Carports
2. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan
3. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive
4. Preliminary and Final Plat- Dragonstone- 5 single-family lots- 2667 Bates Road

ADJOURNMENT

The meeting was adjourned at 6:37 p.m.

Respectfully submitted,



Todd M. Streiler AICP, LEED AP
Planning & Development Manager

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

PLANNING AND ZONING COMMISSION AGENDA
February 12, 2025
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

PUBLIC HEARING

1. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive

APPROVAL OF MINUTES

1. Approval of 1-15-25 Minutes
2. Approval of 1-15-25 Work Session Minutes

COMMISSION COMMUNICATIONS

OLD BUSINESS

1. Lot 1- Prairie Encore 4th Amended Final Plan – Carports
2. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

NEW BUSINESS

2. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive
3. Amended and Final Plat- Dragonstone- 5 single-family lots- 2667 Bates Road

ADJOURNMENT

POSTED 2-7-25
8:21 TMS

PLANNING & ZONING MINUTES

February 12, 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, Stankovich, Ogle, Etzkorn, Fry, and Musler. Commissioners Northcutt and Pollard were absent. Also present was Planning & Development Manager Todd Streiler and City Attorney Drew Weber and his associate Sara Rutherford.

A motion was made to amend the agenda to change "Amended and Final Plat for Dragonstone" to "Preliminary and Final Plat for Dragonstone" by Chairman Wooldridge and seconded by Commissioner Ogle. Motion passed unanimously.

PUBLIC COMMENT – No one present to speak.

A motion was passed to open the public hearing by Commissioner Ogle and seconded by Commissioner Etzkorn. Motion passed unanimously.

PUBLIC HEARING- Russel Bean, CellEctive Solutions provided an overview of the wireless support structure, the associated technology and the rationale for eliminating the antennas on the billboard and relocating them onto the proposed 120' monopole at 2500 Technology. Handouts were provided to each Commissioner.

There were no other speakers.

A motion was passed to close the public hearing by Commissioner Stankovich and seconded by Commissioner Fry. Motion passed unanimously.

APPROVAL OF MINUTES

A motion was passed to approve the minutes by Commissioner Stankovich and seconded by Commissioner Bailey. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Ogle announced that tonight was his last meeting as he is moving to Arizona. Chairman Wooldridge presented Commissioner Ogle a plaque recognizing his years of service to the Planning Commission and City.

OLD BUSINESS

1. Amended PUD Final Plan Request – Prairie Encore - Parking Garages

A motion was made by Commissioner Ogle, seconded by Commissioner Stankovich that the addition of the 44 carports and 1 parking stall is a minor change. Motion passed unanimously.

PLANNING & ZONING MINUTES

February 12, 2025

A motion was made by Commissioner Ogle, seconded by Commissioner Stankovich to recommend the Board approve the 4th Amended PUD Final Plan Request – Prairie Encore-Parking Garages. Dated 1/21/25. Motion passed unanimously.

2. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

Chairman Wooldridge asked Mr. Streiler to report back to the Commission with any deficiencies between the Future Land Use Map and the findings of the Vision Report.

NEW BUSINESS

1. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive

A motion was made by Commissioner Stankovich seconded by Commissioner Etzkorn to recommend the Board approve the CUP request as presented in the CDs dated 10/10/25 with the condition that mesh screening is affixed to the fence and arborvitaes, 6' in height, and planted 4' on center is required around the perimeter of the fence. Motion passed unanimously.

2. Preliminary and Final Plat- Dragonstone- 5 single-family lots- 2667 Bates Road

A motion was made by Commissioner Ogle, seconded by Commissioner Etzkorn to approve the Preliminary Plat dated 5/15/19. Motion passed unanimously.

A motion was made by Commissioner Etzkorn to recommend the Board approve the Record Plat dated 11/20/24. Motion failed for lack of a second.

A motion was made by Commissioner Musler to recommend the Board approve the Record Plat dated 11/20/24 with the condition that the surveyor who prepared the plat review and amend Notes #7 & #8; Commissioner Etzkorn seconded the motion. Motion passed unanimously.

ADJOURNMENT

A motion was made by Commissioner Etzkorn, seconded by Commissioner Ogle to adjourn the meeting at 7:46 p.m. Motion passed unanimously.

Respectfully submitted,



Todd M. Streiler AICP, LEED AP
Planning & Development Manager