

Posted @ 12:54 p.m by James  
6/12/23 Kuebler

# AMENDED – 06-12-2023



CITY OF DARDENNE PRAIRIE  
2032 HANLEY ROAD  
DARDENNE PRAIRIE, MO 63368  
PLANNING AND ZONING COMMISSION AGENDA  
JUNE 14, 2023  
6:00 p.m.

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## CALL MEETING TO ORDER

## PLEDGE OF ALLEGIANCE

## ROLL CALL

Alderman Wandling  
Chairman Etzkorn  
Commission members:  
Bailey  
Detweiler  
Fry  
Helms  
Musler  
Rowley  
Shea  
Stankovich  
Woolridge

## APPROVAL OF MINUTES

Approval of 04-12-23

## PUBLIC COMMENT

## OLD BUSINESS

1. Record Plat - Lot Split- for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

## NEW BUSINESS

1. P.U.D. Request- Final Plan for the proposed "Prairie Encore" Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request- Final Plan application received by the City on May 3rd, 2023, on file with the City Clerk from Applicant Engenuity, LLC.

Posted @ 12:54 p.m. by *Jana K...*  
6/12/23

**Recess till 7:00p.m. (if necessary)**

**PUBLIC HEARINGS**

1. P.U.D. & Rezoning Request- Area Plan for the proposed "Cedarstone" R-1D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request - Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.
2. P.U.D. & Rezoning Request - Area Plan for the proposed "Cedarstone" C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request - Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.
3. P.U.D. & Rezoning Request-Area Plan for the proposed "Town Square Apartments Phase 11" Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc.# T161800002) and more particularly described in the P.U.D. & Rezoning Request-Area Plan application received by the City on May 4th, 2023, on file with the City Clerk from Applicant Grimes Consulting.

**NEW BUSINESS**

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3. P.U.D. & Rezoning Request- Area Plan for the proposed "Town Square Apartments Phase II" Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. & Rezoning Request- Area Plan application received by the City on May 4th, 2023, on file with the City Clerk from Applicant Grimes Consulting.

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA  
JUNE 14, 2023  
7:00 p.m.

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PUBLIC COMMENT

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3. P.U.D. & Rezoning Request – Area Plan for the proposed “Town Square Apartments Phase II” Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 4<sup>th</sup>, 2023, on file with the City Clerk from Applicant Grimes Consulting.

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4. P.U.D. Request – Final Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on May 3<sup>rd</sup>, 2023, on file with the City Clerk from Applicant Engenuity, LLC.

## OLD BUSINESS

1. Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1<sup>st</sup>, 2023, on filed with the City Clerk from Applicant John Henke.

## APPROVAL OF MINUTES

Approval of 04-12-23

## COMMISSION COMMUNICATIONS

## ADJOURNMENT

Posted 6-8-23 @ 11:15 am by Kim Clark

# PLANNING & ZONING MINUTES

**JUNE 14, 2023**

The City of Dardenne Prairie Planning & Zoning Commission 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 Wandling, Chairman Etzkorn, Commissioners Bailey, Detweiler, Musler, Shea, Stankovich and Wooldridge. Commissioners Fry, Helms and Rowley were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, and City Attorney Drew Weber.

## APPROVAL OF MINUTES

Approval of 04-12-23

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to approve the 04-12-23 minutes. Motion passed unanimously.

**PUBLIC COMMENT** – The following individuals were in attendance to speak:

Daniel Perez  
Cheryl Bratton  
David Miller

## NEW BUSINESS

Chairman Etzkorn reminded the commission the project has already been approved by the city and the only thing they are here tonight is to determine if the final plan meets the cities requirements. Chairman Etzkorn entertained a motion to approve the plan.

1. P.U.D. Request – Final Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on May 3<sup>rd</sup>, 2023, on file with the City Clerk from Applicant Engenuity, LLC.

Brad Goss was in attendance to present the plan.

A motion was made by Chairman Etzkorn, seconded by Commissioner Musler to recommend approval to the Board of Aldermen. Roll call vote was as follows:

Chairman Etzkorn – Aye	Commissioner Bailey – Aye
Commissioner Stankovich – Aye	Commissioner Fry – Absent
Commissioner Wooldridge – Aye	Commissioner Rowley – Absent
Commissioner Helms – Absent	Commissioner Musler - Aye
Commissioner Shea - Aye	Commissioner Detweiler – Aye

The commission went into recess at 6:40 p.m.

The meeting was reconvened at 7:00 p.m.

## OLD BUSINESS

1. Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1<sup>st</sup>, 2023, on filed with the City Clerk from Applicant John Henke.

# PLANNING & ZONING MINUTES

JUNE 14, 2023

Mr. Henke was in attendance.

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

## PUBLIC HEARINGS

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” R-1D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2<sup>nd</sup>, 2023, on file with the City Clerk from Applicant Volz Inc.
2. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2<sup>nd</sup>, 2023, on file with the City Clerk from Applicant Volz Inc.

Matt Segall with TriStar Properties was in attendance to present the plans for public hearing items #1 and #2.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to close public hearing items #1 and #2. Motion passed unanimously.

3. P.U.D. & Rezoning Request – Area Plan for the proposed “Town Square Apartments Phase II” Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 4<sup>th</sup>, 2023, on file with the City Clerk from Applicant Grimes Consulting.

Larry Meers was in attendance to present the plan.

A motion was made by Commissioner Shea, seconded by Commissioner Bailey to close public hearing item #3. Motion passed unanimously.

## NEW BUSINESS

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” R-1D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2<sup>nd</sup>, 2023, on file with the City Clerk from Applicant Volz Inc.

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to recommend approval to the Board of Aldermen. Roll call was as follows:

Commissioner Stankovich – Aye	Commissioner Fry – Absent
Commissioner Rowley – Absent	Commissioner Detweiler – Aye
Commissioner Shea – Aye	Commissioner Bailey – Aye
Commissioner Musler – Aye	Commissioner Helms – Absent
Chairman Etz Korn – Aye	Commissioner Wooldridge – Aye

# PLANNING & ZONING MINUTES

JUNE 14, 2023

2. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2<sup>nd</sup>, 2023, on file with the City Clerk from Applicant Volz Inc.

A motion was made by Commissioner Shea, seconded by Commissioner Musler to recommend approval to the Board of Aldermen. Roll call was as follows:

Commissioner Shea – Aye	Chairman Etzkorn – Aye
Commissioner Stankovich – Aye	Commissioner Rowley – Absent
Commissioner Musler – Aye	Commissioner Fry - Absent
Commissioner Detweiler – Aye	Commissioner Bailey – Aye
Commissioner Wooldridge – Aye	Commissioner Helms – Absent

3. P.U.D. & Rezoning Request – Area Plan for the proposed “Town Square Apartments Phase II” Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 4<sup>th</sup>, 2023, on file with the City Clerk from Applicant Grimes Consulting.

A motion was made by Commissioner Bailey, seconded by Commissioner Shea to recommend approval to the Board of Aldermen. Motion passed unanimously.

Commissioner Rowley – Absent	Commissioner Wooldridge – Aye
Commissioner Fry – Absent	Commissioner Detweiler – Aye
Commissioner Stankovich – Aye	Chairman Etzkorn – Aye
Commissioner Bailey – Aye	Commissioner Musler – Aye
Commissioner Helms – Absent	Commissioner Shea – Aye

## COMMISSION COMMUNICATIONS

## ADJOURNMENT

A motion was made by Commissioner Bailey, seconded by Chairman Etzkorn to adjourn the meeting at 8:25 p.m. Motion passed unanimously.

Respectfully submitted,

  
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Kim Clark, City Clerk