



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

**PLANNING & ZONING COMMISSION  
AGENDA  
JULY 14, 2021  
7:00 P.M.**

---

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Alderman Wandling  
Chairman Etzkorn  
Commission members:  
Bailey  
Brockmann  
Detweiler  
Helms  
Rowley  
Shea  
Stankovich  
Wooldridge

**OPEN FORUM**

**PUBLIC HEARINGS**

1. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.
2. Conditional Use Permit Application for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

## **NEW BUSINESS**

1. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.
2. Conditional Use Permit Application for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

## **OLD BUSINESS**

1. Site Plan for the proposed “Commerce Park West” development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC.
2. Presentation of Uptown Zoning District Modifications – PGAV

## **APPROVAL OF MINUTES**

Approval of 06-09-21 Minutes

## **COMMISSION COMMUNICATIONS**

## **ADJOURNMENT**

*Posted 7/9/21 @ 11:50 am by Ki Clark*

## PLANNING & ZONING MINUTES

JULY 14, 2021

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 Wandling, Chairman Etzkorn and Commissioners Bailey, Detweiler, Shea and Wooldridge. Commissioners Brockmann, Helms, Rowley and Stankovich were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney's John Young and Sam Beffa.

**OPEN FORUM** – No one present to speak.

### PUBLIC HEARINGS

1. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

Phil Brennan, David Volz and Ken Kruse were in attendance to present the plan.

The following individuals were in attendance to speak:

Al Wulf  
Dave Wandling  
Don Prestien

A motion was made by Alderman Wandling, seconded by Commissioner Shea to close the Public Hearing. Motion passed unanimously.

2. Conditional Use Permit Application for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

David Volz was in attendance to present the request.

A motion was made by Commissioner Shea, seconded by Alderman Wandling to close the Public Hearing. Motion passed unanimously.

### NEW BUSINESS

1. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to recommend approval. Motion passed unanimously.

## PLANNING & ZONING MINUTES

JULY 14, 2021

2. Conditional Use Permit Application for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

A motion was made by Commissioner Detweiler, seconded by Commissioner Shea to recommend approval. Motion passed unanimously.

### OLD BUSINESS

1. Site Plan for the proposed “Commerce Park West” development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC.

A motion was made by Alderman Wandling, seconded by Commissioner Bailey to continue to August. Motion passed unanimously.

2. Presentation of Uptown Zoning District Modifications – PGAV

John Brancaglione was in attendance to present the modifications.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to move forward with the Public Hearing in August. Motion passed unanimously.

### APPROVAL OF MINUTES

Approval of 06-09-21 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to approve the 06-09-21 minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

### ADJOURNMENT

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

*Kim Clark*

---

Kim Clark, City Clerk