

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA
AUGUST 9, 2023
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling
Chairman Etzkorn
Commission members:
Bailey
Detweiler
Fry
Musler
Rowley
Shea
Stankovich
Wooldridge

ELECTION OF SECRETARY

PUBLIC COMMENT

PUBLIC HEARING

1. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately .35 acres of the land commonly known as 2676 Technology Dr and more particularly described in the Conditional Use application received by the City on May 30th 2023, on file with the City Clerk from Applicant BarbaraAnnSpa, LLC.
2. P.U.D. & Rezoning Request – Area Plan for the proposed “Morning Meadows” R-M PUD Multi-Family Residential Development on the approximately 10.69 acres of the land commonly known as 1600 Feise Rd and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on July 5th, 2023, and Amended on July 19th, 2023 on file with the City Clerk from Applicant Rowles Development, LLC.

NEW BUSINESS

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3. Discussion on the need for workshops
4. Discussion of Planning & Zoning representative on the Town Square Vision Steering Committee

APPROVAL OF MINUTES

Approval of 05-10-23 Minutes

Approval of 06-14-23 Minutes

Approval of 07-12-23 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 8-1-23 @ 4:45 pm by Kim Clark

PLANNING & ZONING MINUTES

AUGUST 9, 2023

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 Wandling, Chairman Etzkorn, Commissioners Bailey, Detweiler, Fry, Musler, Rowley, Shea, Stankovich and Wooldridge. Also present were City Clerk Kim Clark, City Engineer Tom Weis and City Attorney Drew Weber.

ELECTION OF SECRETARY

A motion was made by Chairman Etzkorn, seconded by Commissioner Wooldridge to nominate Carla Detweiler as secretary.

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to close the nominations for secretary. Motion passed unanimously.

The nomination to elect Carla Detweiler as secretary was approved unanimously.

PUBLIC COMMENT – No one present to speak.

PUBLIC HEARING

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John Dickey was in attendance to present the request.

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

2. P.U.D. & Rezoning Request – Area Plan for the proposed “Morning Meadows” R-M PUD Multi-Family Residential Development on the approximately 10.69 acres of the land commonly known as 1600 Feise Rd and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on July 5th, 2023, and Amended on July 19th, 2023 on file with the City Clerk from Applicant Rowles Development, LLC.

The Rowles Development Team of Adam Baer, Bob Koch, Doug Tieman, Shawn White and Bristina Voolkel were in attendance to present the request.

The following individuals were in attendance to speak on the public hearing:

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Mary Gossett
Jack Hemminghaus
Carolyn Risher
Meggie Biesenthal
Chris Kettenbach
Krishana Casey

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

NEW BUSINESS

1. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately .35 acres of the land commonly known as 2676 Technology Dr and more particularly described in the Conditional Use application received by the City on May 30th 2023, on file with the City Clerk from Applicant BarbaraAnnSpa, LLC.

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to table the request until the next meeting. Roll call was as follows:

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

2. P.U.D. & Rezoning Request – Area Plan for the proposed “Morning Meadows” R-M PUD Multi-Family Residential Development on the approximately 10.69 acres of the land commonly known as 1600 Feise Rd and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on July 5th, 2023, and Amended on July 19th, 2023 on file with the City Clerk from Applicant Rowles Development, LLC.

A motion was made by Commissioner Musler, seconded by Commissioner Shea to recommend approval with the condition the proposed lift station be publicly maintained by Public Water Supply District #2. Roll call was as follows:

Commissioner Stankovich – Aye	Commissioner Fry – Abstain
Commissioner Rowley – Nay	Commissioner Detweiler – Nay
Commissioner Shea – Nay	Commissioner Bailey – Abstain
Commissioner Musler – Aye	Chairman Etzkorn – Aye
Commissioner Wooldridge – Nay	

A motion was made by Commissioner Wooldridge, seconded by Commissioner Rowley to recommend denying the request. Roll call was as follows:

Commissioner Rowley – Aye	Commissioner Wooldridge – Aye
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Commissioner Fry – Abstain
Commissioner Stankovich – Nay
Commissioner Bailey – Abstain
Commissioner Shea – Aye

Commissioner Detweiler – Aye
Chairman Etzkorn – Nay
Commissioner Musler – Nay

3. Discussion on the need for workshops

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to direct legal to move forward with drafting amended bylaws to provide for a work session at 6:00 each month. Motion passed unanimously.

4. Discussion of Planning & Zoning representative on the Town Square Vision Steering Committee

Chairman Etzkorn informed the Commission that Mike Wooldridge will be the Planning & Zoning representative on the Town Square Vision Steering Committee.

APPROVAL OF MINUTES

Approval of 05-10-23 Minutes

Approval of 06-14-23 Minutes

Approval of 07-12-23 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to approve the 05-10-23, 06-14-23 and 07-12-23 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Chairman Etzkorn requested prayers for his sister who passed away earlier in the day.

ADJOURNMENT

A motion was made by Commissioner Shea, seconded by Commissioner Rowley to adjourn the meeting at 9:05 p.m.

Respectfully submitted,



Kim Clark, City Clerk