

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA
August 14, 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

POSTED
3:40 PM 8/8/24
TMS

PUBLIC COMMENT

PUBLIC HEARING

1. **CUP & Site Plan Request –Mers/Missouri Goodwill:** 21 Design Group is requesting approval of a Site Plan CUP application to allow “warehouse” as a permitted conditional use for 1.11 acres located between 1120 and 1150 Feise Road on land zoned “C2” General Commercial and commonly known as “Dardenne Prairie Plaza” and more particularly described in the CUP, Site Plan Application received on July 7, 2024, on file with the City Clerk from Applicant.
2. **PUD Area Plan Request – Pinecrest.** TLR Enterprises, LLC is requesting approval of a PUD-“R-M” rezoning and Area Plan for 6.6 acres containing two (2) 3-story 18 unit apartment buildings and one (1) 2-story 8 unit apartment building, totaling 44 apartment units, and five (5) 2-story attached single-family buildings with four (4) units each, totaling 20 units, and two (2) pickle ball courts located at 7393 Highway N and more particularly described in the P.U.D. Request – Area Plan application received by the City July 8, 2024, on file with the City Clerk from Applicant

NEW BUSINESS

1. **CUP & Site Plan Request –Mers/Missouri Goodwill:** 21 Design Group is requesting approval of a Site Plan CUP application to allow “warehouse” as a permitted conditional use for 1.11 acres located between 1120 and 1150 Feise Road on land zoned “C2” General Commercial and commonly known as “Dardenne Prairie Plaza” and more particularly described in the CUP, Site Plan Application received on July 7, 2024, on file with the City Clerk from Applicant.
2. **PUD Area Plan Request – Pinecrest.** TLR Enterprises, LLC is requesting approval of a PUD-“R-M” rezoning and Area Plan for 6.6 acres containing two (2) 3-story 18 unit apartment buildings and one (1) 2-story 8 unit apartment building, totaling 44 apartment units, and five (5) 2-story attached single-family buildings with four (4) units each, totaling 20 units, and two (2) pickle ball courts located at 7393 Highway N and more particularly described in the P.U.D. Request – Area Plan application received by the City July 8, 2024, on file with the City Clerk from Applicant

APPROVAL OF MINUTES

1. Approval of 07-10-24 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

POSTED
3:40PM
8/8/24
TMS

PLANNING & ZONING MINUTES

AUGUST 14, 2024

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 Etkorn, Commissioners Bailey, Fry, Northcutt, Musler, Ogle, Pollard, Stankovich and Wooldridge. Also present were City Clerk Kim Clark, City Planning & Development Manager Todd Streiler, City Engineer Tom Weis and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

PUBLIC HEARING

1. **CUP & Site Plan Request –Mers/Missouri Goodwill:** 21 Design Group is requesting approval of a Site Plan CUP application to allow “warehouse” as a permitted conditional use for 1.11 acres located between 1120 and 1150 Feise Road on land zoned “C2” General Commercial and commonly known as “Dardenne Prairie Plaza” and more particularly described in the CUP, Site Plan Application received on July 7, 2024, on file with the City Clerk from Applicant.

David Dial was in attendance to present the plan.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Ogle to close the Public Hearing. Motion passed unanimously.

2. **PUD Area Plan Request – Pinecrest.** TLR Enterprises, LLC is requesting approval of a PUD-“R-M” rezoning and Area Plan for 6.6 acres containing two (2) 3-story 18 unit apartment buildings and one (1) 2-story 8 unit apartment building, totaling 44 apartment units, and five (5) 2-story attached single-family buildings with four (4) units each, totaling 20 units, and two (2) pickle ball courts located at 7393 Highway N and more particularly described in the P.U.D. Request – Area Plan application received by the City July 8, 2024, on file with the City Clerk from Applicant

Property owner Tim Ruesch and Bax Engineering were in attendance to present the plan.

A motion was made by Commissioner Ogle, seconded by Commissioner Northcutt to close the Public Hearing. Motion passed unanimously.

NEW BUSINESS

1. CUP & Site Plan Request –*Mers/Missouri Goodwill*: 21 Design Group is requesting approval of a Site Plan CUP application to allow “warehouse” as a permitted conditional use for 1.11 acres located between 1120 and 1150 Feise Road on land zoned “C2” General Commercial and commonly known as “Dardenne Prairie Plaza” and more particularly described in the CUP, Site Plan Application received on July 7, 2024, on file with the City Clerk from Applicant.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to recommend approval of the Conditional Use Permit. Roll Call was as follows:

- | | |
|--------------------------------|---------------------------|
| Chairman Etzkorn – Aye | Commissioner Bailey – Aye |
| Commissioner Stankovich – Aye | Commissioner Fry – Aye |
| Commissioner Wooldridge – Aye | Commissioner Musler - Aye |
| Commissioner Pollard – Aye | Commissioner Ogle – Aye |
| Commissioner – Northcutt – Aye | |

A motion was made by Commissioner Wooldridge, seconded by Commissioner Northcutt to recommend approval of the site plan dated 3-5-24 with the condition the easement to the city not be shown and no retail operation would be allowed. Roll Call was as follows:

- | | |
|-------------------------------|-------------------------------|
| Commissioner Bailey – Aye | Chairman Etzkorn – Aye |
| Commissioner Ogle – Aye | Commissioner Musler – Aye |
| Commissioner Pollard – Aye | Commissioner Northcutt - Aye |
| Commissioner Wooldridge – Aye | Commissioner Stankovich – Aye |
| Commissioner Fry - Aye | |

2. PUD Area Plan Request – *Pinecrest*. TLR Enterprises, LLC is requesting approval of a PUD-“R-M” rezoning and Area Plan for 6.6 acres containing two (2) 3-story 18 unit apartment buildings and one (1) 2-story 8 unit apartment building, totaling 44 apartment units, and five (5) 2-story attached single-family buildings with four (4) units each, totaling 20 units, and two (2) pickle ball courts located at 7393 Highway N and more particularly described in the P.U.D. Request – Area Plan application received by the City July 8, 2024, on file with the City Clerk from Applicant

A motion was made by Commissioner Bailey, seconded by Commissioner Fry to recommend approval of the PUD Area Plan with dated site plan of 7-31-24. Roll Call was as follows:

- | | |
|-------------------------------|-------------------------------|
| Commissioner Pollard – Aye | Commissioner Fry – Aye |
| Commissioner Northcutt – Nay | Commissioner Musler – Aye |
| Commissioner Bailey – Aye | Commissioner Ogle – Aye |
| Chairman Etzkorn - Aye | Commissioner Wooldridge – Nay |
| Commissioner Stankovich - Nay | |

APPROVAL OF MINUTES

1. Approval of 07-10-24 Minutes

PLANNING & ZONING MINUTES

AUGUST 14, 2024

A motion was made by Commissioner Bailey, seconded by Commissioner Ogle to approve the 07-10-24 Minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Wooldridge mentioned a recent Mid Rivers Newsmagazine article on Caldonia Flats and a fiscal assessment tool used.

Chairman Etzkorn encouraged the commissioners to review the Town Square Vision Steering Committee plan which was emailed out. He also mentioned he would like to do a complete review of the Comprehensive Plan in 2025.

ADJOURNMENT

Without objection, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,



Kim Clark, City Clerk