



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

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

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE Alderman Carla Detweiler
 Chairman Michael Wooldridge
 Commission members:
 Angela Lamb
 Mike Moehlenkamp
 Rich Musler
 Paul Neske
 David Northcutt
 Pam Pollard
 Craig Stankovich

PUBLIC COMMENT

PUBLIC HEARING

1. Stillwater Grove CUP, Site Plan, Preliminary Plat & Rezoning Request– “R1-A” to “R1D, CUP to allow single family attached dwellings.

APPROVAL OF MINUTES

Approval of 10-08-25 Work Session Minutes
Approval of 10-08-25 Meeting Minutes

COMMISSION COMMUNICATIONS

OLD BUSINESS

1. Multifamily Moratorium
2. Stillwater Grove CUP, Site Plan, Preliminary Plat, Rezoning Request from “R1-A” to “R1-D, CUP and Preliminary Plat.

ADJOURNMENT

PLANNING & ZONING WORK SESSION MINUTES OCTOBER 8, 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 Lamb, Moehlenkamp, Musler, and Northcutt. Commissioners Neske, Pollard and Stankovich were absent. Also present were City Administrator Cathy Pratt, City Engineer Matt Davidson. and City Attorney Drew Weber.

ITEMS FOR DISCUSSION

- 1. Stillwater Grove CUP, Site Plan, Preliminary Plat & Rezoning Request- "R1-A" to "R1-D, CUP to allow single family attached dwellings.**
- 2. OTR Liquors CUP, to allow "alcoholic beverages (liquor, beer, wine), retail" & "drive-through facilities (restaurants, pharmacy, grocery, etc)" as a conditional use.**

ADJOURNMENT

The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Cathy Pratt, City Administrator

PLANNING & ZONING MINUTES

Oct. 8, 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 Lamb, Moehlenkamp, Musler, and Northcutt. Commissioners Neske, Pollard and Stankovich were absent. Also, present was City Administrator Cathy Pratt, City Engineer Matt Davidson, and City Attorney Drew Weber.

PUBLIC COMMENT - None

PUBLIC HEARING-

1. Multifamily Moratorium – Recommendation on Future Multifamily Development Standards.

A motion was made by Commissioner Musler, seconded by Commissioner Lamb to open the public hearing. Motion passed unanimously.

The following individuals spoke at the public hearing:

Cheryl Bratton

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

2. Stillwater Grove CUP, Site Plan & Rezoning Request– “R1-A” to “R1-D, CUP to allow single family attached dwellings.

A motion was made by Commissioner North, seconded by Commissioner Moehlenkamp to open the public hearing. Motion passed unanimously.

Mike Falkner, V.P. of Sterling Engineering, and Kyle Brown developer and builder were in attendance to present on behalf of applicant. Architectural renderings were presented at the meeting, for the first time.

The following individuals spoke at the public hearing:

Sherry Mitchell

Skip Huls

Heidel Tuveson

A motion was made by Commissioner North, seconded by Commissioner Lamb to continue the public hearing to the Nov. 12, 2025, meeting. Motion passed unanimously.

3. OTR Liquors CUP, to allow “alcoholic beverages (liquor, beer, wine), retail” & “drive-through facilities (restaurants, pharmacy, grocery, etc)” as a conditional use.

A motion was made by Commissioner Moehlenkamp, seconded by Commissioner Musler to open the public hearing. Motion passed unanimously.

PLANNING & ZONING MINUTES

Oct. 8, 2025

Applicant Rakesh Patel was in attendance to present the proposed use and scope of project.

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

APPROVAL OF MINUTES

Approval of 09-10-25 Meeting Minutes

A motion was made by Commissioner North, seconded by Commissioner Musler to approve the 09-10-25 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS –

OLD BUSINESS

1. Moratorium
Discussion of survey.
2. Stillwater Grove CUP, Site Plan, Rezoning Request from “R1-A” to “R1-D, CUP and Preliminary Plat.

A motion was made by Commissioner Musler, seconded by Commissioner Moehlenkamp to table item #2 until 11-12-25. Motion passed unanimously.

NEW BUSINESS

1. OTR Liquors CUP, to allow “alcoholic beverages (liquor, beer, wine), retail” & “drive-through facilities (restaurants, pharmacy, grocery, etc)” as a conditional use.

A motion was made by Commissioner Northcutt, seconded by Commissioner Musler to approve. Motion passed unanimously.

ADJOURNMENT

A motion was made by Chairman Wooldridge seconded by Commissioner Northcutt to adjourn the meeting at 8:10 p.m. Motion passed unanimously.

Respectfully submitted,

Cathy L. Pratt
City Administrator