

**DARDENNE**



**PRAIRIE**

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

**BOARD OF ALDERMEN  
WORK SESSION AGENDA  
MARCH 5, 2025  
6:00 p.m.**

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Renaming of Henke Rd Exit (Johnson & Wilson)
2. Review of 03-05-25 Board of Aldermen agenda

**STAFF COMMUNICATIONS**

1. City Attorney
2. City Engineer
3. City Administrator
4. Aldermen
5. Mayor

**CLOSED SESSION**

Roll call vote to hold closed session pursuant to RSMo 610.021 section \_\_\_\_\_  
Litigation and Privileged Communications (1)  
Real Estate (2)  
Personnel (3)  
Bid Specs (11)  
Audit (17)

**RETURN TO REGULAR MEETING AGENDA**

**ADJOURNMENT**

RBA FORM (OFFICE USE ONLY)  
MEETING DATE: 03/05/2025  
Regular ( X ) Work Session ( X )  
ATTACHMENT: YES ( ) NO (X)  
Contract ( ) Ordinance ( ) Other ( )

Request for Board Action  
By: Alderman Johnson

Ward   3  

• **Description:**

*Renaming of Henke Rd Exit*

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• **Recommendation:** Staff – Approve ( ) Disapprove ( )

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• **Summary/Explanation:**

Renaming Henke Rd Exit, Technology Dr. and Merz Farm Rd. to “Town Square Loop”

This would provide signage leading traffic to Town Square. Additional signages could be added informing citizens of what we have to offer!

The new name was only a suggestion open for discussion.

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• **Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

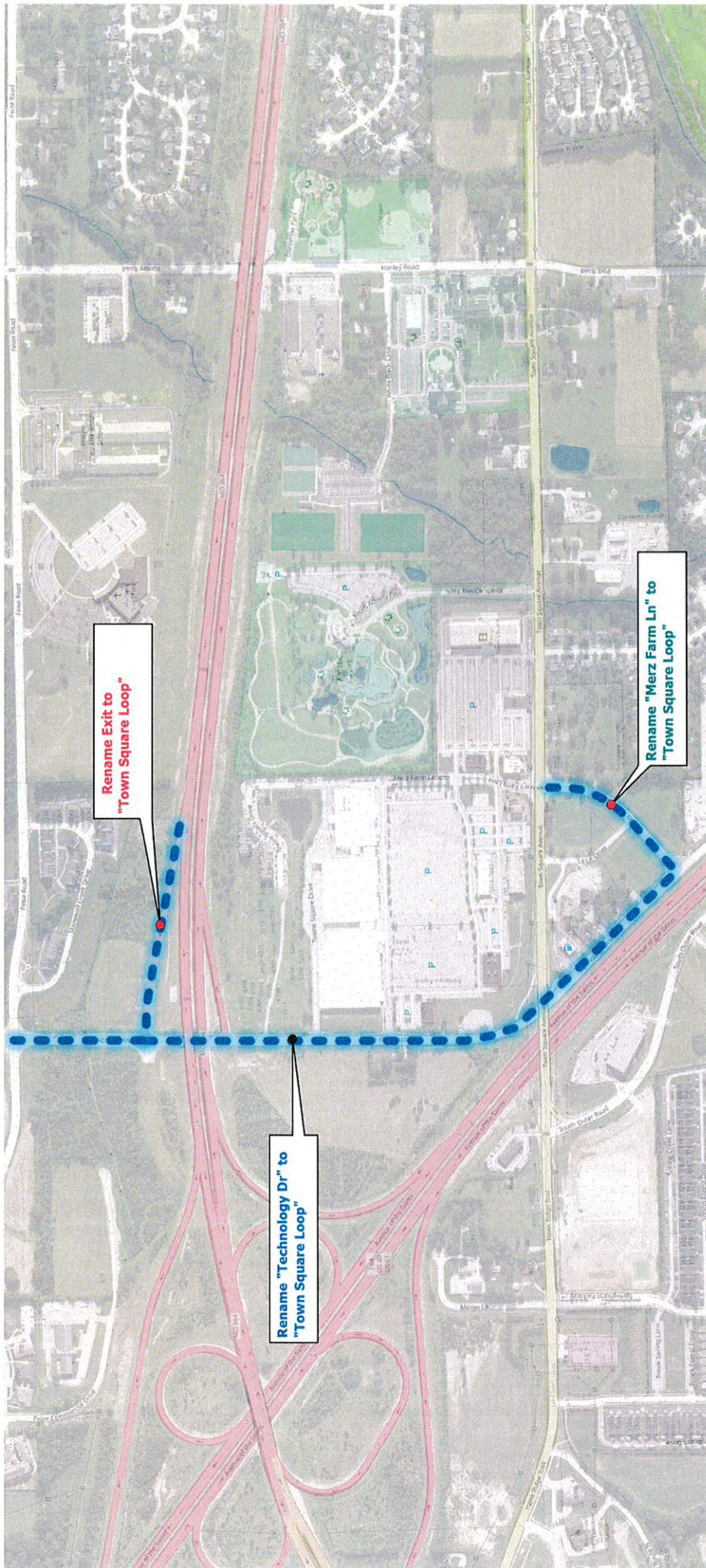
Highway signage would be done by the state. City would be responsible for road signage and if additional signage was to be installed.

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RBA requested by: Mark G Johnson and Ryan Wilson Date: 02/25/2025

*Mark G. Johnson*

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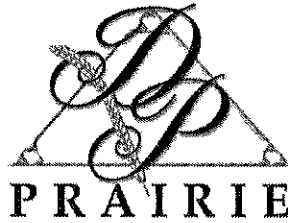


**Rename Exit to  
"Town Square Loop"**

**Rename "Merz Farm Ln" to  
"Town Square Loop"**

**Rename "Technology Dr" to  
"Town Square Loop"**

DARDENNE



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

BOARD OF ALDERMEN  
MEETING AGENDA  
MARCH 5, 2025  
7:00 p.m.

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Mayor Gotway  
Alderman Detweiler  
Alderman Gittemeier  
Alderman Johnson  
Alderman Widaman  
Alderman Wilson

**CONSENT AGENDA**

1. Board of Aldermen Minutes – 02-19-25
2. Work Session Summary –02-19-25
3. Expenditures for Approval 03-05-25
4. Treasurer's Report – As of January 31, 2025

**ITEMS REMOVED FROM CONSENT AGENDA**

**PUBLIC COMMENT**

**PUBLIC HEARING**

1. A CONDITIONAL USE PERMIT FOR A WIRELESS SUPPORT STRUCTURE  
LOCATED AT 2500 TECHNOLOGY DRIVE

**NEW BUSINESS**

1. **Resolution #389**  
A RESOLUTION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,  
DESIGNATING THE MUNICIPAL JUDGE AND MUNICIPAL COURT CLERK AS  
AUTHORIZED SIGNATORIES FOR THE MUNICIPAL COURT ACCOUNT

2. **Bill 25-15**

AN ORDINANCE PROVIDING FOR THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, STORM SEWERS, SIDEWALKS, AND STREET SIGNS IN ARDEN POINTE SUBDIVISION

**OLD BUSINESS**

1. **Bill 25-12** (Read one time only on 2-19-25)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR A WIRELESS SUPPORT STRUCTURE LOCATED AT 2500 TECHNOLOGY DRIVE

2. **Bill 25-14** (Read one time only on 2-19-25)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE FOURTH AMENDED P.U.D. FINAL PLAN FOR A CERTAIN DEVELOPMENT COMMONLY KNOWN AS THE "PRAIRIE ENCORE" LOCATED IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

3. **Bill #23-30** (Read one time only on 6-21-23)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF APPROXIMATELY 13.18 ACRES OF LAND FROM ND, NEW DEVELOPMENT DISTRICT TO C-3, RETAIL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN FOR THE SAME

**OFFICER & STAFF COMMUNICATIONS**

1. City Attorney
2. City Engineer
3. City Administrator
4. Aldermen
5. Mayor

**ADJOURNMENT**

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:01 p.m. The meeting was opened with the Pledge of Allegiance followed by a moment of silence.

Present at roll call were Mayor Gotway, Aldermen Detweiler, Johnson, Widaman, Wilson and Gittemeier. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Engineer Tom Weis, Planning & Development Manager Todd Streiler and City Attorney's John Young and Mack Meyers.

A motion was made by Alderman Johnson, seconded by Alderman Gittemeier to approve the consent agenda. Motion passed unanimously.

**CONSENT AGENDA**

1. Board of Aldermen Minutes – 01-08-25, 01-22-25 & 02-05-25
2. Work Session Summary – 01-08-25, 01-22-25 & 02-05-25
3. Expenditures for Approval 02-19-25
4. Liquor License – ICD Fish Fry – March 7, 14, 21 & 28, April 4 & 11

**PUBLIC COMMENT** – No one present to speak.

**NEW BUSINESS**

A motion was made by Alderman Widaman, seconded by Alderman Johnson to open the public hearing for the conditional use permit. Motion passed unanimously.

Collective Solutions, LLC was in attendance to present the plan.

A motion was made by Alderman Widaman, seconded by Alderman Detweiler to continue the public hearing until 3-5-25. Motion passed unanimously.

A motion was made by Alderman Widaman, seconded by Alderman Johnson to read Bill #25-12 for the first time by title only. Motion passed unanimously.

**Bill 25-12**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR A WIRELESS SUPPORT STRUCTURE LOCATED AT 2500 TECHNOLOGY DRIVE

A motion was made by Alderman Widaman, seconded by Alderman Gittemeier to postpone Bill #25-12 until 3-5-25. Motion passed unanimously.

A motion was made by Alderman Johnson, seconded by Alderman Wilson to read Bill #25-13 for the first time by title only. Motion passed unanimously.

**Bill 25-13**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A RECORD PLAT FOR APPROXIMATELY 3.04 ACRES OF CERTAIN REAL PROPERTY

LOCATED ON BATES ROAD, COMMONLY KNOWN AS DRAGONSTONE SUBDIVISION

A motion was made by Alderman Johnson, seconded by Alderman Widaman to read Bill #25-13 for the second time by title only. Motion passed unanimously.

A motion was made by Alderman Johnson, seconded by Alderman Widaman to put Bill #25-13 to final vote. Roll call was as follows:

Alderman Johnson – Aye	Alderman Widaman – Aye
Alderman Gittemeier – Aye	Alderman Wilson – Aye
Alderman Detweiler – Aye	

Mayor Gotway declared Bill #25-13 passed and designated it to be Ordinance #2349.

A motion was made by Alderman Widaman, seconded by Alderman Johnson to read Bill #25-14 for the first time by title only. Motion passed unanimously.

**Bill 25-14**

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE FOURTH AMENDED P.U.D. FINAL PLAN FOR A CERTAIN DEVELOPMENT COMMONLY KNOWN AS THE "PRAIRIE ENCORE" LOCATED IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

A motion was made by Alderman Widaman, seconded by Alderman Gittemeier to postpone Bill #25-14 until 3-5-25. Motion passed unanimously.

**OLD BUSINESS**

A motion was made by Alderman Widaman, seconded by Alderman Gittemeier to read Bill #25-10 for the second time by title only. Motion passed unanimously.

**Bill 25-10** (Read one time only on 02-05-25)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, DELETING PARAGRAPH (A) TO SUBDIVISION (2) TO SUBSECTION B TO SECTION 110.195 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND ENACTING, IN LIEU THEREOF, A NEW PARAGRAPH (A) TO SUBDIVISION (2) TO SUBSECTION B TO SECTION 110.195 AND PROVIDING PROCEDURES FOR THE INTRODUCTION OF BILLS

A motion was made by Alderman Widman, seconded by Alderman Gittemeier to put Bill #25-10 to final vote. Roll call was as follows:

Alderman Widaman – Aye	Alderman Gittemeier – Aye
Alderman Johnson – Abstain	Alderman Detweiler – Aye
Alderman Wilson – Aye	

Mayor Gotway declared Bill #25-10 passed and designated it to be Ordinance #2347.

**OFFICER & STAFF COMMUNICATIONS**

City Engineer Weis mentioned the city will need to submit the four road projects to the St. Charles County Road Board at the end of March.

City Administrator Pratt mentioned she and Phil Tolle attended a Public Works Expo at the St. Charles Convention Center and received prospects for snow plowing and the stormwater master plan.

Alderman Widaman thanked the residents for coming out.

Mayor Gotway mentioned the need for donations for the Mayors Charity Ball.

**ADJOURNMENT**

A motion was made by Alderman Johnson, seconded by Alderman Gittemeier to adjourn the meeting at 7:39 p.m. Motion passed unanimously.

Respectfully submitted,

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Kim Clark, City Clerk

## **WORK SESSION SUMMARY**

**FEBRUARY 19, 2025**

The City of Dardenne Prairie Work Session was called to order at 6:02 p.m.

The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The following were in attendance: Mayor Gotway, Aldermen Detweiler, Johnson, Widaman, Wilson and Gittemeier. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Engineer Tom Weis, City Planning & Development Manager Todd Streiler and City Attorney's John Young and Mack Meyers.

The meeting was opened with the Pledge of Allegiance.

### **ITEMS FOR DISCUSSION AND CONSIDERATION**

1. Review of 02-19-25 Board of Aldermen agenda

A motion was made by Alderman Widaman, Seconded by Alderman Johnson to hold a closed session pursuant to RSMo 610.021 section (1) Litigation and Privileged Communications and (2) Real Estate. Motion passed unanimously. Roll call was as follows:

Alderman Johnson – Aye

Alderman Gittemeier – Aye

Alderman Wilson – Aye

Alderman Widaman – Aye

Alderman Detweiler – Aye

### **CLOSED SESSION**

### **RETURN TO REGULAR MEETING AGENDA**

### **ADJOURNMENT**

A motion was made by Alderman Widaman, seconded by Alderman Wilson to adjourn the meeting at 6:41 p.m. Motion passed unanimously.

Respectfully submitted,

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Kim Clark, City Clerk

**EXPENDITURES FOR APPROVAL**  
**3/5/2025**

1 AFLAC	February, 2025	335.52
2 Americom Technology Solutions	IT - March, 2025 & Windows Upgrade: Clark	2,291.42
3 CDS Office Technologies	Copiers	1,774.29
4 First Bank	Credit card charges	5,818.24
5 Hamilton Weber	Legal fees: January, 2025	6,317.70
6 Insurance: Anthem	Health - March, 2025	18,202.05
7 Insurance: KC Life	Vision & Dental: February, 2025	1,100.11
8 Insurance: Principal Life	Life: March, 2025	479.53
9 LaDeDa Entertainment	Dirty Muggs 8/15 Performance Deposit	3,000.00
10 LAGERS	February, 2025	5,410.15
11 Missouri Municipal League	Classified Ad: City Engineer	45.00
12 MO Assoc of Building Code Administrators	Seminar & Membership: Amelong	300.00
13 MO Rural Services	Annual Workers Comp Premium	13,291.00
14 Payroll	2-28-25 Payroll	32,819.98
15 Robert Barclay Enterprises, Inc.	Plan Review Fee	1,320.00
16 St. Charles County Domestic Abuse	November & December 2025 fees	571.50
17 St. Charles County Election Authority	April 2025 Election Estimate	13,280.32
18 St. Louis Equipment Company	SCAG Turf Tiger Mower - Ordinance #2348	12,980.00
19 Traffic & Parking Control, Inc.	School Zone Flashing Signs	15,008.05
20 Traffic Control Company	Sign Posts	547.50
21 UMB Bank, NA	February, 2025 TDD Sales Tax Payment	50,324.33
22 Weis Design Group	Grant Applications	12,613.68
		<b>197,830.37</b>

Approved by Board of Aldermen 3/5/25

\_\_\_\_\_  
Mayor John Gotway

# TREASURER'S REPORT

As of January 31, 2025

General Fund	3,390,893.08
General Fund (Invested)	1,313,380.60
Special Revenue Fund	1,572,393.51
Special Revenue Fund (Invested)	317,769.24
Parks & Storm Water Fund	353,554.05
Parks & Storm Water Fund (Invested)	1,109,732.82
Parks & Storm Water Umpire Fund	1,257.97
Capital Improvement Sales Tax Fund	484,230.70
Capital Improvement Sales Tax Fund (Invested)	478,129.57
Transportation Fund	888,454.14
Transportation Fund (Invested)	0.00
Escrow/Bond Account	130,790.98
Petty Cash	100.00
Cash Drawer	200.00
<b>TOTAL</b>	<b>10,040,886.66</b>

Municipal Court	27,068.58
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Respectfully submitted,



Kim Clark  
City Clerk/Treasurer

## RESOLUTION NO. 389

### **A RESOLUTION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, DESIGNATING THE MUNICIPAL JUDGE AND MUNICIPAL COURT CLERK AS AUTHORIZED SIGNATORIES FOR THE MUNICIPAL COURT ACCOUNT.**

**WHEREAS**, on July 6, 2016, pursuant to Ordinance No. 1808, the Board of Aldermen selected First Bank (“Financial Institution”) as the depository for City funds; and

**WHEREAS**, Ordinance No. 1808 originally designated the Mayor, Acting President of the Board of Aldermen, and the City Treasurer as authorized agents for signing items drawing against any of the City’s accounts; and

**WHEREAS**, the Board of Aldermen desires to update the designation of authorized signatories specifically for the Municipal Court Account to the Municipal Judge and the Municipal Court Clerk to ensure the efficient and secure operation of court-related financial matters.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:**

**Section 1.** The Municipal Judge and the Municipal Court Clerk are designated as authorized signatories specifically and solely for the Municipal Court Account established at the Financial Institution designated as the depository for the funds of the City.

**Section 2.** All checks, drafts, or orders drawn against said account shall require the signatures of two of the authorized signatories.

**Section 2.** The Financial Institution is hereby authorized and directed to honor and pay any checks, drafts, or orders so drawn, whether such checks, drafts, or orders be payable to the order of any such person signing and/or countersigning said checks, drafts or orders, or any of such persons in their individual capacities or not, and whether such checks, drafts, or orders are deposited to the individual credit of the person so signing and/or countersigning said checks, drafts or orders or to the individual credit of any of the other officers or not.

**Section 3** The authority hereby conferred upon the above-named Agents shall be and remain in full force and effect and said Financial Institution may consider the facts concerning the holders of said officers, respectively, or their signatures to be and continue as set forth in certificate of the City Clerk accompanying a copy of this Resolution when delivered to said Financial Institution or in any similar subsequent certificate until written notice to the contrary is duly served on said Financial Institution.

Read two times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE PROVIDING FOR THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, STORM SEWERS, SIDEWALKS, AND STREET SIGNS IN ARDEN POINTE SUBDIVISION**

**WHEREAS**, pursuant to Ordinance No. 2061, the Board of Aldermen for the City of Dardenne Prairie, Missouri, approved the Record Plat for Arden Pointe Subdivision, said Record Plat being on file with the St. Charles Recorder of Deeds Office at Plat Book 2021R, Pages 034341-034342 (Document No. 2021R-034341); and

**WHEREAS**, pursuant to said Record Plat, the streets, sidewalks, and storm sewers within Arden Pointe Subdivision were dedicated for public use, all in accordance with §§ 445.010, *et seq.*, RSMo.; and

**WHEREAS**, the City Engineer has conducted a final inspection of the streets, sidewalks, and storm sewers in Arden Pointe Subdivision and has recommended acceptance of the streets and storm sewers for maintenance.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI AS FOLLOWS:**

**SECTION 1.** The City of Dardenne Prairie, Missouri (the “City”), does hereby accept for use and maintenance the dedication of certain streets and storm sewers constructed within the Arden Pointe Subdivision, a subdivision filed for record in Plat Book 2021R, Pages 034341-034342 (the “Plat”), in the office of the Recorder of Deeds of St. Charles County, Missouri and being within the City of Dardenne Prairie, Missouri, and which improvements shall become a part of the street and storm sewer system of the City of Dardenne Prairies, Missouri. Notwithstanding any other provision of this ordinance to the contrary, the City’s acceptance of the streets, sidewalks, and storm sewers in Arden Pointe Subdivision shall not include acceptance of any detention basins or outfall structures, or downstream storm sewers or channels.

**SECTION 2.** The City of Dardenne Prairie, Missouri, does hereby accept for maintenance, street signs constructed within either the street rights-of-way, or utility easements identified on the Plat.

**SECTION 3.** That the streets, sidewalks, storm sewers, and street signs identified in Sections 1 and 2 of this Ordinance shall, from and after the passage and approval of this Ordinance, become part of the public street and storm sewer system of the City in perpetuity, and shall be maintained by the City of Dardenne Prairie, Missouri, from funds of the City. The owner of the property upon which said streets and storm sewers lie shall thereafter be relieved from further obligation with respect to the maintenance of streets, sidewalks, and storm sewer mains, except as may be contained within the executed Deposit Agreement

Guaranteeing Improvements on file with the City.

**SECTION 4. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

**SECTION 5. Effective Date:** This Ordinance shall be in full force and take effect from and after its final passage and approval.

**SECTION 6. Savings:** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Read two times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**BILL NO. 25-12**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, APPROVING A CONDITIONAL USE PERMIT  
FOR A WIRELESS SUPPORT STRUCTURE LOCATED AT  
2500 TECHNOLOGY DRIVE**

**WHEREAS**, on January 13, 2025, CellEctive Solutions, L.L.C., a Missouri limited liability company (“Applicant”), submitted to the City of Dardenne Prairie, Missouri (“City”), a Conditional Use Permit Application (“Application”), a copy of which is on file in the office of the City Clerk, to allow for the erection of a wireless support structure (“Monopole”) on 1.41 acres located at 2500 Technology Drive, Dardenne Prairie, Missouri, as more fully described on the Application (the “Property”), and owned by Bryant Himmelsbach (“Owner”), a Missouri resident; and

**WHEREAS**, on January 9, 2025, the Board of Adjustment approved a variance to the City’s Zoning Code Section 405.481.D.3.c. to accommodate the Monopole; and

**WHEREAS**, the Property is zoned “ND” New Development; and

**WHEREAS**, pursuant to Section 405.215 of the Municipal Code of the City, uses permitted on any property within a “ND” New Development District with a Commercial designation (those “properties fronting Technology Drive”) shall be limited to such uses expressly authorized in the Corresponding Zoning District Regulations, and the Board of Aldermen of the City is authorized to permit any use recognized under, among others, the “C-2” General Commercial District; and

**WHEREAS**, pursuant to Section 405.190.C. of the Municipal Code of the City, “wireless support structures and wireless facilities” is recognized as a conditional use under the “C-2” General Commercial District; and

**WHEREAS**, the Planning and Zoning Commission of the City considered the Conditional Use Permit Application and recommended approval of the same; and

**WHEREAS**, pursuant to Section 405.481.D. of the Municipal Code of the City, the Planning and Zoning Commission applied the following criteria to recommend approval of the Conditional Use Permit Application:

1. Whether the proposed use complies with the Municipal Code, including use regulations, setback regulations and use limitations;
2. Whether the proposed use will contribute to and promote the welfare, health, safety and convenience of the public;
3. Whether the application meets all requirements named in Section 405.481.D.3., such as:
  - a. A wireless support structure shall not exceed two hundred (200) feet in height;

- b. No wireless support structure shall be located within one thousand five hundred (1,500) feet of another wireless support structure. The distance shall be calculated from the center of the base of each wireless support structure;
  - c. All wireless support structures shall be constructed to allow for collocation by at least three (3) additional providers of wireless communication services;
  - d. Whether landscaping, as shown on the landscape plan, meets the requirements of Chapter 405, Article IX; and
  - e. All other requirements named in this Section;
4. Whether denial of the conditional use permit will prohibit or have the effect of prohibiting the provision of wireless services under 47 U.S.C. § 332(C)(7)(B)(i)(II);
  5. Testimony presented at the hearing before the Planning and Zoning Commission on February 12, 2025;
  6. Testimony presented at the hearing before the Board of Aldermen on February 19, 2025; and
  7. Any other relevant impact of the proposed use;

**WHEREAS**, the Planning and Zoning Commission and Board of Aldermen held public hearings on the Conditional Use Permit Application; and

**WHEREAS**, at such public hearings, residents and other persons-in-interest were given an opportunity to be heard on the proposed Conditional Use Permit Application.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:**

**SECTION 1. Conditional Use Permit Conclusions of Law.** Based upon the evidence presented to it, and subject to the conditions stated herein, the Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby find and determine that the use of the Property as a Monopole site:

1. Complies with all applicable provisions of the Zoning Regulations set forth in the Municipal Code of the City;
2. Will contribute to and promote the welfare, health, safety, and convenience of the public;
3. Meets with all requirements named in Section 405.481.D.3;
4. Will not prohibit or have the effect of prohibiting the provision of wireless services under 47 U.S.C. § 332(C)(7)(B)(i)(II); and
5. Meets all the criteria set forth in Section 405.475(B) of the Municipal Code of the City.

**SECTION 2. Conditional Use Permit Approval.** The Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby authorize the erection of a wireless support structure

("Monopole") on the Property, subject to the Applicant's and Owner's, including their respective successors in interest, compliance with all conditions of issuance set forth in this Ordinance.

**SECTION 3. Conditional Use Permit Conditions of Issuance:**

1. Applicant and Owner agree that all improvements shall be constructed to meet all applicable federal, state, and local codes and shall comply with all of the City's applicable ordinances and construction standards.
2. Applicant and Owner (or their successors in interest) agree that the Property shall be used in compliance with all requirements of the Municipal Code of the City of Dardenne Prairie, Missouri.
3. The Conditional Use Permit granted by this Ordinance is subject to the Applicant's and Owner's (or their respective successors in interest) compliance with this Ordinance, including any amendments thereto, for the Property.
4. Applicant and Owner agree that the Property shall include sight proof mesh within the chain link fence on the Property, which must be landscaped with at least six (6) foot arborvitae located at least every four (4) feet around the perimeter of the fence.
5. Applicant and Owner agree to comply with the Site Plan entitled "MO5209B Hwy 40 Bob Bell Project", prepared by Engineered Tower Solutions, dated 10/10/2024, referencing Project Number 24128803.
6. Any violation of a requirement, term, condition, or safeguard contained herein shall be considered a violation of Chapter 405 of the Municipal Code, subject to the applicable penalties contained therein and grounds for the Board of Aldermen to take all such actions as may be necessary to terminate and cancel the conditional use permit approved pursuant to this Ordinance.

**SECTION 4. Effective Date:** This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

**SECTION 5. Savings Clause:** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

**SECTION 6. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be

valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two (2) times, passed, and approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



Exhibit A

City Hall  
2092 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.591.1718  
Fax 636.625.0077

**NEW INSTALLATION OR SUBSTANTIAL MODIFICATION OF A  
WIRELESS SUPPORT STRUCTURE  
CONDITIONAL USE PERMIT APPLICATION**  
CITY OF DARDENNE PRAIRIE, MISSOURI  
[www.DardennePrairie.org](http://www.DardennePrairie.org)

APPLICANT: **Robert Bell c/o Collective Solutions**

Company Name	
Russell Been of Collective Solutions Agent for Robert Bell	
Printed Name, Title	
340 Marshall Rd	
Street Address	
Valley Park MO, 63088	
City/State/Zip Code	
314-989-9810	
Telephone	Facsimile
taylor@collectivesolutions.com	
Email Address	

OWNER (attach additional):

**Bryant Himmelsbach**

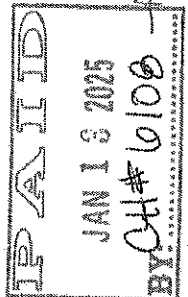
Printed Name	
Printed Name	
2500 Technology Drive	
Street Address	
Dardenne Prairie MO, 63368	
City/State/Zip Code	
636-561-8140	
Telephone	Facsimile
Email Address	

Contract Purchaser/Developer:

Company Name	
Printed Name, Title	
Street Address	
City/State/Zip Code	
Telephone	Facsimile
Email Address	

STREET ADDRESS OF WIRELESS SUPPORT STRUCTURE: 2500 Technology Drive Dardenne Prairie MO, 63368

LEGAL DESCRIPTION OF PROPERTY (other than address) Attached





City Hall  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.561.1718  
Fax 636.625.0077

ZONING DISTRICT: EXISTING: Uptown PROPOSED: Uptown

UPTOWN TRANSECT ZONE: EXISTING: \_\_\_\_\_ PROPOSED: \_\_\_\_\_

SITE PLAN REVIEW FEE SUBMITTED: \_\_\_\_\_

CONDITIONAL USE PERMIT FEE SUBMITTED: \_\_\_\_\_

(Required for all properties located outside of the Uptown Zoning District)

\*\*\*Before signing this application, make sure all items required by the City Code included with this application\*\*\*

[Signature] 10-16-2024  
Applicant's Signature Date

[Signature] 10-16-2024  
Owner's Signature Date  
(additional below)

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE,  
MISSOURI, APPROVING THE FOURTH AMENDED P.U.D.  
FINAL PLAN FOR A CERTAIN DEVELOPMENT  
COMMONLY KNOWN AS THE “PRAIRIE ENCORE”  
LOCATED IN THE CITY OF DARDENNE PRAIRIE,  
MISSOURI**

**WHEREAS**, on March 15, 2023, pursuant to Ordinance No. 2238, the Board of Aldermen approved an Area Plan for certain real property commonly known as the “Prairie Encore” (“Development”); and

**WHEREAS**, on July 6, 2023, pursuant to Ordinance No. 2260, the Board of Aldermen approved a P.U.D. Final Plan (“Original Final Plan”) for the Development submitted by The Engenuity, LLC, a Missouri limited liability company (“Applicant”); and

**WHEREAS**, on January 17 and February 21, 2024, the Board of Aldermen subsequently approved amendments to the Original Final Plan via Ordinances No. 2284 and No. 2288, respectively; and

**WHEREAS**, on January 8, 2025, the Board of Aldermen approved a third amendment to the Original Final Plan (“Third Amended Final Plan”); and

**WHEREAS**, following the approval of the Third Amended Final Plan, Applicant submitted a Fourth Amended Final Plan (“Fourth Amended Final Plan”) for the Development; and

**WHEREAS**, the Planning and Zoning Commission determined that the amendments reflected in the Fourth Amended Final Plan constituted a minor change, consequently, recommended approval of the Fourth Amended Final Plan; and

**WHEREAS**, the Board of Aldermen, upon review and consideration of the record, finds that approval of the Fourth Amended Final Plan is in the best interests of the City and will promote the public health, safety, and welfare.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:**

**SECTION 1. Fourth Amended Final Plan Approval.** That upon review, first before the Planning and Zoning Commission and then before the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Fourth Amended P.U.D. Final Plan for the Prairie Encore, prepared by The Engenuity, LLC, dated January 21, 2025, bearing Project No. 22-0113, consisting of pages titled C000, C100, C101, C200, and C300, and the elevations prepared by Hurford Architects, Inc., dated October 31, 2024, bearing Job No. 2332B,

consisting of the page titled A2-1 (“Fourth Amended Final Plan”), incorporated by reference herein and subject to the Owner, Applicant, and Developer’s (and their respective successors in interest) compliance with all conditions reflected on the approved Fourth Amended Final Plan, which Fourth Amended Final Plan is on file in the office of the City Clerk of the City.

**SECTION 2. Effective Date:** This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

**SECTION 3. Savings Clause:** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

**SECTION 4. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two (2) times, passed, and approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF APPROXIMATELY 13.18 ACRES OF LAND FROM ND, NEW DEVELOPMENT DISTRICT TO C-3, RETAIL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN FOR THE SAME**

**WHEREAS**, on May 2, 2023, an application was submitted by Volz, Incorporated (“Applicant”), to the City of Dardenne Prairie, Missouri (the “City”), for the rezoning of approximately 13.18 acres of real property more particularly described in Exhibit A, attached hereto and incorporated by reference herein (the “Property”), and owned by Dardenne Tech, LLC (the “Owner”), from ND, New Development District, to C-3, Retail Commercial District, Planned Unit Development (P.U.D.), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri; and

**WHEREAS**, the Applicant also submitted a P.U.D. Request – Area Plan for the approval of an Area Plan for the Property; and

**WHEREAS**, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”), considered the proposed rezoning and Area Plan and recommended approval of said rezoning and Area Plan; and

**WHEREAS**, the Board of Aldermen of the City and the Planning and Zoning Commission held Public Hearings on the proposed rezoning request and Area Plan; and

**WHEREAS**, at such Public Hearings all persons-in-interest and other citizens were given an opportunity to be heard on the proposed rezoning request and Area Plan.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:**

**SECTION 1. Zoning Amendment.** That after proper notice in accordance with the ordinances of this City and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of a certain 13.18 acres area of real property described more particularly on Exhibit A, attached hereto and incorporated by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such 13.18 acre area of real property from ND, New Development District, to C-3, Retail Commercial, Planned Unit Development (P.U.D.), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant and Owner’s (or their respective successors in interest) compliance with all conditions herein as well as those reflected on the Area Plan approved in Section 2 of this Ordinance.

**SECTION 2. Area Plan.** That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Area Plan for the Property submitted by Applicant and prepared by Volz, Incorporated, stamped and sealed by a professional engineer on June 6, 2023, and referencing Project # 22742, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Area Plan”), subject to the Applicant’s and the Owner’s (and their respective successors in interest) compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

**SECTION 3. Area Plan Conditions of Issuance.** The approval of the Area Plan pursuant to Section 2 of this Ordinance is expressly conditioned upon the following:

1. The Applicant and the Owner, having to the best of its knowledge, provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to a C-3 Retail Commercial, Planned Unit Development (P.U.D.) and agrees that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and

2. The Applicant and the Owner (and their respective successors in interest) agree that all improvements shall be constructed to meet all applicable state and local codes and shall comply with all of the City’s applicable Ordinances and street construction standards.

**SECTION 4. Authorized Uses.** Consistent with Section 405.195(D), uses permitted on any property with a C-3 Retail Commercial District, Planned Unit Development (P.U.D.) designation shall be limited to those uses expressly authorized in this Ordinance, and any use not expressly permitted herein shall be prohibited. In approving the area plan, Section 405.195(D) authorizes the Board of Aldermen to permit, or permit with conditions, any uses described in Section 405.180(B)-(C), Section 405.190(B)-(C), and Section 405.195(B)-(C). The following uses are hereby permitted on the Property, subject to their compliance with the Area Plan:

1. Multiple Family Residential Dwellings subject to the provisions of Section 405.175(D)-(K);
2. Retail Store, (in connection with which there shall be no slaughtering of animals or poultry, no commercial fish cleaning or processing on the premises), including antique, art, book, candy, camera, cigar, clothing, department, dress, drug, dry goods, furniture, gift, glass, hardware, jewelry, leather, liquor, luggage, music, notions, novelty, pastry, pet, pottery, radio, sporting goods, stationery and toy shops;
3. Drive-Through Facilities (restaurants, pharmacy, grocery, etc.);
4. Convenience store (with fuel sales);
5. Business Office;

6. Bank or Financial Institution;
7. General Service and Repair Establishments, including dyeing or cleaning works or laundry, plumbing and heating, printing, painting, upholstering and repairing;
8. Health Service Providers; Health Care Providers; Health and Wellness Services; Medical Services; Medical Offices; Clinics and Laboratories; and Hospitals on not less than five (5) acres;
9. Educational Facility;
10. Restaurants, coffee shops, bakeries, and similar dining establishments without drive-through windows, including a restaurant bar, as defined in Section 600.010;
11. Personal Service Uses, including barbershop, beauty parlor, photographic or art studio, messenger, taxicab, reducing salon, newspaper or telegraphic branch station, laundry or dry cleaning, pet grooming, launderette or self-service laundry and uses of a similar character;
12. Grocery stores and supermarkets;
13. Hobby Stores;
14. Microbreweries within restaurants and do-it-yourself beer- and wine-making stores;
15. Theater, not including drive-in theater;
16. Ice cream and frozen desserts, retail; and
17. Alcoholic beverages (liquor, beer and wine), retail.

**SECTION 5. Amend Zoning Map.** That, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, the City Engineer is hereby directed to amend the Official Zoning Map of the City consistent with this Ordinance.

**SECTION 6. Savings:** Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

**SECTION 7. Severability Clause:** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable

provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

**SECTION 8. Effective Date:** This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
As Presiding Officer and as Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

#### RESIDENTIAL TRACT

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TOWNSHIP 46 NORTH - RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11 WITH THE WEST LINE OF POST ROAD, 30 FEET WIDE, AS RECORDED IN ROAD PLAT BOOK 1 PAGE 9 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 03 DEGREES 07 MINUTES 35 SECONDS EAST 461.52 FEET, SOUTH 0 DEGREES 59 MINUTES 24 SECONDS EAST 379.86 FEET, SOUTH 00 DEGREES 22 MINUTES 55 SECONDS EAST 297.22 FEET AND SOUTH 00 DEGREES 57 MINUTES 28 SECONDS WEST 78.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE NORTH 89 DEGREES 02 MINUTES 32 SECONDS WEST 161.47 FEET TO A POINT; THENCE NORTH 62 DEGREES 20 MINUTES 33 SECONDS WEST 140.77 FEET TO A POINT; THENCE NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 546.71 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 53 DEGREES 46 MINUTES 20 SECONDS WEST 1,850.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 216.94 FEET TO A POINT; THENCE NORTH 42 DEGREES 02 MINUTES 59 SECONDS WEST 59.72 FEET TO A POINT; THENCE NORTH 35 DEGREES 17 MINUTES 05 SECONDS WEST 66.81 FEET AND NORTH 27 DEGREES 11 MINUTES 26 SECONDS WEST 256.2 FEET TO A POINT; THENCE NORTH 01 DEGREES 48 MINUTES 13 SECONDS EAST 116.38 FEET TO A POINT; NORTH 44 DEGREES 28 MINUTES 26 SECONDS EAST 151.34 FEET; TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE EASTWARDLY ALONG SAID NORTH LINE, SOUTH 89 DEGREES 11 MINUTES 02 SECONDS EAST 801.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.24 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING APRIL 2018.

#### COMMERCIAL TRACT

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TOWNSHIP 46 NORTH - RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF POST ROAD, 30 FEET WIDE, AS RECORDED IN ROAD PLAT BOOK 1 PAGE 9 OF THE ST. CHARLES COUNTY RECORDS, WITH THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED TO MELVIN HEMSATH AND WIFE, AS RECORDED IN BOOK 1275 PAGE 923 OF THE ST. CHARLES COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID SOUTH LINE NORTH 88 DEGREES 32 MINUTES 15 SECONDS WEST 599.61 FEET TO THE NORTHEAST LINE MISSOURI INTERSTATE HIGHWAY 64; THENCE NORTHWESTWARDLY ALONG SAID NORTHEAST LINE OF MISSOURI INTERSTATE HIGHWAY 64 THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 1259.42 FEET, NORTH 53 DEGREES 46 MINUTES 20 SECONDS EAST 35.00 FEET, NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 20.00 FEET AND SOUTH 53 DEGREES 46 MINUTES 20 SECONDS WEST 8.70 FEET TO THE SOUTHEAST LINE OF PROPERTY DESCRIBED AS PARCEL #2 IN DEED TO BRYANT D. HIMMELSBACH AND WIFE AS RECORDED IN BOOK 1301 PAGE 482 OF THE CHARLES COUNTY RECORDS; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE NORTH 25 DEGREES 50 MINUTES 30 SECONDS EAST 309.94 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE EASTWARDLY ALONG SAID NORTH LINE, SOUTH 89 DEGREES 11 MINUTES 02 SECONDS EAST 367.72 FEET TO A POINT; THENCE SOUTH 44 DEGREES 28 MINUTES 26 SECONDS EAST 151.34 FEET TO A POINT; THENCE SOUTH 01 DEGREES 48 MINUTES 13 SECONDS WEST 116.38 FEET TO A POINT; THENCE SOUTH 27 DEGREES 11 MINUTES 26 SECONDS EAST 256.2 FEET TO A POINT; THENCE SOUTH 36 DEGREES 17 MINUTES 05 SECONDS EAST 66.81 FEET TO A POINT; THENCE SOUTH 42 DEGREES 02 MINUTES 59 SECONDS EAST 59.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 47 DEGREES 03 MINUTES 12 SECONDS WEST 1850.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 216.94 FEET TO A POINT; THENCE SOUTH 36 DEGREES 13 MINUTES 40 SECONDS EAST 546.71 FEET TO A POINT; THENCE SOUTH 62 DEGREES 20 MINUTES 33 SECONDS EAST 140.77 FEET TO A POINT; THENCE SOUTH 89 DEGREES 02 MINUTES 32 SECONDS EAST 161.47 FEET TO THE AFOREMENTIONED WEST LINE OF POST ROAD, 30 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 0 DEGREES 57 MINUTES 28 SECONDS WEST 109.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.18 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC DURING APRIL 2018.