



**CALL TO ORDER**

Chairman Wooldridge call the meeting to order at 6:00 pm.

**ROLL CALL**

	<b>PRESENT</b>	<b>ABSENT</b>
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard	X	
Commissioner Northcutt	X	
Commissioner Stankovich	X	
Alderman Detweiler	X	

**ALSO PRESENT:** City Administrator Cathy Pratt, Executive Assistant Brandi Kidd, IT Manager Rose Maresca, City Engineer Matt Davidson and City Attorney Drew Weber

**CLOSED SESSION**

The Planning and Zoning Commission will conduct a closed meeting pursuant to Section 610.021(1), RSMo. Motion Stankovich Second Lamb

Roll call vote: ALL

Return to regular meeting: Motion Northcutt Second Neske

Roll call vote: ALL

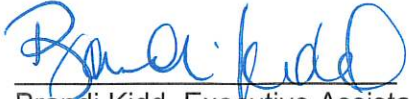
**ITEMS FOR DISCUSSION**

1. Rawlings Performance Academies, LLC – Request for Conditional Use Permit in the I-1 Light District – 1635 Technology Drive, Suite 110
2. Prospect Athletic Club, LLC – Request for Conditional Use Permit in the I-1 Light District – 79 Hubble Drive, Suite 107-110
3. Just in Time Lawn Care – Rezoning Request from R-1A to C-1 with Conditional Use Permit and Area Plan  
Concerns that:
  - a. CUP requires a site plan; requesting more information from applicant
  - b. Noise in the residential area
  - c. Storage of equipment
  - d. Hours of operation
  - e. Traffic and parking
  - f. Water usage
4. Dardenne Realty, LLC – Rezoning Request from ND to R-1D PUD with Area Plan
  - a. Lack of sidewalk on Northside of area
5. Red Bud Development Group, LLC, R-1D Area Plan – 7393 Highway N and Stump Road (sent back to P & Z from the Board of Alderman for review January 21, 2026)
  - a. Commission discussed sidewalks along Stump Road and north of outer road
  - b. Plan has been modified

- i. Change in zoning and attached housing; reduced from 32 to 20
- 6. Multifamily Moratorium
  - a. Believe artificially low, instead of max density

Meeting adjourned at 6:41 pm. Motion Neske      Second Pollard

Respectfully submitted:



Brandi Kidd, Executive Assistant

Approved by P & Z on April 8, 2026



**CALL TO ORDER**

Chairman Wooldridge called the meeting to order at 7:00 pm.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was said.

**ROLL CALL**

	<b>PRESENT</b>	<b>ABSENT</b>
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard	X	
Commissioner Northcutt	X	
Commissioner Stankovich	X	
Alderman Detweiler	X	

**ALSO PRESENT:** City Administrator Cathy Pratt, Executive Assistant Brandi Kidd, IT Manager Rose Maresca, City Engineer Matt Davidson and City Attorney Drew Weber

**PUBLIC HEARING**

1. RAWLINGS PERFORMANCE ACADEMIES, LLC (DBA D-BAT) IS REQUESTING A CONDITIONAL USE PERMIT FOR A TRAINING CENTER FOR BASEBALL AND SOFTBALL WITH RETAIL LOCATED AT 1635 TECHNOLOGY DRIVE, SUITE 110 – Ben Macintosh was present. Discussion continued between Commissioners and applicant regarding hours of operation and if any food services.

Motion by Commissioner Neske, seconded by Commissioner Pollard to close the Public Hearing. All ayes, motion carried.

2. PROSPECTS ATHLETIC CLUB, LLC IS REQUESTING A CONDITIONAL USE PERMIT FOR A TRAINING CENTER FOR ATHLETIC DEVELOPMENT OF ALL AGES LOCATED AT 79 HUBBLE DRIVE, SUITE 107-110 – Applicant not in attendance.

Motion by Commissioner Musler, seconded by Commissioner Stankovich to close the Public Hearing. All ayes, motion carried.

3. JUST IN TIME LAWN CARE IS REQUESTING A REZONING FROM R-1A TO C-1 WITH A CONDITIONAL USE PERMIT AND AREA PLAN FOR A LANDSCAPING NURSERY LOCATED AT 1306 FEISE ROAD – Justin Augustine was present. A rep from the bank who is providing the financing on the property was also present. The bank rep stated they completed a title search and insurance, in addition to rights to the drive along the property. Discussion between Commissioner and applicant regarding retail sales, hours of operation, employees, parking lot/spaces, traffic, additional structures

The following residents spoke regarding the Public Hearing:

- Karl Peifer
- Mark Hunter
- Rich Weller
- Wes Cook

Motion by Commissioner Pollard, seconded by Commissioner Lamb to close the Public Hearing. All ayes, motion carried.

4. DARDENNE PRAIRIE REALTY, LLC IS REQUESTING A REZONING FROM ND TO R-1D WITH A PLANNED UNIT DEVELOPMENT WITH AN AREA PLAN FOR 11 SINGLE FAMILY RESIDENTIAL UNITS LOCATED ON HIGHWAY N , APPROXIMATELY 875' WEST OF HIGHWAY N AND ARDMORE DRIVE. – Applicant and architect were present. Discussion continued between Commissioners, applicant and architect regarding sidewalks, landscaping, basements, patios, retention base, home colors, lot areas/sizes, and garages.

The following residents spoke regarding the Public Hearing:

- Mike Howard

Motion by Commissioner Pollard, seconded by Commissioner Lamb to close the Public Hearing. All ayes, motion carried.

## **APPROVAL OF MINUTES**

1. Planning and Zoning Commission Work Session Minutes – 01-14-26
2. Planning and Zoning Commission Regular Session Minutes – 01-14-26
3. Planning and Zoning Commission Work Session Minutes – 02-11-26

Motion by Commissioner Stankovich, seconded by Commissioner Pollard to approve the Planning and Zoning minutes dated 01-14-26 and 02-11-26 as presented. All ayes, motion carried.

## **COMMISSION COMMUNICATIONS**

None

## **NEW BUSINESS**

1. Rawlings Performance Academies, LLC (dba D-Bat) Conditional Use Permit to allow batting and pitching cages and retail sale of sporting goods. – 1635 Technology Drive, Suite 110, I-7 Light District

Motion by Chairman Wooldridge, seconded by Commissioner Northcutt to recommend approval to the Board of Aldermen for the Conditional Use Permit with conditions 1-4 listed in the staff report.

All ayes, motion carried.

2. Prospect Athletic Club, LLC (dba D-Bat) Conditional Use Permit to allow batting and pitching cages. – 79 Hubble Drive, Suite 107-110, I-7 Light District

Motion by Chairman Wooldridge, seconded by Commissioner Pollard to recommend approval to the Board of Aldermen for the Conditional Use Permit with conditions 1-3 as listed in the staff report.

All ayes, motion carried.

3. Just in Time Lawn Care Conditional Use Permit & Rezoning from "R1-A" to "C1 – CUP" to allow nursery and retail nursery sales, 1306 Feise Road

Motion by Commissioner Pollard, seconded by Commissioner Northcutt to recommend denial to the Board of Aldermen for the Rezoning.

All ayes, motion carried.

Motion by Commissioner Musler, seconded by Chairman Wooldridge to recommend denial to the Board of Aldermen for the Conditional Use Permit with conditions 1- 5 as listed in the staff report. After discussion the motion was tabled without a recommendation

All ayes, motion carried.

4. Dardenne Prairie Realty, LLC Rezoning from "ND" to "R-1D PUD" located on Highway N, approximately 875' west of Highway N and Ardmore Drive

Motion by Commissioner Musler, seconded by Commissioner Northcutt to recommend approval to the Board of Aldermen for the Rezoning with conditions 1 – 6 as listed in the staff report.

The vote on the motion being 4 ayes and 4 nays, motion failed.

**Roll Call Vote:**

Chairman Wooldridge – Nay  
Commissioner Lamb – Nay  
Commissioner Moehlenkamp - Aye  
Commissioner Musler – Aye  
Commissioner Neske – Aye  
Commissioner Pollard – Nay  
Commissioner Northcutt – Nay  
Commissioner Stankovich - Aye

5. Dardenne Prairie Realty, LLC is requesting an Area Plan for property located on Highway N, approximately 875' west of Highway N and Ardmore Drive

Motion by Chairman Wooldridge, seconded by Commissioner Musler to recommend approval to the Board of Aldermen for the Area Plan.

The vote on the motion being 7 ayes and 1 nay (Wooldridge), motion carried

**OLD BUSINESS**

1. Multi-Family Moratorium

Discussion if there are any Commission additions or comments before the joint work session. No comments, this will be considered at the joint work session.

2. Red Bud Development Group, LLC, R-1D Rezoning and New Area Plan (sent back to P & Z from the Board of Alderman for review on January 21, 2026)

Alderman Detweiler explained why Bill was sent back to P & Z from the Board.

Motion by Commissioner Musler, seconded by Commissioner Northcutt to recommend approval of the Rezoning.

The vote on the motion being 6 ayes and 2 nays (Wooldridge & Lamb), motion carried.

Motion by Chairman Wooldridge, seconded by Commissioner Northcutt to recommend approval of Area Plan.

The vote on the motion being 6 ayes and 2 nays (Wooldridge & Lamb), motion carried.

### **ADJOURNMENT**

Motioned by Chairman Wooldridge, seconded by Commissioner Lamb to adjourn the meeting at 9:02 pm. All ayes, motion carried.

Respectfully submitted:



Brandi Kidd, Executive Assistant

Approved by P & Z on April 8, 2026