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

PLANNING & ZONING COMMISSION
AGENDA
DECEMBER 11, 2013
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Fogarty
Alderman Kampelman
Commissioners:
- Fine
- King
- Owens
- Collins
- Claspille
- Courson
- Donahue
- Etzkorn

OPEN FORUM

PUBLIC HEARINGS

1. Amendments to the Dardenne Prairie Municipal Code and regulations relating to zoning, land use and land subdivision regulations.

2. A Rezoning Request and a P.U.D. Request - Area Plan for the approximate 17.13 acres of land located on the west side of Bates Road approximately 500 feet north of Redhawk Parkway, commonly known as 2507 & 2511 Bates Road from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Deborah Stock & Michael Parnas, Trustees under the Indenture of Trust of Robert S. Parnas and Developer Pulte Homes of St. Louis, LLC.

NEW BUSINESS

1. Amendments to the Dardenne Prairie Municipal Code and regulations relating to zoning, land use and land subdivision regulations.

2. A Rezoning Request and a P.U.D. Request - Area Plan for the approximate 17.13 acres of land located on the west side of Bates Road approximately 500 feet north of Redhawk Parkway, commonly known as 2507 & 2511 Bates Road from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Deborah Stock & Michael Parnas, Trustees under the Indenture of Trust of Robert S. Parnas and Developer Pulte Homes of St. Louis, LLC.

3. A P.U.D. Request - Final Plan for the approximate 17.13 acres of land located on the west side of Bates Road approximately 500 feet north of Redhawk Parkway, commonly known as 2507 & 2511 Bates Road from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Deborah Stock & Michael Parnas, Trustees under the Indenture of Trust of Robert S. Parnas and Developer Pulte Homes of St. Louis, LLC.

4. Submittal and Meeting Calendar for 2014

OLD BUSINESS

1. City of Dardenne Prairie Comprehensive Plan

APPROVAL OF MINUTES

Approval of 11-13-13 Minutes
Approval of 11-19-13 Minutes
Approval of 11-20-13 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 12-5-13 @ 3:45 by Kim Clark

PLANNING & ZONING MINUTES DECEMBER 11, 2013

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 Mayor Fogarty, Alderman Kampelman, Commissioners Owens, Collins, Courson, Claspille, Etzkorn and Donahue. Commissioner King arrived at approximately 7:10. Commissioner Fine was absent. Also present were City Clerk Kim Clark, City Administrator Frank Schoneboom, City Engineer Luke Kehoe and City Attorney John Young.

OPEN FORUM – No one present to speak.

PUBLIC HEARINGS

1. Amendments to the Dardenne Prairie Municipal Code and regulations relating to zoning, land use and land subdivision regulations.

City Attorney John Young explained the amendments.

The following individuals spoke:
Norman Nieder – 117 Riparian Court
Jeff Amelong – 1191 St. Theresa

A motion was made by Commissioner Collins, Seconded by Commissioner Donahue to close the Public Hearing. Motion passed unanimously.

2. A Rezoning Request and a P.U.D. Request - Area Plan for the approximate 17.13 acres of land located on the west side of Bates Road approximately 500 feet north of Redhawk Parkway, commonly known as 2507 & 2511 Bates Road from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Deborah Stock & Michael Parnas, Trustees under the Indenture of Trust of Robert S. Parnas and Developer Pulte Homes of St. Louis, LLC.

Doug Bruns and Chris Matteo were in attendance to present the proposal.

The following individuals spoke:
Jeff Amelong – 1191 St. Theresa
Lewis Meyerson – 25 Rock Wind Court
Andy Coyle – 18 Wind Hill Court
Doug Luetkemeyer – 16 Wind Hill Court

A motion was made by Mayor Fogarty, Seconded by Commissioner Collins to close the Public Hearing. Motion passed unanimously.

NEW BUSINESS

1. Amendments to the Dardenne Prairie Municipal Code and regulations relating to zoning, land use and land subdivision regulations.

A motion was made by Commissioner Donahue, Seconded by Commissioner Collins to recommend approval of the amendments to the Dardenne Prairie Municipal Code. Motion passed. Commissioner King opposed.

2. A Rezoning Request and a P.U.D. Request - Area Plan for the approximate 17.13 acres of land located on the west side of Bates Road approximately 500 feet north of Redhawk Parkway, commonly known as 2507 & 2511 Bates Road from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Deborah Stock & Michael Parnas, Trustees under the Indenture of Trust of Robert S. Parnas and Developer Pulte Homes of St. Louis, LLC.

A motion was made by Alderman Kampelman to postpone for further review. Motion failed due to the lack of a second.

A motion was made by Mayor Fogarty, Seconded by Commissioner Collins to recommend approval of the rezoning request and P.U.D. Request - Area Plan with the condition approval is sought from the Board of Adjustment. Motion passed. Alderman Kampelman opposed.

3. A P.U.D. Request - Final Plan for the approximate 17.13 acres of land located on the west side of Bates Road approximately 500 feet north of Redhawk Parkway, commonly known as 2507 & 2511 Bates Road from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Deborah Stock & Michael Parnas, Trustees under the Indenture of Trust of Robert S. Parnas and Developer Pulte Homes of St. Louis, LLC.

A motion was made by Commissioner Donahue, Seconded by Mayor Fogarty to recommend approval of the P.U.D. Request - Final Plan. Motion passed. Alderman Kampelman opposed.

4. Submittal and Meeting Calendar for 2014

A motion was made by Commissioner Owens, Seconded by Commissioner Collins to shift the submission deadline, comments to applicant and resubmission deadline back one week, to provide the Public Hearing notice at same time it is submitted to paper, and deliver the packets one week earlier. Motion passed unanimously.

A motion was made by Commissioner Owens, Seconded by Commissioner Donahue to approve the 2014 Submittal and Meeting Calendar with the amendments. Motion passed unanimously.

OLD BUSINESS

1. City of Dardenne Prairie Comprehensive Plan

A motion was made by Commissioner Donahue to hold open houses for the 3 wards on January 7th, 14th and 21st. Motion failed due to the lack of a second.

A motion was made by Alderman Kampelman, Seconded by Commissioner King to hold an open house on Saturday, January 18th from 1:00-4:00 p.m. Motion passed unanimously.

A motion was made by Commissioner Owens, Seconded by Mayor Fogarty to schedule the Comprehensive Plan Public Hearing for the 02-12-14 meeting. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 11-13-13 Minutes
Approval of 11-19-13 Minutes
Approval of 11-20-13 Minutes

A motion was made by Commissioner Donahue, Seconded by commissioner Claspille to approve the minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

A motion was made by Commissioner Owens, Seconded by Commissioner Claspille to reschedule the training meeting for Monday, January 13, 2014 from 6:30 – 9:30 p.m. Motion passed unanimously.

Commissioner Owens announced his son has met all requirements for earning his Eagle Scout.

ADJOURNMENT

A motion was made by Commissioner Donahue, Seconded by Commissioner Claspille to adjourn the meeting at 8:58 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark

Kim Clark, City Clerk