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

PLANNING & ZONING COMMISSION
AGENDA
SEPTEMBER 9, 2015
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Zucker
Alderman Koch
Chairman Etzkorn
Commissioners:
- Fine
- King
- Collins
- Claspille
- Donahue
- Brockmann
- Shea
- Mutz

OPEN FORUM

PUBLIC HEARINGS

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

NEW BUSINESS

1. Amendments to the Dardenne Prairie Municipal Code pertaining to Public Hearing & Sign Posting notification

OLD BUSINESS

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

APPROVAL OF MINUTES

Approval of 08-12-15 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

RBA FORM (OFFICE USE
MEETING DATE: TBD
Regular ( ) Work Session (X)
ATTACHMENT: YES (X) NO ( )
Contract ( ) Ordinance (X) Other ( )

Request for Board Action
By: Mayor ZUCKER

- **Description:** Adopt a new provision of the Municipal Code to require greater notice to the public of proposed changes to zoning, proposed planned unit development, proposed conditional use permits, and other actions by the Planning & Zoning Commission and the Board of Aldermen.

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

- **Summary/Explanation:** Provide more notice to the public of applications submitted for action by the P&Z and BOA, to include changes to zoning classification, proposed PUD applications (area and final), and conditional use permits. Presently, the minimum requirement for legal notice is publication in a newspaper and posting at city hall 15 days in advance of a public hearing. The legally required minimum notice is not effective in communicating to the public.

  Additional Notice: 1. Proposed actions which are subject to approval by the P&Z and or BOA should be posted conspicuously on the City's Website at least 15 days prior to a scheduled meeting of P&Z or BOA. **2**. Signs (6 ft. square) should be placed on the parcel that is subject of the hearing so as to inform the public of the scheduled action and date, time and place of the public hearings.

  The particulars of who pays the cost of the signs and who physically places and removes the signs are topics to be discussed at Workshop. The attached draft, based on the O'Fallon Municipal Code, places responsibility on the City. We could require developers to pay for the signs for proposals and applications which they initiate.

  Signs should also have a device to contain take away notices (8 X 11 paper providing the notice and summarizing the action to be heard by P&Z/BOA) along the lines of the curbside handouts provided by realtors for residential property offered for sale.

  After discussion of the policy issues by the Board in Workshop I suggest the draft code be reviewed by the City Attorney for form.

  TO BE REVIEWED AND CONSIDERED BY THE PLANNING & ZONING COMMISSION PRIOR TO CONSIDERATION BY THE BOARD OF ALDERMEN

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

RBA requested by: Mayor Zucker and Commissioner John Collins

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SECTION 405.871: ADDITIONAL REQUIREMENTS FOR NOTICE TO THE PUBLIC

A. *Notice of Public Hearing(s), When Required.* Public hearings before both the Planning and Zoning Commission and Board of Aldermen shall be required for proposed Zoning District Classification Amendments (Zonings/Rezonings), Planned Unit Development Area Plan applications or revisions thereto, Planned Unit Development Final Plan applications or revisions thereto, Conditional Use Permit applications, and amendments to the written text of the City's Zoning Code, Subdivision and Land Development Code, Signage Regulations and Flood Hazard Prevention Requirements. Public hearing before the Planning and Zoning Commission will be required for Preliminary Plat applications.

B. *Legal Notice to be Published.* City will prepare the legal notice advertising the public hearing(s). The legal notice shall be placed at least fifteen (15) days prior to the dates of any public hearings before the Planning and Zoning Commission and Board of Aldermen in a newspaper of general circulation throughout the City. The legal notice shall contain the date, time, place and nature of the public hearing(s).

C. *Notice to be Posted on Website and City Hall.* Notice of such public hearings shall also be posted on the City's official website, (www.DardennePrairie.org) in a readily noticeable format at least 15 days in advance of public hearings. Written notice shall also be posted for public view at City Hall.

D. *Notification To Adjacent Property Owners.* The City will be responsible for researching and notifying by mail all property owners of the public hearing(s) whose property limits are within an area determined by lines drawn parallel to and within a distance of three hundred (300) feet from the site of proposed Zoning District Classification Amendments (Zonings/Rezonings), Planned Unit Development Area Plan applications or revisions thereto, Planned Development Final Plan applications or revisions thereto, Conditional Use Permit applications and Preliminary Plat applications. Notices shall be postmarked at least fifteen (15) days prior to the public hearing before the Planning and Zoning Commission.

E. *Sign Posting Requirements.* Upon filing an application requesting a Zoning District Classification Amendment (Zonings/Rezonings), approval of a Planned Unit Development Area Plan or revision thereto, approval of a Planned Development Final Plan or revision thereto, approval of a Conditional Use Permit or approval of a Preliminary Plat, the City shall, within seven (7) days of the application filing date, post a sign(s) at least six (6) feet square in size upon the subject property advertising the public hearings before the Planning and Zoning Commission and Board of Aldermen (Note: Preliminary Plats only require a Public Hearing before the Planning and Zoning Commission). Notice shall also be printed on 8.5 X 11 inch paper, copies of which shall be placed in a container attached to each sign so that members of the public may retrieve such printed notice from the container.

F. *Required Number of Signs.* One (1) sign will be placed along each street that abuts the subject site. However, the Code Enforcement Officer shall have the discretion of waiving the requirements for sign placement along multiple street frontages if he/she determines that sign placement along the most heavily traveled street frontage(s) will suffice. If the subject site has more than three hundred (300) feet of frontage along any street, the Code Enforcement Officer shall have the discretion of requiring the placement of additional signs. If the subject site does not abut a street, the sign(s) will be placed on each side of any contiguous land owned by the petitioner or owner(s) of the subject site which does abut a street. If no such contiguous property is owned by the applicant or owner(s) of the subject site, the sign(s) will be placed in such location(s) as deemed appropriate by the Code Enforcement Officer to best inform the general public of the public hearing(s). If the Code Enforcement Officer determines that there is no location where a sign could be placed that would be visible to the general public, the Code Enforcement Officer shall have the discretion of waiving the sign posting requirements.

G. *Sign Placement.* The required sign(s) will be posted in a conspicuous location unobstructed to view from the street, and will be placed no closer than ten (10) feet from any right-of-way line and/or property line and no further than fifteen (15) feet back from the right-of-way line and/or property line. The required sign(s) will not be erected in the street right-of-way or in a manner that would obstruct the vision of motorists or pedestrians.

H. *Sign removal.* The required sign(s) will remain posted until final action is taken on the proposed Zoning District Classification Amendment, Revised Planned Unit Development Area Plan, Planned Development Area Plan, Planned Development Final Plan, Preliminary Plat or Conditional Use Permit. The City will remove all signs within seven (7) days of such final action.

I. *Failure to post signs.* Failure to post sign(s) per the requirements of this Section shall result in the postponement of the originally scheduled public hearings.

J. *Special Circumstances.* When notice of public hearing is required under subsection A of this Section for actions affecting several parcels, the City may forego placement of signs on each parcel. Instead the City may place signs at various locations within and near the affected areas which, in the discretion of the Code Enforcement Officer, will provide sufficient notice to the general public of the planned public hearings.

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SECTION 405.180: "C-1" LOCAL COMMERCIAL DISTRICT

A. *Purpose.* This district is composed of those areas of the City where the principal use is and ought to be local retail, service and restricted repair business activities which serve surrounding residential neighborhoods. This district is located within the City to permit the development of these business activities and to protect adjacent areas against the encroachment of incompatible uses and to lessen the congestion on public streets. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. *Permitted Uses.*

1. Antique stores
2. Artist galleries
3. Athletic fields and playgrounds
4. Bank, savings and loans, and credit unions without drive through facilities (does not include check cashing, payday loans and similar facilities)
5. Bicycles (including parts and equipment) – retail and rental
6. Books, magazines, newspapers and similar printed materials – retail
7. Camera and photographic equipment and supplies – retail
8. China, glassware, and metalware – retail
9. Civic, social and fraternal associations
10. Clothing and apparel – retail
11. Delicatessen if located in a multi-tenant building and without drive-thru windows
12. Drug stores and pharmacies
13. Dry cleaning and laundry services
14. Florists
15. Garden centers, greenhouses (commercial) and nurseries – retail only

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16. General stores and retail trade not elsewhere listed

17. Gift, novelty, and souvenir stores

18. Grocery stores and supermarkets.

19. Grooming (pet)

20. Hardware stores

21. Hobby stores

22. Ice cream and frozen desserts – retail

23. Libraries

24. Locksmiths

25. Martial arts studios

26. Medical devices, equipment, and supply stores

27. Offices – professional services (accounting, advertising, auditing, architecture, collection, computing, consultants, counseling, employment, engineering, governmental, insurance, investment, legal, management, real estate, travel, and similar uses)

28. Offices – medical services (chiropractic, dental, ophthalmic, physician, and similar uses)

29. Personal care services (health spas, tanning beds, massage services licensed by State of Missouri, barber and beauty shops and similar uses)

30. Photocopying and printing services

31. Photofinishing services

32. Photography studios

33. Post office and postal services

34. Recreation centers

35. Restaurants, coffee shops, bakeries and similar dining establishments if located in a multi-tenant building and without drive-thru windows

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36. Schools (athletic, dance, recreational, trade and vocational)

37. Sporting goods stores

38. Tailoring, dressmaking, garment, shoe, and upholstery repair

39. Tobacco products (chewing tobacco, cigars, cigarettes, pipe tobacco, snuff, and similar products) – retail

C. *Conditional Uses.*

1. Alcoholic beverages (liquor, beer and wine) - retail

2. Appliances (including parts and equipment) – retail

3. Accessory Dwelling Unit, provided that no more than one accessory dwelling unit shall be permitted per lot.

4. Automobile and other motor vehicles – fuel sales (without repair services).

5. Automobile and other motor vehicles – drive-through oil change facilities.

6. Automobile parking lot or storage or parking garage

7. Banks, savings and loans, and credit unions with drive through facilities (does not include check cashing, payday loans and similar facilities)

8. Bars, pubs, nightclubs and taverns

9. Broadcast studios (internet, radio, and television).

10. Car washes (excluding semi-trailer trucks).

11. Convenience stores (with fuel sales)

12. Convenience stores (without fuel sales)

13. Country Clubs

14. Daycare centers

15. Delicatessen if located in a multi-tenant building and without drive-thru windows

16. Electricity regulating substations

17. Electronic apparatus and components – retail

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18. Electronic entertainment and communication products – repair

19. Electronic entertainment and communication products (including parts and equipment) - retail

20. Farms (roadside stands) - retail

21. Furniture and home office furnishings – retail.

22. Health and fitness clubs

23. Hospitals on not less than five (5) acres.

24. Jewelry, watches, and clocks (including repair) – retail

25. Landscape nurseries and garden supply stores – wholesale

26. Laundromats

27. Medical clinics and laboratories

28. Microbreweries within restaurants and do-it-yourself beer and wine making stores

29. Mortuary

30. Museums

31. Musical instruments (including parts and supplies) – retail

32. Office equipment and business machines – repair

33. Outdoor storage or display in connection with, and accessory to, a permitted use on the site. Material, product, inventory, goods and/or equipment not displayed for sale or lease on the site may be permitted in the side and/or rear yard provided items are screened or enclosed by a masonry wall, sight-proof fence or equivalent landscape hedge not less than six (6) feet in height. Outdoor display of merchandise and goods for lease or sale at retail may be approved without screening subject to any conditions of the conditional use permit.

34. Pet stores

35. Pool and billiard halls

36. Restaurants, coffee shops, bakeries and similar dining establishments located in a stand-alone building and with or without drive-thru windows

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37. Restaurants, coffee shops, bakeries and similar dining establishments located in multi-tenant buildings with drive-thru windows.

38. Restaurants, coffee shops, bakeries and similar dining establishments (without drive-thru windows) which sell or serve alcoholic beverages by the drink

39. Self-storage or mini-warehouses.

40. Schools (colleges and universities)

41. Secondhand merchandise (including consignment) – retail

42. Theaters, performing arts (indoor)

43. Theaters, motion picture (indoor)

44. Toy stores – retail

45. Veterinarian and animal hospitals

46. Wireless support structures and wireless facilities.

47. Accessory uses customarily incident to any conditional uses in this Section.

48. Any permissive or conditional use in the "R" Districts, except single-family dwellings, two-family dwellings and multiple-family dwellings.

SECTION 405.190: "C-2" GENERAL COMMERCIAL DISTRICT

A. *Purpose.* This district is composed of those areas of the City where the principal use is and ought to be general retail, service and repair business activities that serve the entire City. This district is located within the City to permit the development of these business activities and to protect adjacent areas against the encroachment of incompatible uses and to lessen the congestion on public streets. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. *Permitted Uses.*

1. All uses permitted Section 405.180.B of this Code.

2. Arcades

3. Armed forces recruiting centers

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4. Bait shops

5. Business associations and professional membership organizations

6. Carpet and floor covering stores

7. Charitable and welfare services

8. Convenience stores (without fuel sales)

9. Curtains, drapery, and upholstery – retail

10. Department and home improvement stores

11. Detective, private investigative and protective services

12. Discount and variety stores

13. Electricity regulating substations

14. Electronic apparatus and components – retail

15. Electronic entertainment and communication products – repair

16. Extermination and disinfecting services

17. Funeral homes, mortuaries, and crematoriums

18. Furniture and home/office furnishings – retail

19. Gift, novelty and souvenir stores

20. Golf (miniature)

21. Janitorial and cleaning services

22 Labor unions and similar labor organizations

23. Office equipment and other business machines – repair

24. Office equipment and other business machines – retail

25. Pet stores

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26. Recording studios

27. Religious places of worship (churches, synagogue, temple, mosque, etc.)

28. Research, development and testing services

29. Secondhand merchandise (including consignment, but not including pawnshops) – retail

30. Theaters, motion picture (indoor)

31. Theaters, performing arts (indoor)

32. Toy stores

33. Veterinarian clinics and animal hospitals

C. *Conditional Uses.*

1. Accessory dwelling units, provided that no more than one accessory dwelling unit shall be permitted per lot.

2. Automobile and other motor vehicles, parts and equipment sales – retail

3. Automobiles and other passenger vehicles – rental services

4. Automobile, boat, truck or trailer sales or storage, new or used

5. Banquet hall and party centers

6. Bowling alleys

7. Commercial recreation not elsewhere listed, provided all buildings are two hundred (200) feet from a "R" District..

8. Contractor services (carpentry, electrical, general construction, HVAC, plumbing, roofing and similar services), including display and retail sale of parts and supplies.

9. Equipment rental and leasing services (including moving vans, trailers, and trucks).

10. Farm implements, machinery and equipment, sale and repair - retail.

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11. Farmers markets.

12. Gun shops and gunsmiths

13. Kennels

14. Hotels, motels, extended stay hotels

15. Nursing, convalescent and rest homes

16. Photoengraving

17. Taxicab, limousine, and car service dispatch (office only)

18. Wholesale establishment or warehouse in a completely enclosed building.

19. Accessory uses customarily incident to any conditional uses in this Section.

20. All conditional uses permitted under Section 405.180.C of this Code.

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P=Permitted; C=CUP; C-A = CUP by P and Z only; SP = P, but Site Plan Required

Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Alcoholic beverages (liquor, beer, and wine), excluding microbreweries within restaurants and DIY beer and wine making stores- manufacturing			P	P				P		P
Ambulance and fire protection services			C	P			C	P		
Amphitheaters				C			C	C		
Amusement park		C						C		P
Animal adoption centers				C			C			
Antique Stores			P	P			P	P	P	P
Appliances (household)- repair services				P		C	P	P		
Appliances (including parts and equipment)-retail	C	C	C	P		C		P		P
Aquariums				P						
Arcades		C		P		SP		C		P
Archery range (indoor)		C						P		
Arenas and fieldhouses				C				C		
Armed forces recruiting centers				P						
Artist Galleries	C	C	P	P			C			
Arts and crafts supply stores				P					P	P
Athletic fields, playgrounds, and tot lots			P	P			C	C		
ATM (primary use)								C		
Auditoriums				P		C	C	P		P
Automobile and other motor vehicles, parts and equipment sales- retail		C		P				P		C

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Automobile and other motor vehicles, towing services (storage limited to 24 hours)				C						
Automobile and other motor vehicles- fuel sales (without repair services			C	C		SP				
Automobile and other passenger motor vehicles-rental services		C		P				C	C	C
Automobile and other motor vehicles- repair services (with or without fuel sales, excluding drive-thru oil change facilities)	C	C		C				P		
Automobile and other motor vehicles- drive thru oil change facilities	C	C	C	P				P		
Automobile and other motor vehicles- retail (new and used)		C		C				P		
Automobile parking lots and garages (commercial)	C	C	C	C		SP	C	C		
Bait Shops				P				P		
Banks, savings and loans, and credit unions with drive up	C	C	P	P		C		P	P	P
Banks and fiancial institutions without drive-up service	C	C	P	P		P	P	P	P	P
Banquet halls and party centers				C				C		
Bars, pubs, nightclubs, and taverns	C	C	C-A	C-A			C	C	C	P
Bed and breakfasts			C	C			C	C		

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Bicycles (including parts and equipment)			P	P			P	P	P	P
Bicycles- rental services		C	P	P						
Blacksmith or welding services								C		
Boats and other marine vehicles, parts and equipment sales- retail		C		P						
Boats and other marine vehicles- rental		C		P						
Boats and other marine vehicles- repair services				C						
Books, magazines, newspapers, and similar printed materials- retail	C		P	P			P	P	P	P
Books, magazines, newspapers, and similar printed materials- wholesale		C		C				P		
Bowling alleys		C		P		SP		C		P
Broadcast studios (internet, radio and television)	C	C		P				P		P
Building and construction materials- retail	C	C		P				C		
Bus- passenger terminals				C				C		C
Business associations and professional membership organizations				P						
Camera and photographic supplies- retail	C	C	P	P			P	P	P	P
Carpet and floor covering stores				P			P	P		
Car washes (excluding semi-trailer trucks)			C	P		SP		P	C	C

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Cemeteries and mausoleums (humans)			C	C			C	C		
Charitable and welfare services				P						
Check cashing, payday loans and similar facilities				C						
China, glassware, and metalware-retail	C	C	P	P				P	P	P
Civic, social, and fraternal associations			P	P						
Civil defense and related activities			P	P						
Clothing and apparel-retail	C		P	P			P	P	P	P
Clothing and apparel-wholesale		C		C				P		
Commerical recreation not elsewhere listed (indoor)				C						P
Construction, material handling, and excavation equipment-retail				C						
Contractor services (carpentry, electrical, general construction, HVAC, plumbing, roofing, and similar services				C				P		
Convenience stores (with fuel sales)			C	C		SP			C	C
Convenience stores (without fuel sales)			C	P		C		P	C	C
Convention centers				C						
Country Clubs			C	C						P
Crematorium, as an accessory use to mortuary								C		

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Curtains, drapery, and upholstery-retail	C	C		P		SP	P	P	P	P
Daycare centers			C-A	C-A		SP	C	P	P	P
Day Care- adult										C
Delicatessens			P	P		P		P		P
Department and home improvement stores	C	C		P				P	P	P
Detective, private investigative, and protective services				P						
Discount and variety stores	C	C		P				P	P	P
Driving Range (Golf)								C		P
Drug stores and pharmacies	C	C	P	P			P	P	P	P
Dry cleaners and laundering services	C	C	P	P		P	P	P	P	P
Dwellings (boarding and rooming homes)			C	C			P	P	P	P
Dwellings (college and university dormitories)				C						
Dwellings (convents and rectories)			P	P						
Dwellings (in a non-residental zoned structure)			C	C						
Dwellings (senior community overlay district)				C			P	P		
Dwellings (fraternity and sorority homes- off campus)				C						
Dwellings (fraternity and sorority homes--on campus)				C						
Electric regulating substations			C	P			p	P		
Electronic apparatus and components- retail	C	C	C	P				P	P	P

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Electronic apparatus and components-wholesale		C		C				P		
Electronic entertainment and communication products-repair			C	P			P	P	P	P
Electronic entertainment and communication products (including parts and equipment)-retail	C	C	C					P	P	P
Equipment rental and leasing services (including moving vans, trailers, and trucks)		C		C				P		
Exhibition halls				P						
Exterminating and disinfecting services				P				P		
Farmers markets				C						
Farm machinery and equipment-retail		C		P						
Farm supplies (including feeds, grains, and hay)-retail		C		P				P		
Farms (roadside stands)			C	C						
Florists	C	C	P	P			P	P	P	P
Food and beverage products (excluding alcoholic beverages) for human consumption (excludes bakeries, coffee shops, restaurants)--wholesale		C		C				P		
Funeral homes, mortuaries, and crematoriums	C	C		P				P	P	P
Furniture and home/office furnishings-repair				P			C	C		

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Furniture and home/office furnishings-retail	C	C	C	P		C	P	P	P	P
Garden centers, greenhouses (commerical) and nurseries	C	C	P	P		C	C	C		P
General stores and retail trade not elsewhere listed	C	C	P	P			P	P	P	P
Gift, novelty and souvenir stores	C	C	P	P			P	P	P	P
Golf course								C		P
Golf (miniature)				P				C		
Grocery stores			P	P		P		P	P	P
Grooming (pet)	C	C	P	P			C	P		
Gun shops and gunsmiths				C					C	C
Hardware stores	C	C	P	P		P		P	P	P
Health and Fitness clubs			P	P		P		C	C	
Heliport pads				C						
Historic monuments and sites			P	P			P	P		
Hobby Stores	C	C	P	P			P	P	P	P
Hospitals				P		SP		P		P
Hotels/Motels/Extended stay hotels		C				C		P		C
Ice cream and frozen desserts-retail	C	C	P	P				P		P
Ice skating and roller skating rinks (indoor)		C		P		SP		C		P
Industrial and commerical machinery (including parts and equipment)-wholesale		C		C				P		
Janitorial and cleaning services				P			P	P		
Jewelry, watches, and clocks (including repair)--retail	C		P	P		P	P	P	P	P
Kennels (boarding, breeding)		C		C				C	C	P

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Labor unions and similar labor organizations				P						P
Landscape nurseries and garden supply stores	C	C	P	P		C	C	C		P
Laundromats	C	C	P	P			P	P	P	P
Laundry pickup and delivery services (clothing, diapers, linen, and similar services)	C	C		C			P	P		
Lawn Care							C	C		
Libraries			P	P			P	P		
Liquified petroleum gas and other fuel oils-retail				C		SP				
Locksmiths			P	P			P	P		
Lumberyard		C								
Mail order facilities				P						
Manufactured and mobile homes (including parts and equipment)-retail				C						C
Martial arts studios	C	P	P	P				P	C	
Massage parlor-not license by state of missouri				C					C	C
Medical devices, equipment, and supply store			P	P						
Microbreweries within restaurants and do it yourself beer and wine making stores			C-A	C-A				P		P
Military administration, command, and communication centers			C	C						
Monuments-retail				P				C		

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Moter freight terminals (including garages and equipment maintenance)				C						
Motion picture distribution services				P						
Museums			C	P			C			
Musical instruments (including parts and supplies)-retail	C	C	P	P			P	P	P	P
Natural gas (pipeline rights-of-way)			P	P						
Natural gas (pressure control stations)			C	C			P	P		
Nursing, convalescent, and rest homes (not within a senior community overlay district)				C			P	P	C	C
Office equipment and business machines-repair			C	P				P		
Office equipment and business machines-retail	C	P		P			P	P	P	P
Offices-professional services (accounting advertising, aduiting, architecture, collection, computing, consultants, counseling, employment, engineering, governmental, insurance, investment, legal, management, real estate, travel, and similar uses)	P	P	P	P	P	P	P	P	P	P

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Offices-medical servies (chiropractice, dental, ophthalmic, physician, and similar uses)	P	P	P	P	P	C	P	P	P	P
Paper products-wholesale		C		C				P		
Parks (public)			P	P			P	P		
Pawnshops				C						C
Personal care services (health spas, tanning beds, massage services licensed by state of missouri, barber and beauty shops, and similar uses)	C	C	P	P		P	P	P	P	P
Petroleum and other hazardous liquids (pipeline rights of way)			P	P						
Pet Stores			C	P		C	P	P	P	P
Photocopying and printing service	C	C	P	P		C		P	P	P
Photofinishing services			P	P				P	P	P
Photographic equipment (including parts and supplies) - retail	C	C	P	P			P	P	P	P
Photography Studios	C	C	P	P					P	P
Pool and billiard halls		C	C	C				C		C
Post offices and private postal services			P	P			P	P		
Printing and publishing (books, newspapers, magazines, and similar printed products)	C	C		P				P		
Private clubs				C		C				

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Radio and television transmitting stations and relay towers			C	C						
Railroads (passenger terminals)			P	P						
Railroads (right of way)			P	P						
Railroads (switching yards)								C		
Recording studios				P						
Recreational vehicles and equipment-retail				C				P		C
Recreation centers			P	P			C	P		
Recycling centers				C						
Religious places of worship (churches, temples, synagogues, mosques)		P	C	P		SP	P	P	P	P
Research, development, and testing services		C		P	P			P		
Residences								C	C	
Restaurants, coffee ships, bakeries, and similar dining establishments with drive-thru windows (Not freestanding)		C	C	C		SP		C	P	P
Restaurants, coffee ships, bakeries, and similar dining establishments with drive-thru windows (freestanding)		C	C	C		SP			C	P
Restaurants, coffee ships, bakeries, and similar dining establishments without drive-thru windows (not freestanding)	C	C	P	P		SP	P	P	P	P

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Restaurants, coffee ships, bakeries, and similar dining establishments without drive-thru windows (freestanding)	C	C	C	C		SP			C	P
Restaurants, coffee shops, bakeries and wimilar dining establishments without drive-thru windows which sell or serve alcoholic beverages by the drink	C	C	C-A	C-A		SP	C	P	P	P
Restaurants, coffee shops, bakeries and wimilar dining establishments without drive-thru windows which DO NOT sell or serve alcoholic beverages by the drink	C	C	P	P		SP		P	P	P
Restaurants, drive in						SP				
Schools, public or private	P	P					P	P	P	P
Schools (colleges and universities)	P	P		C			C	C		
Schools (athletic, trade, and vocational)	P	P		P				C		
Second hand merchandise (including consignment)-retail			C	P						C
Sewage pressure control stations			C	C			P	P		
Sewage treatment facilities (membrane bioractors)			C	C						
Signs and advertisting displays-manufacturing				C						
Small engine repair				P						
Sporting goods store	C	C	P	P			p	P		

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Stadiums				C						
Storage	C	C				SP				
Substance abuse facility				C		SP				C
Tailoring, garment, shoe, and upholstery repair	C	C	P	P		P	P	P		
Tatoo and body piercing										C
Taxicab, limousine, and car service dispatch	C	C		P			P	P		
Telephone (business office)			C	P						
Telephone (exchange stations)			P	P			P	P		
Theater, drive in		C								
Theaters, motion pictures (indoor)	C	C		P		C	C			P
Theaters, Performing arts (indoors)			C	P		C	C			
Tobacco products (chewing tobacco, cigars, cigarettes, pipe tobacco, snuff, and similar products)--retail	C	C	P	P						
Toy stores	C	C		P			P	P	P	P
Truck (semi trailor) washes				C						
Veterinarian clinics and animal hospitals		C	C	P		SP	C	P	P	P
Video game arcades		C		P		SP		C		
Water storage			C	C						
Wireless telecommunication facilities (that do not include new or modified telecommunication support structures)	C	C	P	P	C	SP			C	C

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Use Category	Dardenne Prairie		O'Fallon		Lakes St. Louis		Wentzville		St. Peters	
	C-1	C-2	C-1	C-2	OP	CB	C-1	C-2	C-2	C-3
Wireless telecommunication facilities (that include new or modified wireless telecommunication support structures)	C	C	C	C	C	SP			C	C

PLANNING & ZONING MINUTES AUGUST 12, 2015

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 Zucker, Alderman Koch, Chairman Etzkorn, Commissioners Claspille, Fine, Brockmann, Donahue, Mutz, Shea, King and Collins. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

ELECTION OF SECRETARY

Commissioner Donahue nominated Commissioner Collins as secretary. Mr. Collins requested his name be withdrawn for consideration.

Chairman Etzkorn nominated Commissioner Mutz as secretary.

The roll call vote to elect Commissioner Mutz as secretary was as follows:
Mayor Zucker - Aye
Alderman Koch - Aye
Chairman Etzkorn - Aye
Commissioner Fine - Aye
Commissioner King - Aye
Commissioner Collins – Aye
Commissioner Claspille - Aye
Commissioner Donahue - Aye
Commissioner Brockmann - Aye
Commissioner Shea – Aye
Commissioner Mutz - Aye

OPEN FORUM – No one present to speak.

PUBLIC HEARINGS

1. Amendment to the Dardenne Prairie Municipal Code pertaining to a moratorium on the City's acceptance and issuance of development or construction permits and approvals for the development of property within the area of the Uptown Zoning District.

Mayor Zucker explained the amendment.

The following individuals were in attendance to speak:
James Hanley – 1709 Renoir Drive
Renda Brockmeier – 7701 White Birch Lane
Robert Shatro – 7938 Highway N
Ed Holthaus – 1 Andre Drive
Barb Christensen – Corporate Group – Hanley & Feise

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

PLANNING & ZONING MINUTES AUGUST 12, 2015

OLD BUSINESS

1. Amendment to the Dardenne Prairie Municipal Code pertaining to a moratorium on the City's acceptance and issuance of development or construction permits and approvals for the development of property within the area of the Uptown Zoning District.

A motion was made by Commissioner Brockmann, Seconded by Mayor Zucker to postpone indefinitely. Motion passed unanimously. Roll Call was as follows:

Mayor Zucker - Aye
Alderman Koch - Aye
Chairman Etzkorn - Aye
Commissioner Fine - Aye
Commissioner King - Aye
Commissioner Collins – Aye
Commissioner Claspille - Aye
Commissioner Donahue - Aye
Commissioner Brockmann - Aye
Commissioner Shea – Aye
Commissioner Mutz - Aye

APPROVAL OF MINUTES

Approval of 07-08-15 Minutes

A motion was made by Mayor Zucker, Seconded by Commissioner Mutz to approve the 07-08-15 Minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Collins requested the commission consider adopting a policy on public hearing notification and sign posting requirements. He provided a sample packet from O'Fallon for the commission to review.

ADJOURNMENT

A motion was made by Alderman Koch, Seconded by Commissioner Mutz to adjourn the meeting at 8:14 p.m. Motion passed unanimously.

Respectfully submitted,

_____
Kim Clark, City Clerk