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

PLANNING & ZONING COMMISSION
AGENDA
JUNE 8, 2016
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

OPEN FORUM

PUBLIC HEARING

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on March 7, 2016 from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

OLD BUSINESS

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on March 7, 2016 from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

2. A P.U.D. Request – Final Plan for the approximate 10.25 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road being a portion of the proposed "Cora Marie's Marketplace" Planned Unit Development from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

APPROVAL OF MINUTES

Approval of 05-11-16 Minutes
Approval of 05-12-16 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

PLANNING & ZONING MINUTES MAY 11, 2016

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:01 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, Commissioners Claspille, King, Mutz, Stankovich and Shea. Chairman Etzkorn and Commissioners Brockmann, Fine and Donahue were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

OPEN FORUM – No one present to speak.

PUBLIC HEARING

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on March 7, 2016 from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

A motion was made by Mayor Zucker, Seconded by Commissioner Mutz to continue the public hearing to 06-08-16. Motion passed unanimously.

NEW BUSINESS

1. A 1st Amended P.U.D. Request - Final Plan for the existing Pinecrest Apartments development project from Property Owner Tim Ruesch and Mark Heisel and Applicant Pinecrest Rental Properties, LLC.

   Tim Ruesch was in attendance to present the plan.

A motion was made by Mayor Zucker, Seconded by Commissioner Mutz to recommend approval of the 1st Amended P.U.D. Request - Final Plan to the Board of Aldermen. Motion passed unanimously.

OLD BUSINESS

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on March 7, 2016 from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

A motion was made by Mayor Zucker, Seconded by Commissioner Claspille to continue to 06-08-16. Motion passed unanimously.

2. A P.U.D. Request – Final Plan for the approximate 10.25 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road being a portion of the proposed "Cora Marie's Marketplace" Planned Unit Development from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

A motion was made by Mayor Zucker, Seconded by Commissioner Claspille to continue to 06-08-16. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 04-13-16 Minutes

A motion was made by Commissioner Mutz, Seconded by Commissioner Claspille to approve the 04-13-16 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Shea mentioned the special meeting to be held on May 12, 2016.
Commissioner Claspille welcomed Commissioner Stankovich to the commission.

ADJOURNMENT

A motion was made by Commissioner Claspille, Seconded by Commissioner Mutz to adjourn the meeting at 7:34 p.m. Motion passed unanimously.

Respectfully submitted,

_____

Kim Clark, City Clerk

PLANNING & ZONING SPECIAL MEETING MINUTES MAY 12, 2016

The City of Dardenne Prairie Planning & Zoning Commission special 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, Commissioners Claspille, Brockmann, Stankovich and Shea. Chairman Etzkorn and Commissioners Mutz, King, Fine and Donahue were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

OPEN FORUM – No one present to speak.

PUBLIC HEARING

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to open the public hearing. Motion passed unanimously.

1. Amendments, supplements and changes to Section 405.430 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to the regulation of temporary uses and fireworks stands and tents.

Tom Dixon of Meramec Specialty Company and Linda Bianchi of Thoele, Inc. was in attendance to request and explain the amendment.

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to close the public hearing. Motion passed unanimously.

NEW BUSINESS

1. Amendments, supplements and changes to Section 405.430 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to the regulation of temporary uses and fireworks stands and tents.

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to recommend approval to the Board of Aldermen. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Mayor Zucker mentioned the need for a name change of Highway N and requested the commission provide input on a new name. He also mentioned a recent meeting with Quiktrip regarding future upgrades to their location at Bryan and Feise.
Commissioner Brockmann requested an update on Walmart.

ADJOURNMENT

A motion was made by Commissioner Claspille, Seconded by Commissioner Brockmann to adjourn the meeting at 7:24 p.m. Motion passed unanimously.

Respectfully submitted,

_____

Kim Clark, City Clerk