

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

PLANNING & ZONING COMMISSION
AGENDA
SEPTEMBER 14, 2016
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Mayor Zucker
Alderman Koch
Chairman Etzkorn
Commissioners:
King
Claspille
Donahue
Brockmann
Shea
Stankovich
Bailey
Rowley

OPEN FORUM

PUBLIC HEARING

1. Adoption of a city plan (Dardenne Prairie Comprehensive Plan).
2. A rezoning of the properties outlined in the Subject Area on the enclosed map. The properties in the Subject Area are currently zoned "UZD" Uptown Zoning District and may be rezoned to "C-2" General Commercial District.

NEW BUSINESS

1. Adoption of a city plan (Dardenne Prairie Comprehensive Plan).
2. A rezoning of the properties outlined in the Subject Area on the enclosed map. The properties in the Subject Area are currently zoned "UZD" Uptown Zoning District and may be rezoned to "C-2" General Commercial District.

APPROVAL OF MINUTES

Approval of 08-10-16 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 9-9-16 @ 9:00am by Kim Clark

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, Brockmann, Bailey, Stankovich, Rowley and Shea. Commissioner King arrived at approximately 7:05. Commissioner Donahue was 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. Adoption of a city plan (Dardenne Prairie Comprehensive Plan).
2. A rezoning of the properties outlined in the Subject Area on the enclosed map. The properties in the Subject Area (Towne Square Area) are currently zoned "UZD" Uptown Zoning District and may be rezoned to "C-2" General Commercial District.

Mayor Zucker explained the purpose of the public hearings.

The following individuals spoke on the public hearings:

Bob Davis	Jerry Jacobsmeyer
Blake Nay	Leonard Kohler
Rob Shatro	Marc Telander
Joe Pecoraro	

Mayor Zucker read a letter received from Paster, West & Kraner, PC to be entered as part of the record.

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to continue the public hearings to a future date. Motion passed unanimously.

NEW BUSINESS

1. Adoption of a city plan (Dardenne Prairie Comprehensive Plan).

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to defer action on the adoption of a city plan. Motion passed unanimously.

2. A rezoning of the properties outlined in the Subject Area on the enclosed map. The properties in the Subject Area (Towne Square Area) are currently zoned "UZD" Uptown Zoning District and may be rezoned to "C-2" General Commercial District.

A motion was made by Commissioner Brockman, Seconded by Commissioner Bailey to postpone item #2 until a draft of a C-3 zoning district is prepared. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 08-10-16 Minutes

A motion was made by Commissioner Bailey, Seconded by Commissioner Rowley to approve the 08-10-16 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Mayor Zucker presented Commissioner Claspille with a plaque and thanked him for his service to the City of Dardenne Prairie.

ADJOURNMENT

A motion was made by Commissioner Rowley, Seconded by Commissioner Shea to adjourn the meeting at 8:30 p.m. Motion passed unanimously.

Respectfully submitted,



Kim Clark, City Clerk

Paster, West & Kraner, p.c.

Attorneys At Law

William B. Remis
E-mail: wbr@pwklaw.com

September 14, 2016

Mayor David Zucker
City of Dardenne Prairie, MO
2032 Hanley Road
Dardenne Prairie, MO 63368

RE: Dardenne Town Center – Dardenne Prairie, MO

Dear Mayor Zucker:

We represent Covington Dardenne Acquisition 1 – 27, LLC (“Covington Realty”), the owners of Dardenne Towne Center. Recently, we became aware that Dardenne Prairie has scheduled a public hearing before the Planning & Zoning Commission for the evening of September 14 to consider the potential rezoning of property in Dardenne Prairie, including Dardenne Town Center.

Because Covington Realty did not receive notice of this hearing until recently we are unable to attend tonight’s hearing. However, we wanted to express our concern regarding the potential impact of any rezoning. In connection with the proposed rezoning, we hope the City does not take any action which would compromise or eliminate use rights, create non-conformities or otherwise adversely affect the Center. Covington Realty relies on the existing zoning to attract viable tenants, help the ongoing viability and marketability of the Property and ensure that the Center remains a vital contributor to the economy and community of Dardenne Prairie.

Please pass this letter along to the members of the Board of Alderman, the Planning Commission and other members of the City’s staff so it can be added to the record for tonight’s hearing. In addition, please contact me as soon as possible so we can set up a time to further discuss.

Thank you for your consideration.

Very truly yours,



William B. Remis

cc: Luke Kehoe
Chair, Planning & Zoning Commission
John Young