



CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said.

ROLL CALL

	PRESENT	ABSENT
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, City Clerk Deborah Ryan and City Attorney John Young

PUBLIC COMMENT

No one requested to speak.

PUBLIC HEARING

1. BLUONX DEVELOPMENT, LLC IS REQUESTING A REZONING OF 6.89 ACRES FROM R-1A to R-1D WITH A PLANNED UNIT DEVELOPMENT WITH AN AREA PLAN FOR A 25 UNIT, SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 2108 AND 2128 BATES ROAD

Motion by Commissioner Moehlenkamp seconded by Commissioner Lamb to open the Public Hearing. All ayes, motion carried.

Mike Faulkner, applicant of Sterling Engineering and Steve Valentine or BluOnx spoke regarding the public hearing.

City Administrator Pratt reviewed the staff report and the Comprehensive Plan regarding the request by the applicant for the PUD.

The following public spoke regarding this public hearing:

- Karen Wagner
- Sherry Mitchell

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

2. MISSOURI SIDING IS REQUESTING A REZONING OF 2355 POST ROAD FROM R-1B TO C-1 WITH CUP

Motion by Commissioner Neske seconded by Commissioner Moehlenkamp to open the Public Hearing. All ayes, motion carried.

Terry Moyer, applicant for the property, spoke regarding the request and business.

City Administrator Pratt reviewed the staff report and noted the need for variance due to the property's small size and the lack of scaled location map.

The following public spoke regarding this public hearing:

- Elizabeth Motlik
- Mark Moreland
- Michael Daily

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

3. PROPOSED AMENDMENTS TO SECTIONS 405.175 AND 405.180 OF THE MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO REVISIONS TO THE "R-M" MULTIPLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS RELATED TO PERMITTED AND CONDITIONAL USES, DENSITY, MINIMUM LOT SIZE, BUILDING HEIGHT, YARD AND SETBACK REQUIREMENTS, ARCHITECTURAL STANDARDS, AND RELATED DEVELOPMENT REGULATIONS. ADDITIONAL AMENDMENTS TO THE "C-1" LOCAL COMMERCIAL DISTRICT TO ADDRESS THE ALLOWANCE OF SINGLE-FAMILY AND MULTIPLE-FAMILY DWELLINGS THROUGH A PLANNED UNIT DEVELOPMENT (PUD) PROCESS AND ASSOCIATED DENSITY PROVISIONS.

Motion by Commissioner Musler seconded by Commissioner Pollard to open the Public Hearing. All ayes, motion carried.

Discussion among Commissioners regarding the proposed changes and the impact on the community and future growth.

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

APPROVAL OF MINUTES

1. Planning and Zoning Commission Regular Session Minutes – 04 08 26

Chairman Wooldridge stated there is a clerical error on the April 8, 2026 minutes, first line states "call" and it should be "called".

Motion by Commissioner Musler, seconded by Commissioner Moehlenkamp to approve the Planning and Zoning minutes with amendment as discussed. All ayes, motion carried.

COMMISSION COMMUNICATIONS

No report.

NEW BUSINESS

1. BluOnx Development, LLC Rezoning of 6.89 acres from R-1A to R-1D with a PUD for a 25-unit, Single Family Residential Development located at 2108 and 2128 Bates Road

Motioned by Commissioner Musler, seconded by Commissioner Pollard to recommend approval of the rezoning with PUD request.

The vote on the motion was 5 ayes and 1 nay (Lamb), motion carried.

2. BluOnx Development, LLC Area Plan for 25-unit, Single Family Residential Development located at 2108 and 2128 Bates Road

Motioned by Commissioner Wooldridge, seconded by Commissioner Moehlenkamp to recommend approval of the area plan with the following conditions:

- Applicant to comply with items 1 – 9 as identified in the staff report
- Applicant to comply with Section 405.250.B. in the Zoning Code to the satisfaction of the City Engineer of the Stormwater and Sanitary sewer easements predicated with the plans dated April 3, 2026
- Incorporate the seven (7) foot side yard
- At the completion of the project/construction the wall / retaining wall is inspected by the City and approved

All ayes, motion carried.

3. Missouri Siding, Rezoning of 2355 Post Road from R-1B to C-1

Motioned by Commissioner Moehlenkamp, seconded by Commissioner Pollard to recommend denial as the rezoning request is not in conformance with the Comprehensive Plan.

All ayes, motion carried.

4. Amendment to Sections 405.175 and 405.180 of Municipal Code, including "R-M" Multiple-Family Residential District with Additional Amendment to "C-1" Local Commercial District to Address the Allowance of Single-Family and Multiple-Family Dwellings Through a Planned Unit Development "PUD" Process and Associated Density Provisions

Motioned by Commissioner Wooldridge, seconded by Commissioner Lamb to recommend approval of the text amendment regarding multi-family.

All ayes, motion carried.

CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MAY 13, 2026

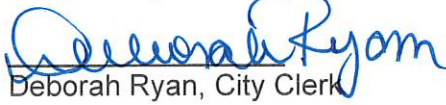
OLD BUSINESS

No old business.

ADJOURNMENT

Motioned by Chairman Neske, seconded by Commissioner Lamb to adjourn the meeting at 8:21 pm. All ayes, motion carried.

Respectfully submitted:


Deborah Ryan, City Clerk

Approved by P & Z on September 9, 2026 (June, July & August P & Z mtgs were cancelled)