

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
SEPTEMBER 9, 2024**

The Planning and Zoning Commission held their regular session meeting at City Hall located at 5490 Fifth Street Cottleville, Missouri.

Chairman Smith called the meeting to order at 7:20 p.m.

The Pledge of Allegiance was recited.

Amy C. Lewis, City Clerk called roll and those present at roll call were:

Chairman Todd Smith	Present
Stephen East	Present
Terry Hogan	Present
Jim Hennessey	Absent
Alderman Michael Guccione	Present
Mayor Bob Ronkoski	Present
Pat Kelly	Absent

There were five (5) members present and two (2) absent.

Chairman & Commission Members Announcements

None.

Approval of Minutes

Alderman Guccione moved to approve the minutes from August 12, 2024, meeting. Mayor Bob Ronkoski seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Old Business

- A. Consideration of a Revised Partial Amended PUD Area Plan for Cottleville Trails (Village G, H, and I) – (DCM Land LLC Applicant).

Jeffrey Schroer, Lombardo homes along with Jeff Kolb the property owner was present for the meeting and described amending the plan to include farmhouse style townhomes that are not rentals instead of apartments and removing the storage facility. The applicant also stated he is adding secure covered golf cart storage.

Mr. Kolb stated he was willing to preserve a roadway corridor for a certain period time allowing time to review if a future roadway and bridge connection to Cottleville Trails would be justified by traffic engineers and the City.

Mr. Kolb also stated he would revise the elevations of Village I to a farmhouse style as requested.

Some discussion was held regarding a pedestrian bridge or pedestrian access from Village G & H depending on the outcome of the future roadway and bridge or the Dardenne Greenway's involvement. It was noted pedestrian improvements can be funded by the City in some cases if the improvements are made public.

Alderman Guccione moved to approve item A above contingent upon all the staff comment items are addressed in the letter to the applicant dated September 4, 2024. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

B. Consideration for a Revised Partial Amended PUD Final Plan for Cottleville Trails (Village G, H, and I) – (DCM Land LLC Applicant).

Alderman Guccione moved to approve item B above contingent upon all the staff comment items are addressed in the letter to the applicant dated September 4, 2024. Stephen East seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

C. Consideration for a Conditional Use Permit (CUP) for Multiple Family Dwellings for Cottleville Trails subdivision (Village H) – (DCM Land LLC Applicant).

Alderman Guccione moved to approve item C above contingent upon all the staff comment items are addressed in the letter to the applicant dated September 4, 2024. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

New Business

A. A Public Hearing for a Request for Rezoning of 5247 Highway N, Cottleville, MO 63304 from Limited Commercial Services District (C-2) to General Commercial Retail District (C-3) – (Samuel Stahl Applicant).

Stephen East moved to open public hearing item A above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

The applicant was present for the meeting and stated he wished to operate an auto detailing business at the above location with a vehicle or two for sale or on consignment at a time. He further said this building has little road frontage and is behind Oh My Posh Boutique next to Don's Auto Body on Highway N. He also stated he handles high end vehicles only. He further stated most of his business is off-site detailing, but he does have room to do 1-2 cars inside at this location. He also stated he doesn't plan to have a large display lot and doesn't plan to be open to the public 6 days a week at this time. He stated he will have a sign on the door with office hours due to state regulations.

Alderman Guccione moved to close public hearing item A above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

B. Consideration for a Request for Rezoning of 5247 Highway N, Cottleville, MO 63304 from Limited Commercial Services District (C-2) to General Commercial Retail District (C-3) – (Samuel Stahl Applicant).

Alderman Guccione moved to approve item B above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

- C. A Public Hearing for a Conditional Use Permit (CUP) at 5247 Highway N, Cottleville, MO 63304 to allow “New and Used Car Dealers” business activities at this location –(Samuel Stahl Applicant).

Terry Hogan moved to open public hearing item C above. Mayor Bob Ronkoski seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Nothing further at this time.

Terry Hoagan moved to close public hearing item C above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

- D. Consideration for a Conditional Use Permit (CUP) at 5247 Highway N, Cottleville, MO 63304 to allow “New and Used Car Dealers” business activities at this location – (Samuel Stahl Applicant).

Alderman Guccione moved to approve item C above contingent upon:

1. The Conditional Use Permit shall apply only to the rear building and rear lot located at 5247 Hwy N, approximately located within highlighted area of Attachment A
2. Any major change or expansion of the rear building, site, or use “sale of new/used vehicles” shall require a new Conditional Use Permit.
3. The business hours of operation will be limited to Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday between the hours of 9:00 am and 5:00 pm
4. Only 7 vehicles, including those of the owners and staff may be parked outdoors at any given time.
5. No inventory shall be for sale or displayed on the gravel area.

Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Additional Discussion

Nothing at this time.

Adjournment

Alderman Guccione moved to adjourn the meeting. Mayor Bob Ronkoski seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 8:05 p.m.

Respectfully Submitted,

Drew Weber
City Attorney

Approval Date: _____

Chairman Todd Smith

**CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
SEPTEMBER 9, 2024**

The Planning and Zoning Commission held their work session meeting at City Hall located at 5490 Fifth Street Cottleville, Missouri.

Todd Smith called the work session meeting to order at 6:40 p.m.

Amy Lewis, City Clerk called roll and those present at roll call were:

Chairman Todd Smith	Present
Stephen East	Present
Terry Hogan	Present
Jim Hennessey	Absent
Alderman Guccione	Present
Mayor Bob Ronkoski	Present
Pat Kelly	Absent

There were five (5) members present and two (2) absent.

Regular Meeting Agenda Item Comments

Michael Padella, City Administrator, reviewed the agenda items with the Commission at this time. Items discussed included reviewing plans and considerations such as; DCM Land LLC's Partial Amended PUD Area/Final Plans to Cottleville Trails and a public hearing regarding a car detailing business authorizing the sales of new and used vehicles at 5247 Highway N.

It was the consensus of the Commission to preserve a roadway corridor for a certain period time to at least allow time to review if a future roadway and bridge connection to Cottleville Trails would be justified by traffic engineers and or the City.

Some discussion was held regarding providing a pedestrian bridge or pedestrian access from Village G & H in the future with cooperation of area residents, the greenway and the City.

Adjournment

Alderman Micheal Guccione moved to adjourn the work session meeting. Mayor Bob Ronkoski seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:18 p.m.

Respectfully Submitted,

Drew Weber
City Attorney

Approval Date: _____

Chairman Todd Smith