

**CITY OF COTTLEVILLE  
PLANNING AND ZONING MEETING MINUTES  
AUGUST 12, 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 7:00 p.m.

The Pledge of Allegiance was recited.

Amy C. Lewis, City Clerk was absent for the meeting.

Drew Weber, City Attorney called roll and those present at roll call were:

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

There were six (6) members present and one (1) absent.

**Chairman & Commission Members Announcements**

None.

**Approval of Minutes**

Terry Hogan moved to approve the minutes from June 3, 2024, meeting. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

**Old Business**

A. Public Hearing of a Partial Amended PUD Area Plan for Cottleville Trails subdivision (Village H and I) (DCM Land LLC Applicant). – Applicant requests this item be withdrawn.

Terry Hogan moved to close public hearing item A above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

B. Public Hearing of a Partial Amended PUD Final Plan for Cottleville Trails subdivision (Village H and I) (DCM Land LLC Applicant). – Applicant requests this item be withdrawn.

Pat Kelly moved to close public hearing item B above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

C. A Public Hearing for a Request for Rezoning of 5800 St. Charles St. from Single-Family Residential District (R-1A) to Recreational District (RD) (Impact City FC Applicant). –Applicant requests this item be withdrawn.

Jim Hennessey moved to close public hearing item C above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

D. A Public Hearing for a Conditional Use Permit (CUP) to locate and operate a Concession Stands and Outdoor Soccer Fields with Lights at 5800 St. Charles St., Cottleville, MO 63304 (Impact City FC Applicant). – Applicant requests this item be withdrawn.

Terry Hogan moved to close public hearing item D above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

### **New Business**

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

Pat Kelly moved to open public hearing item A above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

It was noted Village G has 217 villas and now is proposed to be 240 apartments with 132 two-story condos and approximately at 8.02 units per acre. Village H is planned to be 81 condos at 5.62 units per acre. Village I would have 84 condos at 10.78 units per acre.

Jeff Simmons with Bax Engineering proposed changes to 3 areas of the Cottleville Trails subdivision which include:

Village G that is currently approved for 217 villas with no amenities and no through-road, is now proposed to be 240 apartments and 132 two-story condos including park land dedication and kayak launch. Shared amenities include pavilion, playground, kayak launch, sidewalks, fire pits, clubhouse/pool, sports courts, dog park, and sand volleyball.

Village H is currently approved for storage with no walking trail. This area is now proposed to have 81 condos including extensive amenities such as sidewalks, dog park, sand volleyball, fire pits, and pool house/pool.

Village I is currently approved for a 175-unit apartment building. The new proposal would remove the apartment building and construct 84 condos. There would be parking in back with 1-way streets.

The applicant is proposing to donate right of way for a road and bridge as well as a multi-use trail extension connecting both sides of Dardenne Creek; crosswalk at Hwy N with electric pedestrian crossing to connect to existing trail on north side of Hwy N.

John Orr, 422 Round Tower Drive spoke in opposition of the changes and stated getting in and out of his subdivision will be a nightmare.

Kris Doder, 9082 Camino Trail stated she recently moved to Cottleville and it should not be the next Wentzville. She further stated she is worried about increased traffic and opposes this proposal.

Mary Troia, 505 Waterside Court spoke in opposition to the apartments in this development. She further stated she has been a resident for 26 years and she rarely sees police in her subdivision. She said she is concerned about traffic and inquired where is the money coming from for the bridge.

Mark Wichern, 6020 St. Charles Street encouraged an emphasis on condos but stated a contemporary look of the condos does not fit the neighborhood.

Derek Wagner, 5028 Pacific Crest stated he has questions regarding the proposed change in the CID assessment and inquired if it will pay for the bridge. He further stated Village G is not in the CID and asked if it should be added? He had a variety of questions about the development and was not opposed to the proposed changes.

Arthur Goltz, 4 Muir Trail inquired who is going to pay for the bridge and stated the builder should pay for the bridge. He said there are no lights in Cottleville Trails and the speed limit throughout Cottleville Trails is 25 mph. He was opposed to the changes and is concerned about traffic.

Ronald Laudel, 107 Katiemist stated he bought property in Cottleville Trails and is worried about traffic.

Jeff Simmons with Bax Engineering stated a connection bridge was proposed by the City. Residents of Cottleville Trails will not be paying for the bridge but would preserve the right of way if required.

Connor Kolb, the applicant, stated they are not increasing the CID assessment from what has already been approved. He further stated the seller's disclosures include the correct CID assessment. Amenities are still being constructed and is only submitting a portion of the reimbursable costs to the CID.

Jim Hennessey moved to close public hearing item A above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

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

Alderman Micheal Guccione moved to recommend approval of item B above. Pat Kelly seconded the motion. Motion failed by votes of zero (0) members. There were no nay votes and no abstentions.

Jim Hennessey moved to recommend denial of item B above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

C. Public Hearing of a Partial Amended PUD Final Plan for Cottleville Trails (Village G, H, and I) (DCM Land LLC Applicant).

Terry Hogan moved to open public hearing item C above. Alderman Michael Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Jeff Kolb, the applicant, stated 10 years ago when this development was considered, St. Charles County's opinion was that a bridge was not warranted. Now, the County has indicated that a bridge could be warranted which would take traffic off Highway N and divert it to Highway 364.

John Orr, 422 Round Tower stated he is opposed to apartments.

Randy Jenkins, 9121 Camino Trail stated try again without the apartments.

Matt Dondanville, 6022 St. Charles Street stated he is confused about how the CID works.

Steve Valentine with Lombardo Homes, a builder in Cottleville Trails stated he is aware of the negative impact the bridge and connector road could have. The bridge and road are intended to take the "cut-through" people away from downtown Cottleville. He further stated 392 for-rent units approved currently would be going down to 240 in this new proposal. The 240 units are to be owned by the Kolb family.

Judy Wheeler, 406 Magnolia Blossom Court stated she was concerned that too many housing units are being added increasing traffic and hurting schools.

Derek Wagner, 5028 Pacific Crest Trail stated the proposed changes are better than what is currently there but the plan still needs some improvement.

Arthur Goltz, 4 Muir Trail Court stated he hopes that Village G is not higher than Village H. He also stated he is concerned that people are going to park in the subdivision for Frankie Martins.

Terry Hogan moved to close public hearing item C above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

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

Terry Hogan moved to recommend approval of item D above. Jim Hennessey seconded the motion. Motion failed by votes of zero (0) members. There were no nay votes and no abstentions.

Jim Hennessey moved to recommend denial of item D above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

E. Public Hearing for a Conditional Use Permit (CUP) for Multiple Family Dwellings for Cottleville Trails subdivision (Village H) (DCM Land LLC Applicant).

Connor Kolb, the applicant stated currently, a storage facility is planned in Village H. If some version of this plan is not approved, they plan to develop the currently approved plan.

Jim Hennessey moved to close public hearing item E above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

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

Jim Hennessey moved recommend approval of item E above. Terry Hogan seconded the motion. Motion failed by votes of zero (0) members. There were no nay votes and no abstentions.

Pat Kelly moved to recommend denial of item E above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

**Board and Commission Reports:**

Nothing at this time.

**Additional Discussion**

Nothing at this time.


**Adjournment**

Mayor Bob Ronkoski moved to adjourn the meeting. Alderman Micheal Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 8:23 p.m.

Respectfully Submitted,

Drew Weber  
City Attorney

Approval Date: 9/9/24

  
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Chairman Todd Smith

**CITY OF COTTLEVILLE  
PLANNING AND ZONING WORK SESSION MINUTES  
AUGUST 12, 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 6:00 p.m.

Amy Lewis, City Clerk was absent for the meeting.

Drew Weber, City Attorney called roll and those present at roll call were:

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

There were six (6) members present and one (1) absent.

**Regular Meeting Agenda Item Comments**

Michael Padella, City Administrator, reviewed the agenda items with the Commission at this time. Items discussed included the various public hearings that had been requested to be withdrawn by the respective applicants: DCM Land LLC for the continued hearings on the Partial Amended PUD Area/Final Plans to Cottleville Trails and separately, Impact City FC for the continued public hearings on the Rezoning and CUP request of 5800 St. Charles St. for indoor/outdoor lit athletic fields and concession building.

The City Administrator further explained that DCM Land LLC had submitted new applications intended to replace the applications that are now being requested to be withdrawn. The new applications have expanded to include phase Village G in addition to the phases Village H and I of the Cottleville Trails development. There was discussion regarding the specific changes from what the current approved development plans are as compared to the proposed revised plans.

Drew Weber, City Attorney was present for the meeting and discussed meeting procedures and decorum.

**Adjournment**

Alderman Micheal Guccione moved to adjourn the work session meeting. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 6:58 p.m.

Respectfully Submitted,

Drew Weber  
City Attorney

Approval Date: \_\_\_\_\_

9/9/24

  
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Chairman Todd Smith