

**CITY OF COTTLEVILLE  
PLANNING AND ZONING MEETING MINUTES  
JUNE 3, 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 7:01 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	Absent
Terry Hogan	Present
Jim Hennessey	Present
Alderman Mike 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 Mike Guccione moved to approve the minutes from May 13, 2024 meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

**Old Business**

- A. Public Hearing of an Amended PUD Area Plan for Cottleville Trails. – Applicant requests this item be tabled tentatively to the July 1, 2024, Planning and Zoning Meeting.

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

- B. Public Hearing of an Amended PUD Final Plan for Cottleville Trails. – Applicant requests this item be tabled tentatively to the July 1, 2024, Planning and Zoning Meeting.

Alderman Mike Guccione moved to continue the public hearing item B above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

- C. Public Hearing for a Conditional Use Permit for Multiple Family Dwellings for Cottleville Trails. – Applicant requests this item be tabled tentatively to the July

1, 2024, Planning and Zoning Meeting.

Jim Hennessey moved to continue the public hearing item C above. 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 5800 St. Charles St. from Single-Family Residential District (R-1A) to Recreational District (RD). – *Applicant requests this item be tabled tentatively to the July 1, 2024, Planning and Zoning Meeting.*

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

Julia Weingart, 102 Scenic Pass Drive stated she was in opposition of the proposal due to; traffic, lighting and more congestion.

Dena Brow, 5008 Pacific Crest Trail stated she was opposed to the project due to property values, lighting, traffic, quality of life for wild life in the area and near the lakes. She further stated Cottleville already has some soccer fields.

Jim Hennessey moved to continue 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. 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. – *Applicant requests this item be tabled tentatively to the July 1, 2024, Planning and Zoning Meeting.*

Jim Hennessey moved to open public hearing 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.

Terry Hogan moved to continue public hearing item B above. Jim Hennessey 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) Request for Change of Use to Offices of Other Health Practitioners at 5344 Highway N, Cottleville, MO 63304.

Mayor Bob Ronkoski moved to open the public hearing item C 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. No further comments at this time.

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

- D. Consideration of a Conditional Use Permit (CUP) for Certain Property Generally Located at 5344 Highway N Within the "C-1" Light Commercial Office District, "S-D/OT" Special District/Old Town Cottleville, for Medical Service Offices in Response to an Application Submitted by Illume Properties, LLC.

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

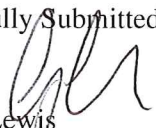
**Additional Discussion**

Nothing at this time.

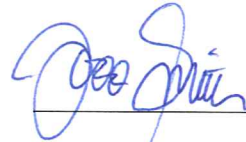
**Adjournment**

Jim Hennessey moved to adjourn the meeting. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:13 p.m.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk, MRM CMC

Approval Date: 8/12/24

  
Chairman Todd Smith

**CITY OF COTTLEVILLE  
PLANNING AND ZONING WORK SESSION MINUTES  
JUNE 3, 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 6:30 p.m.

Amy Lewis, City Clerk 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	Absent

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

**Regular Meeting Agenda Item Comments**

Mike Padella, City Administrator reviewed the agenda items with the Commission at this time which included two public hearings that are planned to be continued as they have not finished addressing staff comments.

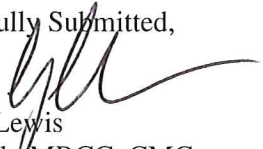
Discussion was also held regarding tonight's public hearing and CUP request to operate a medical spa at 5344 Highway N. It was noted that the new owner also plans to do some minor exterior changes which were approved by the OTHD previously and included moving the ADA ramp, raising the deck railing, some new windows and a double glass front door. It was noted the property offers a parking lot in the rear.

Drew Weber, City Attorney stated he would have some more code changes at a future meeting.

**Adjournment**

Jim Hennessey moved to adjourn the work session meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:00 p.m.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk/MRCC, CMC

Approval Date: 8/12/24

  
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Chairman Todd Smith