

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
DECEMBER 2, 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 7:05 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 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

Terry Hogan moved to approve the minutes from September 9, 2024, 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.

Old Business

None.

New Business

A. A Public Hearing for the Requested Renew of a Conditional Use Permit (CUP) at the Cottleville Trails Development Villages G and I to allow the multi-family land use currently reflected per the "Cottleville Trails PUD Area and Final Plans" to continue (DCM Land, LLC Applicant).

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

The applicant was not present for the meeting however, they have received approvals from the Board of Aldermen for their revisions to the PUD Area and Final Plan for villages G & I with a notable change bringing the 175 apartments units down to 84 townhomes.

Alderman Mike Krekeler spoke in opposition of this CIP renewal application and stated he previously has asked if the CUP and plans were expired. He further stated this application has

multifamily as well as villas and that the Commission could take this opportunity to make a change for the better by not approving this application.

Jerry Leigh with Grace Presbyterian Church spoke to the Commission regarding a storm water problem on the rear of church's property in a landscaping area due what he believes is from area grading and fill on the adjacent property. Alderman Guccione suggested he speak with City staff who will assist him in getting the matter resolved.

Alderman Guccione moved to closed the public hearing item A. 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 of the Renewal Request to continue the Conditional Use Permit (CUP) at the Cottleville Trails Development Village G and I to allow the multi-family land use as currently reflected on the "Cottleville Trails PUD Area and Final Plans" (DCM Land, LLC 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 Request for Rezoning of a 23.854-acre tract of land north of St. Charles Street and west of Crooked Creek, in Cottleville, MO 63304, from Single-Family Residential District (R-1A (1 acre)) to Single-Family Residential District (R-1D (¼ acre)), (Lombardo Homes St. Louis, Applicant).

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

Jeff Sharpe with Lombardo Homes spoke to the Commission regarding the application to provide 11 homes on the nearly 24-acre tract. It was noted the average lot size is 19,000 square feet with various lots size of ¼, ½ and 1 acre. He further stated they plan to build their biggest home series like those on Canyon Trail which price out around \$1 million. It was noted that a letter of map revision from FEMA is required before home construction. In addition, due to the significant common grounds area the overall density is about 2 acres per home.

Alderman Mike Krekeler spoke in opposition of this rezoning application, stating that he was not in favor of the 11-home development with approximately ¼ acres lots. He further stated it should be 1 acre lots each or remain undeveloped.

Mark Wichern, 6020 St. Charles Street stated he is in favor of the 11 homes development as he and his wife feel it is kind of an eye sore the way it is now. Mr. Wichern did inquire how dump trucks would reach the site if more fill dirt was needed. Mr. Sharpe with Lombardo Homes stated the goal is to get enough fill from the site itself, however if more fill dirt is needed then it would have to be brought in by trucks. Mr. Sharpe said he would be happy to work with the City regarding establishing a preferred route for any trucks if need be.

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

D. Consideration of the Request for Rezoning of a 23.854-acre tract of land north of St. Charles Street and west of Crooked Creek, in Cottleville, MO 63304, from Single-Family

Residential District (R-1A (1 acre)) to Single-Family Residential District (R-1D (1/4 acre), (Lombardo Homes St. Louis, Applicant).

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.

E. Consideration of the Preliminary Plat of a 23.854-acre tract of land north of St. Charles Street and west of Crooked Creek, in Cottleville, MO 63304, for the "Village of Twin Creeks" a new 11-lot subdivision (Lombardo Homes St. Louis, LLC, Applicant)

Terry Hogan moved to approve item E 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

Alderman Guccione moved to adjourn the meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:28 p.m.

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: _____

Chairman Todd Smith

**CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
DECEMBER 2, 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	Absent
Terry Hogan	Present
Jim Hennessey	Absent
Alderman Guccione	Present
Mayor Bob Ronkoski	Present
Pat Kelly	Absent

There were four (4) members present and three (3) absent.

Regular Meeting Agenda Item Comments

Michael Padella, City Administrator, reviewed the agenda items with the Commission at this time. Items discussed included considerations such as DCM Land LLC's CUP for Villages G & I. It was noted they have received approvals from the Board of Aldermen for their revisions to the PUD Area and Final plan for Villages G & I. Village G has no notable changes from what was previously approved by the City and Village I reduced the unit count and density from 175 apartments units down to 84 townhomes. Some discussion was held regarding the expiration dates and timelines of the PUD/CUPs. Drew Weber, City Attorney stated the new expiration dates are outlined in the PUD agreement recently approved by the Board of Aldermen and the CUP is more of ministerial action at this point since the Amended PUD Area and Final Plans have been approved. Also, some discussion was held regarding a possible traffic signal on Highway N.

The Commission also reviewed the application for 11 homes on the nearly 24-acre tract north of St. Charles Street and west of Crooked Creek. It was noted that the lot size range is 12,905 s.f. to 42106 s.f. and the average lot size is 19,280 square feet with various lots sizes within the range of ¼, ½ and 1 acre. It was noted that a letter of map revision from FEMA is required and due to the significant common grounds area, the overall density is about 2 acres per home. The Commission stated they felt this is less of an impact than lighted soccer fields. It was noted soccer fields are permitted but adding lights would prompted a CUP application. In addition, it was also noted that public notices and signs regarding the same have been posted and provided.

Adjournment

Jim Hennessey 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. 7:01 p.m.

Respectfully Submitted,

Amy C. Lewis, CMC, MRCC
City Clerk

Approval Date: _____

Chairman Todd Smith

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