

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
FEBURARY 3, 2025**

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 called roll and those present at roll call were:

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

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

Chairman & Commission Members Announcements

None.

Approval of Minutes

Alderman Guccione moved to approve the minutes from January 14, 2025, meeting. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Old Business

None.

New Business

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-1C (1/3 acre)), (Lombardo Homes St. Louis, Applicant).

Alderman Guccione moved to open public hearing item A. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Steven Valentine with Lombardo Homes, was present for the meeting to discuss this new application for the location above which will now feature 10 home lots offering 3+ car side entry garages and a price point close to \$1,500,000. He further noted the lots sizes have a average of about 21,000 square feet ranging from 15,000 to 41,000.

Mr. Valentine presented a slide show of the quality water basins they have been building for 15 years in other communities that do not fail. He stated they work with DJM Ecological Services to properly construct the basins as well as planting appropriate plants that have very deep stable root systems. He further stated he felt that rip rap is an eyesore and grows mold, weeds and collects trash. He didn't feel these 1.5 million dollar homes would want a rip rap rock bank.

Nothing further.

Alderman Guccione moved to close public hearing item A. Mayor Ronkoski seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

B. 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-1C (1/3 acre)), (Lombardo Homes St. Louis, LLC, Applicant).

Stephen East moved to approve item B above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

C. Consideration of a 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 10-lot subdivision (Lombardo Homes St. Louis, LLC, Applicant).

Alderman Guccione moved to approve item C above. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Additional Discussion

Nothing at this time.

Adjournment

Mayor Bob Ronkoski moved to adjourn the meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 7:12 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
FEBURARY 3, 2025**

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 6:32 p.m.

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

Chairman Todd Smith	Present
Stephen East	Present
Terry Hogan	Absent
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. The only item discussed was the 2nd application to rezoning the nearly 24-acre tract of land north of St. Chares Street and west of Crooked Creek from R-1A to R-1C. It was noted the applicant is Lombardo Homes and they now plan to provide 10 home lots. It was further noted the homes will now feature side entry garages and have larger side yard setbacks. In addition, discussion was held on how the applicant plans to construct the lakes or basin. It was noted they use DJM Ecological Services to guide them and have provided for healthy basins in the past.

Adjournment

Alderman Guccione moved to adjourn the work session meeting. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 6:50p.m.

Respectfully Submitted,

Amy C. Lewis, CMC, MRCC
City Clerk

Approval Date: _____

Chairman Todd Smith