

**CITY OF COTTLEVILLE  
PLANNING AND ZONING MEETING MINUTES  
MARCH 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	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**

Jim Hennessey moved to approve the minutes from February 3, 2025, meeting. Alderman 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 a Request for Rezoning of a 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63304, from SD/C-C2 "College General Commercial Subdistrict" & SD/C-PO "College Park and Open Space Subdistrict" to RD "Recreational District". (Woodlands Parkway 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 applicants were present for the meeting and to discuss their desire to rezone the property to align the existing business and land use with a more applicable zoning which would also accommodate the installation of new turf fields and new field lighting as well as an additional parking lot. They currently offer 1 indoor field and 5 outdoor grass fields. Their new plan includes a total of 3 outdoor turf fields and one indoor field and a new parking lot with over 550 spaces with some golf cart spaces. The applicant stated their plan also offers new lighting with

little to no light pollution to the surrounding properties. The lights can be operated remotely. Their operating hours are until 9:30pm.

Jim Hennessey informed the applicant it would be important to adhere to those times and to not allow coaches and staff to run over.

Chairman Smith stated City staff will need to ensure the application and owners adjust any excessive light pollution if needed.

The applicant was unsure of a construction timeline as they just wanted to first see if they could obtain the rezoning and conditional use needed first.

Mayor Bob Ronkoski moved to close public hearing item A. Alderman Guccione 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 Request for Conditional Use Permit “outdoor soccer fields, with lights” at 2 Woodlands Parkway, in Cottleville, MO 63304 (Woodlands Parkway LLC, Applicant).

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

Nothing further.

Jim Hennessey moved to close public hearing item B. 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 of the Request for Rezoning of a 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63304, from SD/C-C2 “College General Commercial Subdistrict” & SD/C-PO “College Park and Open Space Subdistrict” to RD “Recreational District”. (Woodlands Parkway LLC, Applicant).

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

Nothing further.

Jim Hennessey moved to close public hearing item C. Stephen East 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 Conditional Use Permit “outdoor soccer fields, with lights” at 2 Woodlands Parkway, in Cottleville, MO 63304 (Woodlands Parkway LLC, Applicant).

Stephen East moved to approve item D above contingent upon;

1. The light study and plan are adhered to and any adjustments recommended by City staff are made by the owners, staff or applicant.
2. Hours of operation remain as stated, until 9:30pm.

3. Field lights are off when not in use or after 9:30pm.

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**

Mayor Bob Ronkoski moved to adjourn the meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:45 p.m.

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC  
City Clerk

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

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Chairman Todd Smith

DRAFT

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING WORK SESSION MINUTES**  
**MARCH 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 6:40 p.m.

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

Chairman Todd Smith	Present
Stephen East	Present
Terry Hogan	Absent
Jim Hennessey	Present
Alderman Michael 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. The only item discussed was a request for rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway from SD/C-C2 "College General Commercial Subdistrict" to SD/C-PO "College Park and Open Space Subdistrict" to RD "Recreational District". It was noted the property was split between two zoning districts and this would clean that up. They currently offer 1 indoor field and 5 outdoor grass fields. The Commission reviewed their new plan which now has a total of 3 outdoor turf fields and one indoor field. The plan also includes new paved parking lot with over 550 spaces and some golf cart spaces.

The Commission also reviewed and discussed their lighting plan, hours of operation and the times the outdoor field may be lighted.

**Adjournment**

Jim Hennessey moved to adjourn the work session meeting. Stephen East seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 6:57p.m.

Respectfully Submitted,

Amy C. Lewis, CMC, MRCC  
City Clerk

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

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Chairman Todd Smith