

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
NOVEMBER 6, 2023**

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	Present
Jim Hennessey	Present
Alderman Guccione	Present
Mayor Bob Ronkoski	Present
Pat Kelly	Present

There were seven (7) members present and zero (0) absent.

Chairman & Commission Members Announcements

None.

Approval of Minutes

Alderman Mike Guccione moved to approve the minutes from September 2, 2023. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Old Business

None.

New Business

- A. A Public Hearing to Amend Chapter 400, Article II, of the Municipal Code of the City of Cottleville to provide additional procedures for Board of Adjustment meetings.

Jim Hennessey moved to open public hearing item A above. Mayor Ronkoski seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Nothing further.

Terry Hogan moved to close public hearing item A above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Jim Hennessey moved to approved item A above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

B. A Public Hearing and Consideration to Amend Chapter 405 of the City Municipal Code, and Providing for a New Recreational Zoning District.

Stephen East moved to open public hearing item B above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Nothing further.

Alderman Mike Guccione moved to close public hearing item B above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Mayor Ronkoski moved to approve item B above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

C. A Public Hearing and Consideration of a Rezoning Request from AK Real Estate LP to Rezone 5854 Highway N from R-1A Single Family District to RD Recreational District.

Alderman Guccione moved to open public hearing item C above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

The applicant was present for the meeting and discussed his plans to convert the existing soccer fields on the 12.84-acre tract behind the batting bage business to two new astro turf soccer fields. It is currently zoned R-1A single family.

Terry Hogan moved to close public hearing item C above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Pat Kelly moved to approved item C above. Stephen East seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

D. A Public Hearing and Consideration for a Conditional Use Permit for Cottleville City Fields at 5854 Highway N to Operate an Outdoor Soccer Field with Lights, a Concession Stand and Mobile Food Vendors.

Terry Hogan moved to open public hearing item D above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

The applicant was present for the meeting and discussed his plans to include vending machines, a few food trucks, new lighting and upscale mobile restrooms at the new turf soccer fields. The applicant stated he plans to open by spring of 2024.

Pat Kelly moved to close public hearing item D above. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Alderman Mike Guccione moved to approved item D above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

E. Consideration for a Site Plan for Cottleville City Fields at 5854 Highway N

Jim Hennessey moved to approve item E above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Board and Commission Reports:

Nothing at this time.

Additional Discussion

Nothing at this time.

Adjournment

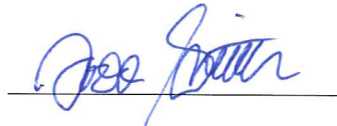
Jim Hennessey moved to adjourn the meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions. 7:13 p.m.

Respectfully Submitted,



Amy C. Lewis
City Clerk, MRM CMC

Approval Date: 12-4-23



Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
NOVEMBER 6, 2023

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

Rich Francis, City Administrator reviewed the agenda items with the Commission at this time which included; a rezoning and conditional use permit to operate a On the Rocks, an upscale liquor store at the south east corner of Highway 364 and Gutermuth Road. Mr. Francis stated the applicant described it as a mini Total Wine. He further stated the property is under contract and the applicant said they plan to offer some groceries as well in hopes to appeal to Avalon Park residents. It was also noted the City has not received any building elevations or a site plan to date but has received the rezoning request. It was the consensus of the Commission that this item would be continued until the City receives more information.

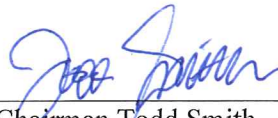
Adjournment

Terry Hogan moved to adjourn the work session meeting. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 6.55 p.m.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 12-4-23


Chairman Todd Smith