

**CITY OF COTTLEVILLE  
PLANNING AND ZONING MEETING MINUTES  
MARCH 7, 2022**

The Planning and Zoning Commission held their regular session meeting at City Hall located at 5490 Fifth Street Cottleville, Missouri.

Todd Smith called the meeting to order at 7:05 p.m.

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

Chairman Todd Smith	Present
Stephen East	Absent
Todd Cork	Absent
Scott Liebel	Present
Mike Guccione	Present
Alderman Jim Hennessey	Absent
Mayor Bob Ronkoski	Present

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

**Chairman & Commission Members Announcements**

None.

**Citizen Petitions & Public Comment**

None.

**Approval of Minutes**

Mayor Ronksoki moved to approve the minutes from February 3, 2022. Mike Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

**New Business**

- A. A Public Hearing and Consideration of a Rezoning from C-2 Limited Commercial to C-3 General Commercial at 1989 Lohmar Lane.

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

The applicant, John Stiles and Brian Meyer were present for the meeting and presented their plan to operate Caddy Shack in the rear building at 1989 Lohmar Lane. It was noted they will offer golf cart sales, wraps, customizing, rack storage, lessons, repairs, parts and delivery. Hours of operation are planned to be Mon-Fri 8-5pm with occasional Saturday hours. Mr. Stiles stated the cart storage area will be fenced.

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

Mike Guccione moved to recommend approval of item A. Scott Liebel seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

B. A Public Hearing and Consideration of a Conditional Use Permit for 1989 Lohmar Lane to Operate a Recreational Vehicle Sales and Storage Facility.

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

Nothing further.

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

Scott Liebel moved to recommend approval of item B. Mike Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

C. A Public Hearing and Consideration to Amend the PUD Area Plan and Final Plan for the Courtyards of Cottleville by Eliminating the Sidewalk Requirement.

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

Steve Lierman, 118 Lilac Blossom Drive spoke to the Commission regarding their request to not put in sidewalks but to instead use the \$40,000.00 the developer is holding for landscaping and lot trees. He further noted some of the improved landscaping could be along Motherhead Road. He noted Court Yards of Cottleville consist of 35 homes, has one entrance, is for age 55 and up and no children live in the subdivision.

Jeff Guempel, 114 Lilac Blossom also spoke in favor of not installing neighborhood sidewalks and he further stated it was a unanimous decision by the homeowners. He stated no teens live in the subdivision and it has little traffic. He would prefer to use the monies to add one tree per lot.

Jerry Meyer the developer and builder of Court Yards of Cottleville stated he still has four houses to complete. He stated he wishes to donate the sidewalk monies back to them to put in trees and other beautification. He stated the residents have a five-year landscaping improvement plan.

Scott Leibel stated the approved site plan requires the developer/builder to put in one tree per lot and sidewalks throughout. He further noted the sidewalks should be used by pedestrians and that it is was a safety issue.

Rich Francis noted any sidewalks to be installed will be in City right of way.

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

Scot Liebel moved to recommend denial of the PUD area and final plan amendment in item C. Mike Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

D. Consideration of a Site Plan for 5505 Oak Street.

Steve Hollander the architect and Scott Landry the property owner were present to discuss the site plan for item D above which will offer two retail/office spaces.

It was noted 8-inch white hardy siding, tumbled lime washed brick, dark gray shingles and wood stain will be used on the exterior of the building. It was further noted the OTHD requested the west gable be brick as well.

Scott Leibel moved to approve item D. Mike Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

E. Consideration of a Site Plan for Missouri American Water Company at 1290 Motherhead Road.

Robert Caraccio with Mo-AWC was present to discuss the site plan for item E above which includes a 110 x 45 metal building to house vehicles and equipment. The applicant noted the building has no street frontage and a cemetery on one side. He further said the building will not have bathrooms at this time.

Mayor Ronkoski stated the building is very plain and requested if some stone or brick could be added and that he OTHD requested the same. Chairman Smith requested the applicant work with Mr. Rich Francis to improve the appearance of the building.

Mayor Ronkoski moved to approve item E. Mike Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

**Board and Commission Reports:**

Nothing at this time.

**Additional Discussion**

Nothing at this time.

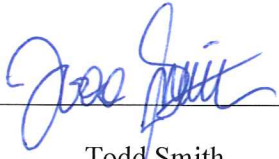
**Adjournment**

Mayor Ronkoski moved to adjourn the meeting. Mike Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 7:30 p.m.

Respectfully Submitted,

Amy C. Lewis  
City Clerk, MRM CMC

Approval Date: 5.2.22



Todd Smith

**CITY OF COTTLEVILLE  
PLANNING AND ZONING WORK SESSION MINUTES  
March 7, 2022**

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
Todd Cork	Absent
Scott Liebel	Present
Mike Guccione	Present
Alderman Jim Hennessey	Absent
Mayor Bob Ronkoski	Present

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

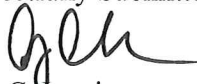
**Regular Meeting Agenda Item Comments**

Rich Francis, City Administrator reviewed the agenda items for tonight's meeting which includes; Caddy Shack who plans to offer storage, sales, and repairs etc. to golf carts in the rear building at the new Rapid Dry location on Lohmar Lane. It was noted any signage would have to come back for an approval /permit. Also, the Commission reviewed the request from homeowners in the Courtyards of Cottleville not to have the developer install the sidewalks as required by the City of Cottleville per their site plan. It was noted a public hearing is on tonight regarding both.

**Adjournment**


Scott Leibel moved to adjourn the work session meeting. Mike Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 7:01 p.m.

Respectfully Submitted,



Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: 5-2-22

  
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Todd Smith