

**CITY OF COTTLEVILLE**  
**OLD TOWN HISTORIC DISTRICT COMMISSION MINUTES**  
**April 7, 2022**

The Old Town Historic Commission held their meeting at City Hall located at 5490 5<sup>th</sup> Street Cottleville, Missouri.

Chairman Scott Lewis called the meeting to order at 6:00 p.m. Amy Lewis, City Clerk called roll and those present at roll were:

Chairman Scott Lewis	Present
Mike Krekeler	Present
Terry Hogan	Present
Mayor Bob Ronkoski	Present
Gina Ralston	Present
Pat Kelly	Present

There were six (6) members present and zero (0) absent. Alderman Stiles, a non-voting member of the Commission and liaison to the Board of Aldermen, was absent for the meeting. There is one vacancy due to Chairman Diller's resignation.

**Minutes**

Terry Hogan moved to approve the March 7, 2022, minutes. Mayor Bob Ronkoski seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

**Reports from the Commission Members/Announcements**

Rich Francis, City Administrator stated the Certificate of Appropriateness for a commercial garage for Missouri American Water Company, at 1290 Motherhead Road has been removed from the agenda and the application has been withdrawn. He further stated the MoAWC attorney informed the City that the utility company does not have to comply with our Old Town Historic District regulations. Chairman Lewis suggested the City encourage MoAWC install new privacy fences along the north and east side of their new shed anyway. Pat Kelly stated the current fencing includes chain link. Pat Kelly noted MoAWC is still required to get a building permit.

Chairman Lewis also congratulated Mike Krekeler as a new Alderman for Ward 2. It was noted he no longer would be serving on the Old Town Historic Committee as he was elected to the Board of Aldermen, therefore there would be another vacancy.

**Public Comment**

LeaAnn Grimshaw, 20 Village Court stated she has lived here for 15 years and doesn't feel the building elevations fit the old town area. She inquired if the City has adopted any elevation guidelines. She also asked if a study for a stop light has been done.

During this time, Chairman Scott Lewis stated the Old Town Historic District of Cottleville is unique in that it is not like other Main Streets or historic areas such as St. Charles or Washington, Mo. It has some historic homes or buildings, but it is kind of a "hodge podge" of homes and building styles built in different eras. He further stated although there are some guidelines for the district, it is usually done on a case-by-case basis before the Commission.

Candice Leslie, 101 Scenic Pass stated we have beat this horse to death but suggested adding windows mullions and awnings to the Harmony building elevations. She suggested retail in both buildings and to work on further improving the look of at least the first floor as most don't look up.

Gina Ralston, stated she agreed black awnings like Bemo's might soften the look of the building.

Mike Krekeler, stated the buildings still need to be broken up and is just a huge “box shape” with bay windows. He went on to say that he was not in favor of the zoning, building height, or use. It was noted the Commission is here to review the elevations only as the use and zoning has already been granted.

During this time, Drew Weber, City Attorney explained the application process for an area plan and final plan approval through the Planning and Zoning Commission and the Board of Aldermen. He stated the area plan is the meat and potatoes of a project and final plan approval is an administrative formality that must be done, however minor changes can be included.

## **Old Business**

### **A. Certificate of Appropriateness for revised building elevations for Harmony Pointe.**

Mike Reardon, the architect and Kurt Odle, the owner presented their revisions to the Commission which includes adding window mullions and wood door paneling like the Brown Family Dentist office building nearby. Mr. Reardon stated once signage is added, it would start to break down the building more. He further stated that the elevations still include an aged looking limestone base, soldier course brick above the windows, concrete windowsills, 2-foot building offsets, and stone trim. Mr. Odle stated the building now offers 12 offsets on the residential building and 6 offsets on the retail building.

Pat Kelly noted all signage comes back to the Old Town Historic Commission for approval.

Mr. Odle stated he had been back before the Commission with changes 6 times. He also noted a bakery, and an Italian restaurant are interested in leasing the retail portion of the building, but he is not able to give them an answer until the project is finalized.

Gina Ralston stated she appreciated their continued work and liked this elevation better than the rest.

Mayor Ronkoski stated whether you like the project or not, the elevations presented tonight are an improvement from the previous application.

Mike Krekeler stated these elevations are better but still needs more character.

Dewayne Johnson, the applicant’s attorney, stated they have a desire to please the Commission but requested the Commission tell them exactly what they want. He further stated there are two separate plans before the City.

Pat Kelly stated he liked the garages relocated underneath the building as well as the relocation of the pool to the rear of the property on this plan. Chairman Lewis inquired if the applicant planned to add the windows in the garage doors as previously requested by the Commission. Mr. Odle stated they had not been added. It was noted the 3<sup>rd</sup> floor windows still did not have the soldier course brick above the windows.

Mr. Odle stated he has done everything the Commission has asked. He stated he is a local person and is not an investment banker. He further stated these apartments will be very nice with a pool, heated hallways, and garages underneath.

Chairman Lewis stated he appreciated the applicants continued work to improve the building elevations but wanted to defend the Old Town Commission. He stated this has been a unique process with other Boards weighing in on the elevations at the same time as the Old Town Historic Commission but does not feel the applicant has done much if anything this Commission has asked for. He does not feel the applicant is really trying to accommodate the Commission requests to add a historic looking element to the building elevations even after numerous examples and pictures were given of what the Commission might like at the start of this process and throughout this process. He stated it is not the job of the Commission to completely design your building but none of our examples provided were used, which we keep bringing to meetings to show you. Scott said he felt the applicant has come back with minor changes each time and these building elevations still do not fit the Old Town Historic area of Cottleville.

Chairman Lewis further stated it IS possible for new construction to add accents that replicate a historic look. Chairman Lewis stated there is some kind of disconnect here as the applicant just will not make those kinds of changes even with the large amount of public feedback that has been given as well.

Mr. Odle stated he would add awnings when the signs come back and that he has made many adjustments to this plan.

Pat Kelly moved to approve the item A above. Gina Ralston seconded the motion. Motion was carried by affirmative votes of four (4) members. There were two nay votes by Scott Lewis and Mike Krekeler. There were no abstentions.

#### **Board and Commission Updates**

None.

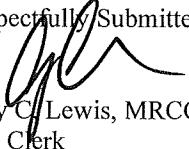
#### **Additional Discussion**

It was noted the next meeting is May 2, 2022 if needed.


#### **Adjournment**

Terry Hogan moved to adjourn the meeting. Gina Ralston seconded the motion. Motion was carried by affirmative votes of six (6) members. The meeting was adjourned at 6:40 pm.

Respectfully Submitted,

  
Amy C. Lewis, MRCC, CMC  
City Clerk

Approval Date: 5.9.22

  
Chairman Scott Lewis