

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
Tuesday July 5, 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 7:00 p.m.

Rich Francis, City Administrator called the roll and those present at roll call were:

Chairman Todd Smith	Present
Stephen East	Absent
Todd Cork	Present
Pat Kelley	Present
Jim Hennessey	Present
Mayor Ronkoski	Absent
Alderman Mike Guccione	Present

There were five (5) members present and two (2) absent.

Chairman & Commission Members Announcements

None.

Citizen Petitions & Comment

None.

Approval of Minutes

Chairman Smith deferred the approval of the minutes until next month.

New Business

- A. A Public Hearing and Consideration to Amend Article IV, Section 405.230 of the City of Cottleville Missouri Municipal Code to Allow Medical Marijuana Dispensary as a Conditional Use.

Todd Cork made a motion and Jim Hennessey seconded to open the public hearing. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

Nobody to speak either for or against the consideration.

Jim Hennessey made a motion and Todd Cork seconded to close the public hearing. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

Alderman Guccione made a motion and Pat Kelley seconded to recommend approval to the Board of Aldermen. Motion was denied. There were three nay votes and two yea votes.

Jim Hennessey – nay
Todd Cork – nay
Chairman Smith – nay
Alderman Guccione – yea
Pat Kelley - yea

B. A Public Hearing and Consideration of a Conditional Use Permit for OND Explore LLC to Operate a Medical Marijuana Dispensary Facility at 4730 Mid Rivers Mall Drive.

Jim Hennessey made a motion and Pat Kelley seconded to open the public hearing. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

John Bigler presented the project. He provided details on how the medical marijuana industry works and how it can affect Cottleville. Stated that Missouri allows 20 licenses in District 2. Stated the industry is the most regulated industry in the State.

Rosie Naumovski with the applicant spoke about the hours of operation. It will be open 10:00 to 7:00 Monday through Saturday and 12:00 to 6:00 on Sunday.

Tami Hilton with Mellow Mushroom spoke in favor of the project.

Jim Hennessey made a motion and Alderman Guccione second to close the public hearing. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

Alderman Guccione made a motion and Jim Hennessey seconded to recommend approval to the Board of Aldermen. Motion was denied. There were three nay votes and two yea votes.

Jim Hennessey – nay
Todd Cork – nay
Chairman Smith – nay
Alderman Guccione – yea
Pat Kelley - yea

C. Consideration of a Site Plan at 4730 Mid Rivers Mall Drive to operate a Medical Marijuana Dispensary.

No discussion was offered.

Pat Kelley made a motion and Jim Hennessey seconded to recommend approval to the Board of Aldermen. Motion was denied. There were three nay votes and two yea votes.

Jim Hennessey – nay
Todd Cork – nay
Chairman Smith – nay
Alderman Guccione – yea
Pat Kelley - yea

D. A Public Hearing and Consideration of a Conditional Use Permit for 5521 Oak Street LLC to Operate an Eating and Drinking Establishment and a Hotel at 5521 Oak Street.

Jim Hennessey made a motion and Todd Cork seconded to open the public hearing. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

Chelsey Sweeten presented the project. First floor of building will be a cocktail bar serving light food. Second floor will be converted to three hotel rooms and the attic space will be converted to one hotel room. Hours of operation will be Wednesday through Saturday 5:00 pm to 12:00 am.

Jim Hennessey made a motion and Todd Cork seconded to close the public hearing. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

Jim Hennessey made a motion and Alderman Guccione second to recommend approval to the Board of Aldermen. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

E. Consideration of a Preliminary Plat for Bauerhaus Properties at the Northeast Corner of Cottleville Parkway and Weiss Road.

Nobody was present to present the project.

Alderman Guccione made a motion and Jim Hennessey seconded to recommend approval to the Board of Aldermen. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

F. Reconsideration of the Landscaping Plan for Brown Family Dental.

Jay Brown was present to speak about the request. Concern from Commission that there would not be any green landscaping provided, only landscaping rock.

Jim Hennessey made a motion and Alderman Guccione seconded to recommend approval to the Board of Aldermen. Motion was carried by affirmative of five (5) members. There were no nay votes and no abstentions.

Board and Commission Reports

None.

Adjournment

Alderman Guccione moved to adjourn the meeting. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:46 p.m.

Respectfully submitted,



Rich Francis
City Administrator

Approval Date: _____

Todd Smith
Chairman

DRAFT

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
Tuesday July 5, 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 6:30 p.m.

Rich Francis, City Administrator called the roll and those present at roll call were:

Chairman Todd Smith	Present
Stephen East	Absent
Todd Cork	Present
Pat Kelley	Present
Jim Hennessey	Present
Mayor Ronkoski	Absent
Alderman Mike Guccione	Present

There were five (5) members present and one (2) absent

Regular Meeting Agenda Item Comments

The Commission reviewed a New Business item regarding a Public Hearing and Consideration to Amend Article IV, Section 405.230 of the City of Cottleville Missouri Municipal Code to Allow Medical Marijuana Dispensary as a Conditional Use.

Discussion was held if appropriate for Cottleville.

The Commission reviewed a New Business item regarding a Consideration of a Conditional Use Permit for OND Explore LLC to Operate a Medical Marijuana Dispensary Facility at 4730 Mid Rivers Mall Drive.

No concerns were expressed.

The Commission reviewed a New Business item regarding a Consideration of a Site Plan at 4730 Mid Rivers Mall Drive to operate a Medical Marijuana Dispensary.

No concerns were expressed.

The Commission reviewed a New Business item regarding a Public Hearing and Consideration of a Conditional Use Permit for 5521 Oak Street LLC to Operate an Eating and Drinking Establishment and a Hotel at 5521 Oak Street.

No concerns were expressed.

The Commission reviewed a New Business item regarding Consideration of a Preliminary Plat for Bauerhaus Properties at the Northeast Corner of Cottleville Parkway and Weiss Road.

No concerns were expressed.

The Commission reviewed a New Business item regarding a Reconsideration of the Landscaping Plan for Brown Family Dental.

Discussed if some landscaping should remain. Further questions for applicant

Adjournment

Todd Cork moved to adjourn the work session meeting. Jim Hennessey second 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,



Rich Francis
City Administrator

Approval Date: _____

Todd Smith
Chairman

DRAFT