

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
JUNE 6, 2022**

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

Alderman Guccione called the meeting to order at 7:00 p.m.

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

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

There were four (4) members present and two (2) absent. There is one (1) vacancy.

Chairman & Commission Members Announcements

None.

Approval of Minutes

Jim Hennessey moved to approve the minutes from May 2, 2022. Mayor Ronkoski seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

New Business

- A. Consideration of a Boundary Consolidation Plat of Lots 2,3 and 4 of Harmony Ridge Commercial Park by 814 Acquisitions LLC.

Mark Stec with 814 Realty spoke to the Commission regarding this consolidation plat. The new lot areas will be as follows: Lot 2 – 56,479 square feet, Lot 3 – 57,406 square feet, Lot 5 will remain the same at 43,395 square feet.

Jim Hennessey moved to approve item A. Stephen East 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 814 Acquisitions LLC on Lot 2 of the Boundary Consolidation Plat of Lots 2, 3, and 4 of Harmony Ridge Commercial Park for Child Daycare Service.

Stephen East moved to open public hearing item B. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Mark Stec with 814 Realty spoke to the Commission regarding item B above. They plan to construct a 11,122 square foot daycare facility with a 6,605 square foot outside playground area on the west side of the building. The project will include 41 parking

spaces. It was the Commission's desire to tone down the purple and yellow colors on the front of the building

Jim Hennessey moved to close public hearing item B. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Jim Hennessey moved to approve item B contingent the building elevations are revised and approved by staff. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- C. Consideration of a Site Plan for a Child Daycare Service on Lot 2 of the Boundary Consolidation Plat of Lots 2, 3, and 4 of Harmony Ridge Commercial Park.

Mark Stec with 814 Realty spoke to the Commission regarding item C above.

Jim Hennessey moved to approve item C above. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- D. A Public Hearing and Consideration of a Conditional Use Permit for 814 Acquisitions LLC on Lot 3 of the Boundary Consolidation Plat of Lots 2, 3, and 4 of Harmony Ridge Commercial Park to Operate a Swim School Facility.

Stephen East moved to open public hearing item D. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Mark Stec with 814 Realty spoke to the Commission regarding item D above. They plan to construct a 10,112 square feet swim school facility constructed of metal panels and wood panels with a flat roof. Retaining walls will be along the rear of the property with a sight proof fence. They plan to have 58 parking spaces. The Commission was not in favor of the building style and felt it did not match the area on that side of Cottleville Parkway. The Commission felt the building resembled a warehouse and requested the applicant bring back samples of the wood and metal panels.

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

Jim Hennessey moved to approve item D above. Mayor Ronkoski 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 a Swim School Facility on Lot 3 of the Boundary Consolidation Plat of Lots 2, 3, and 4 of Harmony Ridge Commercial Park

Jim Hennessey moved to approve item E above contingent upon the building elevations are revised and resubmitted to the Commission. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- F. Consideration of a Preliminary Plat for Bauerhaus Properties at the northwest corner of Cottleville Parkway and Weiss Road

Larry Walker with Bax Engineering presented the above application to the Commission who stated the applicant is now seeking to subdivide the tract into four lots.

Jim Hennessey moved to approve item F above. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

G. Consideration of a Final Plat for Cottleville Trails – Plat 1

It was noted this is the first of many plats to come for Cottleville Trails.

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

H. Consideration of a Site Plan for 7 Brew coffee shop.

Griffin Bobette spoke to the Commission regarding 7 Brew House who plans to offer a drive through coffee shop on the Farm & Home parking lot.

Jim Hennessey moved to approve item H above. Mayor Ronkoski 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.

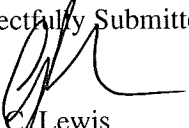
Additional Discussion

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. 7:17 p.m.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRM CMC

Approval Date: 7/5/22


Mike Guccione

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
JUNE 6, 2022

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

Mike Guccione 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	Absent
Stephen East	Present
Todd Cork	Absent
Jim Hennessey	Present
Alderman Mike Guccione	Present
Mayor Bob Ronkoski	Present

There were four (4) members present and two (2) absent. There is one (1) vacancy.

Regular Meeting Agenda Item Comments

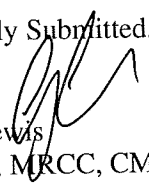
Rich Francis, City Administrator reviewed all agenda items for tonight's meeting which includes a preliminary plat for the northwest corner of Cottleville Parkway and Weiss Road. The Commission also reviewed plans for a new daycare and swim facility. It was the consensus the Commission they were in favor of the uses but felt both building elevations needed improvement such as but not limited to removing the yellow and purple from the front of the daycare building. Additionally, it was the consensus of the the Commission they were not in favor of the swim facility building elevations due to the materials used, box shape and or flat roof. Lastly, the Commission looked over the plans for the 7 Brew House and Cottleville Trails Plat.

Adjournment

Jim Hennessey moved to adjourn the work session meeting. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

6:55 p.m.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 7/5/22


Mike Guccione