

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING MEETING MINUTES**  
**August 8, 2022**

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

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

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

**Chairman & Commission Members Announcements**

None.

**Approval of Minutes**

Stephen East moved to approve the minutes from June 6, 2022. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Stephen East moved to approve the minutes from July 5, 2022. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

**New Business**

A. Consideration of Vacating a Certain Portion of Water Street.

Mayor Ronkoski moved to approve item A above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

B. Consideration of a Final Plat for Bauerhaus Properties.

Alderman Guiccione moved to approve item B above contingent upon;

1. The sanitary sewer easement shall be extended to the east property line of Lot 4.
2. Developer must submit documents that detail how the access and stormwater easement will be maintained.
3. Lot addresses must be provided for all four lots.

Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

C. Consideration of a Site Plan for Lot 3 of Bauerhaus Properties.

Alderman Guccione moved to approve item C above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

D. Consideration of a Site Plan for a New Horse Barn at 1159 Motherhead Road.

Stephen East removed himself from the dais as this is his property and application.

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

E. A Public Hearing and Consideration of an Amended PUD Area Plan for Cottleville Trails.

Alderman Guccione moved to open public hearing item E. Mayor Ronkoski seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

The applicant was not present for the meeting. Chairman Smith stated the amendment included paving all the trails within the development. He further noted that previously a gravel (similar to the type used on the Katie Trail) was going to be used on some of the trails so he felt this is an upgrade for the Cottleville Trails development.

Pat Lathan, 11001 Cottleville Trails #402 stated she had concerns of dust and dump truck traffic. She was advised to contact Rich Francis, City Administrator via email.

Jim Hennessey moved to close public hearing item E. Stephen East seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Jim Hennessey moved to approve item E. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

F. A Public Hearing and Consideration of an Amended PUD Final Plan for Cottleville Trails.

Jim Hennessey moved to open public hearing item F. Mayor Ronkoski seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

The applicant was not present for the meeting. Chairman Smith stated the amendment includes the HOA fees covering the improved amenity of having all *paved* trails within the development.

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

Jim Hennessey moved to approve item F. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

**Board and Commission Reports:**

Nothing at this time.

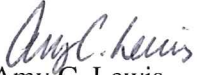
**Additional Discussion**

Nothing at this time.

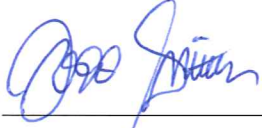
**Adjournment**

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. 7:10 p.m.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk, MRM CMC

Approval Date: 9/4/22

  
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Chairman Todd Smith

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING WORK SESSION MINUTES**  
**August 8, 2022**

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

Chairman 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	Present
Todd Cork	Absent
Jim Hennessey	Present
Alderman Mike Guccione	Present
Mayor Bob Ronkoski	Present
Pat Kelley	Absent

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

**Regular Meeting Agenda Item Comments**

Drew Weber, City Attorney reviewed all agenda items for tonight's meeting which includes releasing a street easement for a usable portion of Water Street to the adjacent property owners. It was further noted this was known as a *paper street* only and the other half was vacated to the other adjacent property owner back in 2010 or so.

Mr. Weber also reviewed the final plat and site plan for Bauer House Properties. It was noted the applicant plans to build the same building on Lot 2 and Lot 3. The same requirements from Lot 2 such as, sight proof fencing and trees have been applied to Lot 3. Mr. Weber reviewed the conditions prepared by Mr. Francis, City Administrator which are;

1. The sanitary sewer easement shall be extended to the east property line of Lot 4.
2. Developer must submit documents that detail how the access and stormwater easement will be maintained.
3. Lot addresses must be provided for all four lots.

In addition, Mr. Weber reviewed Stephen East's request to install a new horse barn on a vacant lot at 1159 Motherhead Road which is his personal residence. The barn will be approximately 40x80, brownish in color, have a loft, windows and large doors on each end. Mr. East stated he planned to also pave the driveway.

Lastly, Mr. Weber reviewed the public hearings on tonight's agenda to add all *paved* trails (instead of gravel) to the PUD Area Plan for Cottleville Trails Subdivision. Mr. Weber noted it was a gray area weather this was a major or minor change to the plan; therefore, the City proceeded with the amendment and hearing.

**Adjournment**

Jim Hennessey moved to adjourn the work session meeting. Stephen East seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 6:56 p.m.

Respectfully Submitted,

*Amy C. Lewis*

Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: 9/6/22

*Todd Smith*

Chairman Todd Smith