

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
November 7, 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 |
| Pat Kelly | Present |

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

Chairman & Commission Members Announcements

None.

Approval of Minutes

Pat Kelly moved to approve the minutes from September 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.

New Business

- A. A Public Hearing and Consideration for a Rezoning and Planned Urban Development Area Plan for Prairie Bluff.

Stephen East moved to open 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.

Chris DeGuentz with Fischer & Frichtel Homes and Jim Sims with Bax Engineering presented plans to provide a 2 village 51-home subdivision on 32 acres at 5261 and 5271 Gutermuth Road formerly known as the Spellman tract. Some lot sizes are up to 31,772 square feet but the minimum lot size is 9,100 square feet. *Starting* home prices are \$486,900-\$720,900.00 with anywhere from 2,220-3,720 square foot of living space and 3 car garages. The subdivision will have two entrances off Gutermuth Road and two detention basins. It was noted the floodway cannot be filled in, but FEMA permits property to be developed in the floodplain if the structures are built above it, such as Miralago, Rosedale, Madison, Meadow Lake, Patriot Ridge, and Columbus Pointe etc. An extensive landscaping buffer with trees and wrought iron fencing will be provided along Gutermuth Road.

The applicant is requesting 26-foot-wide streets, sidewalk on one side of the street only and a centerline radius of 100 if approved by the fire department.

The applicant stated they have not begun construction but have had equipment on site temporarily to do soil testing. The equipment is no longer on site as of today.

Bob Wester, 6 Wood Glen Estates Drive stated he had concerns of traffic, noise, flooding and pedestrian safety and the condition of Gutermuth Road. At this time, City Administrator Rich Francis stated St. Charles County plans to widen and straighten Gutermuth Road beginning spring 2023 with an 8-foot-wide pathway/trail on both sides of the road.

Charles Thompson, 5241 Gutermuth Road stated he was concerned of water shed, flooding, fill dirt and inquired where the flood elevation would be. He further stated water from Highway 94 funnels toward this property.

Rita Lesley, 5402 old Gutermuth Road stated she had concerns regarding flooding and traffic.

Doug Vitt, 10 Sunset stated he lives on 8 acres of unincorporated St. Charles County not within the city limits of Cottleville. He further stated he has concerns about where the water will go from this development. He also stated he would like the tree lines preserved. He was concerned about traffic and the steep roofs of the homes, he stated they will discharge water run off more quickly.

Pat Kelly moved to close 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.

Jim Hennessey moved to approve item A above contingent upon wrought iron style fencing runs along the entire development and is irrigated. Pat Kelly seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

B. A Public Hearing and Consideration to Amend Section 405.765 of the Municipal Code of the City of Cottleville Relating to Home Occupations.

Mayor Bob Ronkoski moved to open item B above. Stephen East seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

No further comments.

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

C. A Public Hearing and Consideration of a Conditional Use Permit for a New Dental Facility 475 Miralago Way.

Stephen East moved to open 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.

Tanner Brown was present for the meeting and stated he plans to move his dental practice to the former Dinner Bell location.

Pat Kelly moved to close item C above. Mayor Bob Ronkoski 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 C above. Pat Kelly 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.

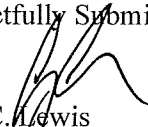
Additional Discussion

Nothing at this time.

Adjournment

Pat Kelly 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. 7:33 p.m.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRM CMC

Approval Date: 12/5/22



Alderman Guccione

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

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

Alderman 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 |
| Pat Kelley | Present |

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

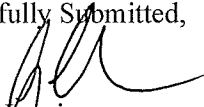
Regular Meeting Agenda Item Comments

Rich Francis, City Administrator reviewed the agenda items with the Commission at this time. He also provided landscape details, sample elevations and starting prices for Prairie Bluff. He also provided an aerial photo and parcel info for 475 Miralago way.


Adjournment

Pat Kelly moved to adjourn the work session meeting. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 6:50 p.m.

Respectfully Submitted,


Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: 12/5/22


Alderman Guccione