

**CITY OF COTTLEVILLE  
PLANNING AND ZONING MEETING MINUTES  
DECEMBER 5, 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	Present
Stephen East	Absent
Todd Cork	Absent
Jim Hennessey	Present
Alderman Guccione	Present
Mayor Bob Ronkoski	Present
Pat Kelly	Absent

There were four (4) members present and three (3) absent.

**Chairman & Commission Members Announcements**

None.

**Approval of Minutes**

Mike Guccione moved to approve the minutes from November 7, 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. A Public Hearing and Consideration of a Conditional Use Permit for Majestic Dental on Cottleville Parkway

Jim Hennessey moved to open item A above. Mike Guccione 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 amend the agenda to include the site plan. Mike Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions

Mike Meers with Bax Engineering was present for the meeting who is requesting to build a new dental facility on .99 acres on Cottleville Parkway. The building will be irrigated, have 42 parking spaces, rear fencing and a new entrance off Cottleville parking. Building elevations were provided and were favorable to the entire Commission. It was noted staff will work with the applicant regarding rear lighting. Some existing trees will remain, and the applicant plans to begin construction March 1<sup>st</sup>.

Mike Guccione moved to open item A above. Jim Hennessey 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.

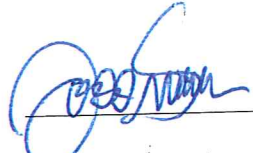
**Adjournment**

Jim Hennessey 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.  
7:11 p.m.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk, MRM CMC

Approval Date: 1-9-23

  
Chairman Todd Smith

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING WORK SESSION MINUTES**  
**December 5, 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	Present
Stephen East	Absent
Todd Cork	Absent
Jim Hennessey	Present
Alderman Guccione	Present
Mayor Bob Ronkoski	Present
Pat Kelly	Absent

There were four (4) members present and three (3) absent.

**Regular Meeting Agenda Item Comments**

Rich Francis, City Administrator reviewed the one agenda item with the Commission at this time which was for a dental facility on Cottleville Parkway. It was noted the facility included a single car garage and is being erected on the last lot in the Peoples Bank Development.

Mr. Francis stated St. Louis Kolache plans to locate in the former Crooked Feather location.

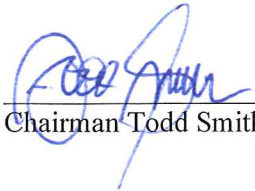
**Adjournment**

Pat Kelly moved to adjourn the work session meeting. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 6:58 p.m.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date: 1-9-23

  
Chairman Todd Smith