

**CITY OF COTTLEVILLE  
PLANNING AND ZONING MEETING MINUTES  
MARCH 6, 2023**

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

Jim Hennessey 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	Present

There were six (6) members present and one (1) absent.

**Chairman & Commission Members Announcements**

None.

**Approval of Minutes**

Stephen East moved to approve the minutes from February 9, 2023. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

**New Business**

- A. A. Certificate of Appropriateness for revisions to the approved architectural elevations at 5521 Oak Street.

Chris Shreves, the owner, was present for the meeting. New elevations showing the revisions were provided for 5521 Oak Street including shutters, more windows and extending the interior for more year-round use. It was noted changes were mostly driven by the Cottleville Fire Department who will not allow the enclosed patio on the rear of the property. Mr. Shreves stated only one front door will be featured on the first and second floor.

Jim Hennessey moved to approve item A above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

- B. Consideration for a new building attached to the west side of Oak Street Inn at 5521 Oak Street.

It was noted the applicant plans to erect an attached 2-story brick building resembling an *old bank* building. It was noted the front door would be at grade and an old St Louis style brick color would be used. The building would feature soldier course brick above the windows, stone windowsills, and sandstone along the top.

Pat Kelly inquired if the roof top would have a railing and if a handicap ramp would be installed. Mr. Shreves stated only one door will be featured on the first and second floor. It was the consensus of the Commission the new building elevations look better than the previous approved building elevations.

Stephen East inquired about the timeline for the Oak Street Inn. Mr. Shreves stated opening by August is the goal.

Stephen East moved approve item B above. Jim Hennessey seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

**Board and Commission Reports:**

Nothing at this time.

**Additional Discussion**

Nothing at this time.

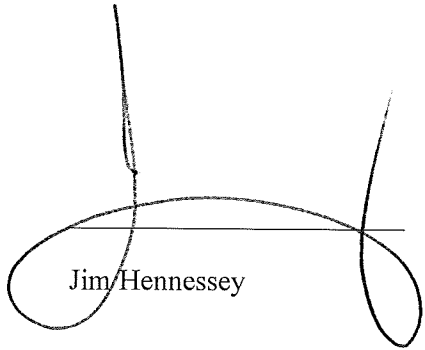
**Adjournment**

Alderman Guccione moved to adjourn the meeting. Mayor Bob Ronkoski seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 7:02 p.m.

Respectfully Submitted,

  
Amy C. Lewis  
City Clerk, MRM CMC

Approval Date: 5-1-23

  
Jim Hennessey

**CITY OF COTTLEVILLE  
PLANNING AND ZONING WORK SESSION MINUTES  
MARCH 6, 2023**

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.

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

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

There were six (6) members present and one (1) absent.

**Regular Meeting Agenda Item Comments**

Rich Francis, City Administrator reviewed the agenda items with the Commission at this time which included elevation changes to 5521 Oak Street and erecting a new building to look like an old bank style building that would be attached to the west side of the Inn. Some Commission members were present at the Old Town Historic meeting tonight and were familiar with the application.

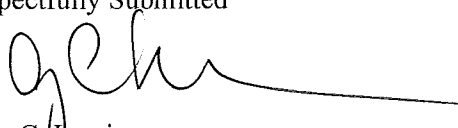
Some discussion was held regarding the parapet wall and the possible roof top seating.

Rich Francis City Administrator reminded the Commission of the upcoming Irish fest and the St. Patrick's Day run which includes some road closures.

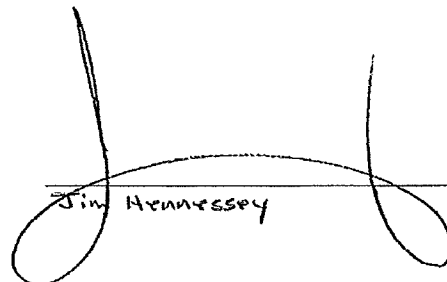
**Adjournment**

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

Respectfully Submitted

  
Amy C. Lewis  
City Clerk, MRCC, CMC

Approval Date 5-1-23

  
Jim Hennessey