

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
Monday, August 7, 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.

Rich Francis, City Administrator called the roll and those present at roll call were:

Chairman Todd Smith	Absent
Stephen East	Present
Terry Hogan	Present
Pat Kelley	Absent
Jim Hennessey	Present
Mayor Ronkoski	Present
Alderman Mike Guccione	Absent

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

Chairman & Commission Members Announcements

None.

Citizen Petitions & Comment

None.

Approval of Minutes

Stephen East moved to approve the minutes from June 5, 2023, Mayor Ronkoski seconded the motion. Motion was carried by affirmative of four (4) members. There were no nay votes and no abstentions.

New Business

- A. A Public Hearing and Consideration for a Conditional Use Permit for Body Piercing and Tattooing at 5055 Highway N, Suite 213, in Cottleville Corners

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

The applicant, Dustin Berkemeier, was present and made a brief presentation of his business model. Darlene Hollister of Brittany Place spoke during the public hearing with concerns about the request. She was concerned with the possibility of public nudity, disposal of needles, health code violations, and the increase of adult based businesses in the shopping center. Mr. Berkemeier responded by stating all areas for tattooing would have individual curtains and there would be no ability to see in from the

outside. He uses a medical disposal company to pick up the needles and they are disposed internally similar to a medical office. He also stated he is subject to state licensing and inspections.

Terry Hogan made a motion and Mayor Ronkoski seconded to close the public hearing. Motion was carried by affirmative of four (4) members. There were no nay votes and no abstentions.

Terry Hogan made a motion and Stephen East seconded to recommend approval to the Board of Aldermen. Motion was carried by affirmative of four (4) members. There were no nay votes and no abstentions.

B. Consideration a New Outbuilding for Circle K at 4524 Mid Rivers Mall Drive.

Jim Hennessey made a motion to table Item B. Terry Hogan seconded the motion. Motion was carried by affirmative of four (4) members. There were no nay votes and no abstentions.

C. Consideration of a Site Plan for Cottlevillage at 6470 Highway N.

The applicant, Stephen Savage, presented the site plan. He described the new restaurant, the distillery, the outdoor bar and stage. Mr. Savage stated he would be open approximately Wednesday through Sunday for lunch and dinner with brunch on Sundays. His hours would be something like 10:00 to 10:00 on Wednesdays and Thursdays and until 12:00 on Fridays and Saturdays. He plans at this time to close around 6:00 pm on Sundays. Mr. Savage stated the area around the main building would be irrigated. Jim Hennessey made comments about how the applicant should be aware of the need for additional landscaping along the east property line and the advantages of talking with those property owners prior to construction. He also stated that the applicant should consider moving the trash area further away from the existing homes. Mayor Ronkoski made a motion to approve Item C. Jim Hennessey seconded the motion. Motion was carried by affirmative of three (3) members. There were no nay votes and Stephen East abstained due to a relationship with the applicant.

Board and Commission Reports

None

Adjournment

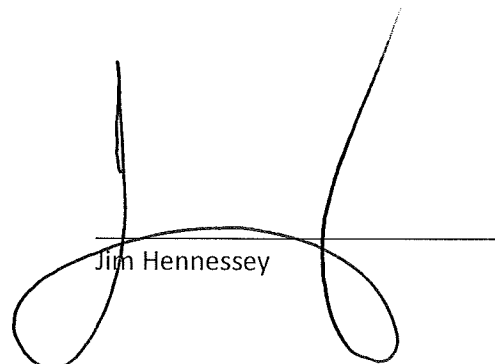
Terry Hogan moved to adjourn the meeting. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 7:20 p.m.

Respectfully submitted,



Rich Francis
City Administrator

Approval Date: 9-5-23



Jim Hennessey

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
Monday, August 7, 2023

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

Jim Hennessey called the work session meeting to order at 6:30 p.m.

Rich Francis, City Administrator called the roll and those present at roll call were:

Chairman Todd Smith	Absent
Stephen East	Present
Terry Hogan	Present
Pat Kelley	Absent
Jim Hennessey	Present
Mayor Ronkoski	Present
Alderman Mike Guccione	Absent

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

Regular Meeting Agenda Item Comments

The Commission reviewed a Public Hearing and Consideration for a Conditional Use Permit for Body Piercing and Tattooing at 5055 Highway N, Suite 213, in Cottleville Corners No concerns were expressed.

The Commission reviewed a New Business item, an Outbuilding for Circle K at 4524 Mid Rivers Mall Drive. Concerns were expressed with how it would look.

The Commission reviewed a New Business item, a Site Plan for Cottlevillage at 6470 Highway N discussion was held about a few issues but no major concerns were expressed.

Adjournment

Terry Hogan 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. 6:50 p.m.

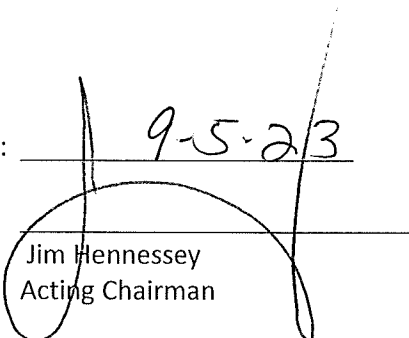
Respectfully submitted,



Rich Francis
City Administrator

Approval Date: _____

9-5-23



Jim Hennessey
Acting Chairman