

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
DECEMBER 4, 2023**

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

Chairman Smith called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

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

Chairman Todd Smith	Present
Stephen East	Present
Terry Hogan	Present
Jim Hennessey	Absent
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

Alderman Mike Guccione moved to approve the minutes from November 6, 2023 meeting. Pat Kelly seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Old Business

None.

New Business

- A. A Public Hearing and Consideration of a Rezoning Request from ARP Properties LLC to Rezone the Southeast Corner of Gutermuth Road and Highway 364 from C-1 Light Commercial Office to C-3 General Commercial Retail.

Mr. Patel the applicant along with Chris Kaylen from United Construction were present for the meeting to present his plan to operate "On the Rocks" liquor store and mini mart at the above location therefore requesting a rezoning, conditional use permit and site plan approval. The applicant stated it would be an approximately 7000 square foot flat roof, stucco building with some stone. The building will be 1 unit and would feature two signs. The applicant encouraged the members to visit his St. Charles location. Currently he plans to have hours of operation such as 9am-10pm on weekdays and until Midnight on Friday and Saturdays. He also said he plans to offer items wanted by those living in the Avalon Senior Living such as bread, milk etc.

It was the consensus of the Commission there was not enough stone on the building. Terry Hogan suggested showing the material sample to the Board of Aldermen. The applicant stated they plan

to install fast growing large "Little Giant" trees along the rear property line along with fencing and a possible retaining wall if needed, all with City staff approval. It was noted that a lighting plan and a landscape plan would need to be submitted to the City for approval. It was the consensus of the Commission to require stone on 3 sides of the building at sill height. It was also the consensus of the Commission that the trash dumpster enclosure matches the building.

John Welch, of 460 Fox Trail Dr Lake St. Louis Mo stated he has concerns regarding light pollution, traffic, landscape buffering vs fencing and feared it becoming a bad area for children. However, Mr. Welch stated he had worked out some of his concerns with the applicant and hoped to meet with them again in the future.

Terry Hogan moved to close public hearing item A above. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Terry Hogan moved to approve item A above contingent upon all three sides of the building including stone at sill height and a lighting and landscape plan is submitted to the City for staff approval. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

- B. A Public Hearing and Consideration of a Conditional Use Permit Request from ARP Properties LLC to Operate a Packaged Liquor Store at the Southeast Corner of Gutermuth Road and Highway 364.

Terry Hogan moved to close public hearing item B above. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

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

- C. Consideration of a Site Plan for On the Rocks at the Southeast Corner of Gutermuth Road and Highway 364.

Nothing further.

Terry Hogan moved to approved item C above contingent upon a all three side of the building include stone at sill height and a lighting and landscape plan is submitted. Pat Kelly 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 Public Hearing and Consideration of a Conditional Use Permit for Packaged Liquor. Sales at O'Kane's Kitchen at 4765 Highway N.

Mr. Rich Francis, City Administrator stated that the applicant plans to sell bottles of wine with their to go meals.

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

- B. Consideration of Cottleville Trails Plat 3B Record Plat.

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

C. Consideration of Cottleville Trails Plat 4B Record Plat

Terry Hogan moved to approve item C above. Alderman Mike Guccione 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

Terry Hogan moved to adjourn the meeting. Mayor Bob Ronkoski seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 7:19 p.m.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRM CMC

Approval Date: _____

Chairman Todd Smith

**CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
DECEMBER 4, 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 Smith	Present
Stephen East	Present
Terry Hogan	Present
Jim Hennessey	Absent
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; a rezoning and conditional use permit to operate a On the Rocks, an upscale liquor store at the south east corner of Highway 364 and Gutermuth Road which was tabled last month. Mr. Francis again stated the applicant described it as a mini Total Wine. He further stated the applicant said they still plan to offer some groceries as well in hopes to appeal to Avalon Park residents. Mr. Francis provided the building elevations and a site plan to the Commission. It was the consensus of the Commission that the building have more stone on it.

Mr. Francis also went over the other agenda items with the Commission which included a conditional use permit to sell liquor to go at O'Kanes Kitchen as well as records plats 3B and 4B of Cottleville Trails.

Adjournment

Terry Hogan moved to adjourn the work session meeting. Mayor Bob Ronkoski seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 6:58 p.m.

Respectfully Submitted,

Amy C. Lewis
City Clerk, MRCC, CMC

Approval Date: _____

Chairman Todd Smith