

**CITY OF COTTLEVILLE  
PLANNING AND ZONING MEETING MINUTES  
MAY 5, 2025**

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 7:30 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 Michael Guccione	Present
Mayor Stephen Thompson	Absent
Pat Kelly	Absent

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

**Chairman & Commission Members Announcements**

None.

**Approval of Minutes**

Stephen East moved to approve the minutes from March 3, 2025 meeting. Todd Smith seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

**Old Business**

None.

**New Business**

- A. Consideration of a Preliminary Plat, a Re-subdivision of Lot A of SLSC Mid Rivers Boundary Adjustment Plat, generally located at 5900 Hwy N, Cottleville, MO 63304 (St. Charles Engineering & Surveying Inc., Applicant).

Terry Hogan moved to approve item A above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- B. Consideration of a Record Plat, a Re-subdivision of Lot A of SLSC Mid Rivers Boundary Adjustment Plat, generally located at 5900 Hwy N, Cottleville, MO 63304 (St. Charles Engineering & Surveying Inc., Applicant).

It was noted this was a simple division of property between different owners. No plans have been submitted for development at this time.

Stephen East moved to approve item B above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- C. A Public Hearing for a Request for Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 "College General Commercial Subdistrict" & SD/C-PO "College Park and Open Space Subdistrict" to RD "Recreational District" ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).

Alderman Guccione moved to open public hearing item C. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Owners Chris Turpin and Pete Spanos as well as David Vonarks with Vonarks Engineering was present for the meeting to discuss their application to reduce the number of fields from 5 to 3 at 2 Woodlands Parkway. They plan to turf the fields and add new and improved lighting, offering little to no light pollution. A lighting impact study was provided. In addition, they plan to add 436 paved parking spaces. It was noted a landscaping plan will also be submitted.

Terry Hogan inquired about the storage of equipment or pellets on the property. It was noted no additional storage buildings would be added. The applicant also stated they plan to get started on design work then construction could possibly start in six months.

Terry Hogan moved to close public hearing item A. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- D. A Public Hearing for a Request for Conditional Use Permit (CUP) "outdoor soccer fields, with lights" at 2 Woodlands Parkway, in Cottleville, MO 63376 ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).

Stephen East moved to open public hearing item D. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Nothing further.

Terry Hogan moved to close public hearing item D. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- E. Consideration of the Request for Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 "College General Commercial Subdistrict" & SD/C-PO "College Park and Open Space Subdistrict" to RD "Recreational District". ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).

Stephen East moved to approve item E above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- F. Consideration of the Request for Conditional Use Permit "outdoor soccer fields, with lights" at 2 Woodlands Parkway, in Cottleville, MO 63376 ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).

Alderman Guccione moved to approve item F above contingent upon the field lights are off by 9:45pm, trash enclosure is provided and shown on the plan, landscaping plan is submitted and meets or exceeds code including the parking lot islands, and the lighting study and plan are adhered to and any adjustments recommended by staff are made by the owners, staff or applicant. Terry Hogan seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- G. Consideration of a Site Plan for “Vetta Woodlands” located at 2 Woodlands Parkway, Cottleville, MO 63376 (“Vetta Woodlands”, Project Name; Woodlands Parkway LLC, Applicant).

Stephen East moved to approve item G above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- H. A Public Hearing for a Request to Renew the Conditional Use Permit (CUP) “to allow for package liquor sales” at 5430 Gutermuth Road in Cottleville, MO 63304 (“On-The-Rocks”, Project Name; ARP Properties, LLC, Applicant).

Alderman Guccione moved to open public hearing item H. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

The owner Rakesh Patel and his contractor were present for the meeting to again discuss the plan for an upscale liquor store which would also sell some groceries but has expired. It was noted there was no change to the plan from what was previously approved.

Terry Hogan moved to close public hearing item H. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- I. Consideration of the Request to Renew the Conditional Use Permit (CUP) “to allow for package liquor sales” at 5430 Gutermuth Road in Cottleville, MO 63304 (“On-The-Rocks”, Project Name; ARP Properties, LLC, Applicant).

Chairman Todd Smith stated irrigation is required and should be noted on the plans. Alderman Guccione stated site proof landscaping and or fencing is required for adjacent property owners. It was further noted signage should be over the front door only.

It was the consensus of the Commission it was a *nice-looking* building.

The applicant stated his hours would be approximately 9am-10pm and 9am-11pm on Fridays and Saturdays.

Alderman Guccione moved to approve item I above contingent upon stone is at least 3 foot high on the building front and irrigation is provided for the landscaping and grass. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- J. Consideration of a Record Plat to subdivide the Village H phase of Cottleville Trails subdivision, located east of Hwy 364, South and West of Hwy N and adjacent to Dardenne Creek (“Cottleville Trails”, Project Name; DCM Land, LLC,

Applicant).

Stephen East moved to approve item J above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- K. Consideration of a Request to Vacate a portion of Cottleville Trails Drive right-of-way located on Outlot 5 (Village H, the "Cul-de-Sac") as shown on page 2 of Cottleville Trails Plat One by the City of Cottleville, Missouri ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant).

Jeff Simmons with Bax Engineering, Elizabeth Lum with Amundsen Davis and the landowners were present for the meeting to describe their lot 5 plat requests, vacation of part of Cottleville Trails and the amended and final plans for Cottleville Trails. The applicant provided a packet of property overviews and subdivision plat with ariel views.

Terry Hogan moved to approve item K above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- L. A Public Hearing for a Request to Amend the PUD Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant).

Terry Hogan moved to open public hearing item L. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Jeff Simmons with Bax Engineering, Elizabeth Lum with Amundsen Davis and the landowners were present for the meeting to describe their amendments. It was noted the pools would now exceed 4800 square feet and the beach size has been increased. Mr. Simmons stated the plans include increased street width and driveway approaches and some trails, sidewalks, parking lots, drive lanes and buildings have had minor geometric changes or have been reoriented. The lake shape has changed slightly as well. The plans also include a welded bridge between lake 6 and 7. Plans also include covered enclosed golf cart parking. Pavilions, picnic tables and fire pits remain but BBQ pits have been removed. The main playground area has increased by 1235 square feet.

Vince Dode, 9082 Camino Trail stated he would like some oversight that the pool and playground is put in right. He also inquired about the corridor for a bridge and road. Mr. Padella explained this only preserves the corridor so it can be evaluated and no homes built on the corridor during this time.

Robyn Downey, 9109 Camino Trail inquired about adding homes and them sharing the amenities and costs. She further stated the playground needs to be improved.

Mel McGavic, 7006 Canyon Trek Trail inquired about the pool depth for little kids and the quality of the playground.

Dean Farmer, 6006 St. Charles Street inquired about landscaping and a missing concrete apron.

Joe Hessel, 5002 Pacific Crest Trail spoke to the Commission regarding his desire for the pool to have more deck space, deeper depth as well as a walk in feature. He also requested improved playground equipment. Mr. Kolb stated one end of the pool does have steps into the water.

Ron Landel, 9054 Camino Trail stated the 2<sup>nd</sup> playground would have been near his home. Mr. Jeff Kolb stated the 2<sup>nd</sup> playground has been moved away reducing the risk of going underwater.

Chairman Smith inquired if there could be more deck space added around the pool.

Chris Dode, 9082 Camino Trail stated the playground area is underwhelming and there is a sidewalk area that is not ADA complaint near the playground where vistors are required to walk through mulch. Mr. Kolb stated they plan to complete that.

Robyn Downey, 9109 Camino Trail inquired if there was enough parking at the pool and the townhomes where she previously lived underfunded some amenities.

Joe Hessel, 5002 Pacific Crest Trail inquired about beach parking and water runoff. Mr. Kolb stated he plans to cut a swale there.

Alderman Guccione suggested the residents meet with the developer and pick out the playground equipment they want that is within the budget.

Terry Hogan moved to close public hearing item L. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- M. Consideration of the Request to Amend the PUD Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant).

Terry Hogan moved to approve item M above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

- N. Consideration of the Request to Amend the PUD Final Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road ("Cottleville Trails", Project Name; DCM Land, LLC, Applicant).

Terry Hogan moved to approve item N above. Stephen East seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

### **Additional Discussion**

Nothing at this time.

### **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. 9:00 p.m.

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC  
City Clerk

Approval Date: 8/4/25

A handwritten signature in black ink, appearing to read "T. Smith", is written over a horizontal line.

Chairman Todd Smith

**CITY OF COTTLEVILLE  
PLANNING AND ZONING WORK SESSION MINUTES  
MAY 5, 2025**

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 6:00 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 Michael Guccione	Present
Mayor Stephen Thompson	Absent
Pat Kelly	Absent

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

**Regular Meeting Agenda Item Comments**

Michael Padella, City Administrator, reviewed the agenda items with the Commission at this time. It was noted the first item was a simple division of property between different owners. No plans have been submitted for development at this time.

The applicant had withdrawn the request but was back again to request for rezoning of a tract of land located at 2 Woodlands Parkway from SD/C-C2 “College General Commercial Subdistrict” to SD/C-PO “College Park and Open Space Subdistrict” to RD “Recreational District” was republished and back on tonight’s agenda. It was noted the property was split between two zoning districts and this would clean that up. The Commission again reviewed their new plan which now has a total of 3 outdoor turf fields and one indoor field. The plan also includes new paved parking lot with some golf cart spaces. The Commission also noted their lighting plan, hours of operation and the times the outdoor field may be lit.

At this the Commission reviewed the On the Rocks plan which had expired therefore they were again applying for the upscale liquor store which offers some groceries too.

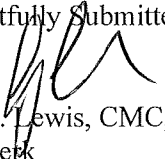
It was noted a landscaping plans will be required as well for both On the Rocks and the Woodlands applications at a later date.

The Commission also reviewed the lot 5 plat requests, vacation of part of Cottleville Trails and the amended and final plans for Cottleville Trails. Discussion was held regarding Village H which has added 12 units and Village I has removed 6 units therefore it is gain of 6 units overall. The Commission reviewed various plan amendments such as the two pools would now exceed 4800 square feet and the beach size has been increased. The plan also includes increased street width and driveway approaches and some trails, sidewalks, parking lots, drive lanes and buildings have had minor geometric changes or have been reoriented. The Commission reviewed the 2 enclosed golf cart storage building elevations. Lastly, it was noted staff have been on site inspecting erosion areas around the lakes that the applicant plans to repair.

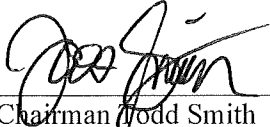
**Adjournment**

Terry Hogan moved to adjourn the work session meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 7:27p.m.

Respectfully Submitted,

  
Amy C. Lewis, CMC, MRCC  
City Clerk

Approval Date: 8/4/25

  
Chairman Todd Smith