

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
AUGUST 4, 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 7:05 p.m. Stephen East moved to open the meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

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
Stan Enloe	Present
Alderman Michael Guccione	Present
Mayor Stephen Thompson	Present
Pat Kelly	Absent

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

Chairman & Commission Members Announcements

New member, Stan Enloe was present for the meeting.

It was noted the regular meetings will now be live streamed.

Terry Hogan moved to suspend the agenda and allow PGAV to make a short presentation regarding the comprehensive plan update process. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Catherine Hamacher, with PGAV discussed the process for updating the City comprehensive plan which may include public hearings, open house, public input, surveys and final adoption from the Planning and Zoning Commission.

Terry Hogan moved to resume back to the normal agenda items. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Approval of Minutes

Stephen East moved to approve the minutes from March 3, 2025 meeting. Alderman Mike Guccione 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. Consideration of a Site Plan for “Cottleville Smiles Family Dentistry” 475 Miralago Shore Drive, Cottleville, MO 63376 (Project Name: “Cottleville Smiles Family Dentistry (building expansion)”; Applicant: Cottleville Smiles, LLC).

Larry Walker with Bax Engineering and Dr. Tanner Brown with Cottleville Smiles were present for the meeting to discuss plans to expand the Cottleville Smiles building using similar materials as his existing building. It was noted the 2nd floor would be for storage. They plan to enclose the dumpster and have golf cart parking.

Alderman Guccione moved to approve item A above. Stephen East 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 for a Request for Rezoning of a tract of land located at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376, from R1-A “Single Family Residential District to RD “Recreational District” (Project Name: “Impact City FC Soccer Complex”; Applicant: Vessel Architecture on behalf of Impact City FC).

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

Peter Schwartz, with Vessel Architecture, was present for the meeting to present the plan to have their home fields for their faith-based soccer club. The plan includes new turf fields, new lighting with less pollution, and improved parking areas.

Brad Aslin, on behalf of Calvary Church, was also present at the meeting. Jamie Wagner with FC Soccer, a boutique soccer club, was also present at the meeting and stated this improvement project, was an investment of 16 million dollars. It was noted a photometric and traffic study would be required. The project plans to include four outdoor fields and one indoor field. Discussion was held regarding possibly adding a crosswalk and streetlight on Mid Rivers Mall Drive at the entrance. Mrs. Wagner stated this would mostly host their own practices and home games and that they would host very few, if any tournaments. She stated they don’t plan to play during Sunday service but it could rarely happen.

It was noted Matt Brown, 1 Oak Hill Drive St. Peters sent an email stating he had concerns of light pollution, concessions and traffic.

Amber Funke, 124 Vistlago stated she had concerns of flooding, loss of wildlife, noise levels, light pollution, parking, trash and maintaining the swamp area along the rear of the trail.

Amy Vaughn, 1218 Miralago Way inquired if the tree line would be staying. She also stated she had some lighting concerns.

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

- C. A Public Hearing for a Conditional Use Permit (CUP) Requesting “Outdoor Soccer Fields with Lights, Indoor Soccer Fields, and Concession Stand in the Proposed Building” at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: “Impact City FC Soccer Complex”; Applicant: Vessel

Architecture on behalf of Impact City FC).

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

Again, it was noted a photometric and traffic study would be required. It was also noted they would be adding 160 parking spaces and a no-rise letter would also be required.

Stephen East moved to close public hearing item C. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

- D. Consideration of the Request for Rezoning of a tract of land located at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376, from R1-A "Single Family Residential District to RD "Recreational District" (Project Name: "Impact City FC (Soccer Complex)"; Applicant: Vessel Architecture on behalf of Impact City FC).

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

- E. Consideration of the Request for Conditional Use Permit (CUP) for "Outdoor Soccer Fields with Lights, Indoor Soccer Fields, and Concession Stand in the Proposed Building" at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: "Impact City FC (Soccer Complex)"; Applicant: Vessel Architecture on behalf of Impact City FC).

Alderman Guccione moved to approve item E above contingent upon staff comments being met, entrance lights added at the proposed entrance, conduct a traffic study and evaluate traffic calming devices or signal at entrance and Mid Rivers Mall Drive, trees and walking trail in southern portion of property are kept. Stephen East seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

- F. Consideration of a Site Plan for "Impact City FC (Soccer Complex)" located 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: "Impact City FC (Soccer Complex)"; Applicant: Vessel Architecture on behalf of Impact City FC).

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

- G. Consideration of a Preliminary Plat for "Impact City FC (Soccer Complex)" located 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: "Impact City FC (Soccer Complex)"; Applicant: Vessel Architecture on behalf of Impact City FC).

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

- H. A Public Hearing for a Conditional Use Permit (CUP) Request for a new "retail sales of intoxicating liquor by the drink and original package" at 5208 Highway N, Cottleville, MO 63304 (Project Name: Men's Modern General Store; Applicant: Micah Raposo).

Alderman Guccione moved to open public hearing item H. Stephen East seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Miach and Caroline Raposo were present to describe their desire to operate a Men's Modern General Store at 5208 Highway N. The applicants stated the plan to offer high end men's items and gifts such as; knives, wallets, beard and hair care, apparel, watches, BBQ supplies, hobby items and more. Currently their hours would be Tues-Saturday 9-6pm and Sunday Noon-6pm. The applicant stated their focus would be the general store look and is not a "bar" but stated they would also like to offer unique small batch spirits or bourbon (not store brands) and possibly tasting flights while shopping. The applicant also showed they would offer some seating but said they would have no TV's at this time.

Discussion was held regarding limiting the percentage of liquor and or floor space.

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

- I. Consideration of the Requested Conditional Use Permit (CUP) for a new "retail sales of intoxicating liquor by the drink and original package" at 5208 Highway N, Cottleville, MO 63304 (Project Name: Men's Modern General Store; Applicant: Micah Raposo).

Terry Hogan moved to approve item I above contingent upon alcohol sales on the first floor only and are 50% of sales or less. Stephen East seconded the motion. Motion was carried by affirmative votes of five (5) members. There was one (1) nay votes and no abstentions.

- J. A Public Hearing for a Conditional Use Permit (CUP) Request for a new "Medical Hospital and Clinic" on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: "St. Luke's MOB Clinic"; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke's Medical Group).

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

Alison Gauch, with Stock and Associates was present for the meeting to present the above application on a vacant commercial lot. It was noted this would not be an urgent care at this time but would be medical budling with doctors' offices. The applicant shared what the elevations could look like.

Amber Funke, 124 Vistalago spoke about a road or drive near by in need of repair and has a bad dip. She also stated she was concerned about a nearby bus stop location. It was noted the road may be owned by Circle K and staff would contact them. Staff stated they would look at the bus stop location as well.

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

- K. Consideration of the Requested Conditional Use Permit (CUP) for a new

“Medical Hospital and Clinic” on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: “St. Luke’s MOB Clinic”; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke’s Medical Group).

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

- L. Consideration of a Site Plan for “St. Luke’s MOB Clinic” located on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: “St. Luke’s MOB Clinic”; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke’s Medical Group).

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

- M. A Public Hearing for a Conditional Use Permit (CUP) Request for a new “Automobile Parking (Lot)” at 6494 Highway N, Cottleville, MO 63304 (Project Name: “Cottle Village Overflow Parking Lot West”; Applicant: Cottle Village Land Group, LLC).

Stephen East removed himself from the dais at this time and sat in the general audience.

Alderman Guccione moved to open public hearing item M above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and one (1) abstention by Stephen East.

Stephen Savage, owner of Cottle Village was present for the meeting to describe the additional parking area needed to meet overflow at the above location. Mr. Savage stated there would be a connecting pathway and would light both the parking area and path. He plans to add the rock base as soon as he can so overflow parking could begin. It was noted gravel lots are not permitted. Mr. Savage stated he does plan to pave it.

Brian Walters, 819 Brimley Drive stated he is currently trying to sell his home. He further stated visitors are parking on the service road and he also stated he would like a solid fence to be erected in the landscape buffer for privacy.

Terry Hogan moved to close public hearing item M above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and one (1) abstention.

- N. Consideration of the Requested Conditional Use Permit (CUP) for a new “Automobile Parking (Lot)” at 6494 Highway N, Cottleville, MO 63304 (Project Name: “Cottle Village Overflow Parking Lot West”; Applicant: Cottle Village Land Group, LLC).

Alderman Guccione moved to approve item N above contingent upon staff comments are met, a lighting study is submitted walkway and parking area is lighted and the parking lot is paved with asphalt or concrete within 12 months. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and one (1) abstention.

- O. Consideration of a Site Plan for a new “Automobile Parking (Lot)” at 6494

Highway N, Cottleville, MO 63304 (Project Name: "Cottle Village Overflow Parking Lot West"; Applicant: Cottlevillage Land Group, LLC).

Terry Hogan moved to approve item O above. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and one (1) abstention.

- P. A Public Hearing to Consider Certain Modifications and Amendments to Section 400.130.G of the Municipal Code – Regulating the time Period of Validity for Conditional Use Permits (increases the standard validity period from 180 days to 360 days).

Stephen East returned to the dais.

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

It was noted the code change would be more inline with other local governments.

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

- Q. Consideration of Certain Modifications and Amendments to Section 400.130.G of the Municipal Code – Regulating the time Period of Validity for Conditional Use Permits (increases the standard validity period from 180 days to 360 days).

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

- R. A Public Hearing to Consider Certain Modifications and Amendments to Section 405.020 and 405.415 and Article XI of Chapter 405 of the Municipal Code – Amends these code sections relating to Prefabricated Structures (shipping containers).

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

It was noted the code change is intended to provide for regulations on shipping containers and their placement. Discussion was held regarding allowing or requiring murals or signage on any permitted shipping containers.

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

- S. Consideration of Certain Modifications and Amendments to Section 405.020 and 405.415 and Article XI of Chapter 405 of the Municipal Code – Amends these code sections relating to Prefabricated Structures (shipping containers).

Terry Hogan moved to approve item S above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There was one (1) nay vote and no abstentions.

- T. A Public Hearing to Consider Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code – Adopting a new Off-street Parking Requirements Schedule (for medical office and separately senior living facility land uses).

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

Micheal Padella the City Administrator reviewed this item with the Commission which would put the parking ratio requirement in line with neighboring cities and the county.

Alderman Guccione moved to close public hearing item T. Stephen East seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

- U. Consideration of Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code – Adopting a new Off-street Parking Requirements Schedule (for medical office and separately senior living facility land uses).

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

- V. A Public Hearing to Consider Adoption of Section 405.615 Subsection D of the Municipal Code – Enacting a new Subsection D of Section 405.615 (for archway signage in C-3 general commercial districts).

Alderman Guccione moved to open public hearing item V. Stephen East seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

It was noted this would update the code to allow archway signs in C-3 general commercial district. It was further noted they currently are allowed in RD zoning district.

Stephen East moved to close public hearing item V. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

- W. Consideration of Adoption of Section 405.615 Subsection D of the Municipal Code – Enacting a new Subsection D of Section 405.615 (for archway signage in C-3 general commercial districts).

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

- X. A Public Hearing to Consider Adoption of Article XI of Chapter 405 of the Municipal Code – Enacts a new Section 405.752 providing for the regulation of fences (establishes setback and placement requirements for fences).

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

Discussion was held regarding vinyl fence panels blowing over and the need for tall chain link in some cases for security reasons when adjacent to commercial properties.

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

- Y. Consideration of Adoption of Article XI of Chapter 405 of the Municipal Code – Enacts a new Section 405.752 providing for the regulation of fences (establishes setback and placement requirements for fences).

Alderman Guccione moved to approve item Y above contingent on clarifying that wrought iron or aluminum fences four feet in height are permitted in residential districts and that chain link fences six feet in height are permitted in commercial districts that abut up to residential for security purposes. Terry Hogan seconded the motion. Motion was carried with the affirmative votes of six (6) members. There were no nay votes and no abstentions.

Additional Discussion

Nothing at this time.

Adjournment

Alderman Guccione moved to adjourn the meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 10:01 p.m.

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: _____

Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
AUGUST 4, 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 5:30 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
Stan Enloe	Present
Alderman Michael Guccione	Present
Mayor Stephen Thompson	Present
Pat Kelly	Absent

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

Regular Meeting Agenda Item Comments

Michael Padella, City Administrator, reviewed the agenda items with the Commission at this time. Discussion was held regarding various agenda items including Cottleville Smiles expanding their building using similar building materials. It was noted they would have a shared parking agreement with The White Hare.

The Commission reviewed the plans for Impact City FC who plan to improve the soccer fields at Calvary Church with concessions, lighting, a club house and a training facility which would host their home games and practices. It was noted a traffic study would be required to evaluate entrances, crosswalks and traffic signals. It was the consensus of the Commission that staff comments are met, irrigation is provided, and the trail system and trees are saved.

The Commission reviewed the application for a Men's General Store proposed to open at 5208 Highway N. Some discussion was held regarding conditional uses following the property vs. the business and whether or not Cottleville could look at making a code change regarding the same. It was noted that 4th class cities may not have that option. Mr. Padella stated the applicant will be selling various men's gifts and specialty items such as clothing, knives, wallets, watches, BBQ items, spices and more. However, they would like to also sell and offer tastings of small batch bourbons not typically sold in big box stores. It was the consensus of the Commission to recommend to only allow the liquor sales on the first floor, be 50% or less and be displayed on a small portion of the floor space such as 10% or less of the total square feet which was to be determined.

At this time the Commission reviewed the plans and elevations for the St. Lukes medical building to be erected at the intersection of Mid Rivers Mall Drive and Miralago Subdivision.

Also, the Commission reviewed the request from Cottle Village to install a new overflow parking lot at 6494 Highway N. Bradley Pryor, City Attorney inquired if Stephen East was the applicant. Commissioner East stated he was an investor at this time, and the applicant is his son-in-law. Attorney Brad Pryor advised Mr. East to refrain from voting and speaking on the matter.

The Commission briefly reviewed the code changes in their packet sent out last week which include items such as:

- regulating the time period on Conditional Use Permits from 6 months to 1 year in order to be in line with adjacent cities.
- providing for and clarifying regulations regarding shipping containers.
- updating the medical office use parking ratio to be in line with adjacent cities.
- adopting parking requirements for senior living facilities.
- allowing archway signage in C3 zoning districts.
- providing for fence regulations, setbacks and a permitting process.

It was noted the PGAV Planners will give a brief overview of the Comprehensive Plan Process in the beginning of regular meeting due to running out of time.

Adjournment

Terry Hogan moved to adjourn the work session meeting. Alderman Guccione seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 7:02p.m.

Respectfully Submitted,

Amy C. Lewis, CMC, MRCC
City Clerk

Approval Date: _____

Chairman Todd Smith