

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
April 6, 2026

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

Chairman Smith called the meeting to order at 7:04 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
Terry Hogan	Present
Stan Enloe	Present
Alderman Michael Guccione	Present
Mayor Stephen Thompson	Absent
Pat Kelly	Absent
Maria Conte	Present

There were five (5) members present and two (2) absent.

Chairman & Commission Members Announcements

None.

Approval of Minutes

Terry Hogan moved to amend the agenda to include the March 2, 2026 minutes. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Old Business

A. Consideration of a Rezoning Request from R1-A "Single Family Residential District" to RD "Recreational District" located at 5900 Highway N, Cottleville, MO 63304 and consisting of approximately 2.92-acre tract of land (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC).

Terry Hogan moved to postpone item A above until the next meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

B. Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Concession Stand" (when located on the same property as another principal use), 2) "Indoor Volleyball, Basketball, Racquetball, Tennis, Pickleball, and Other Similar Courts", and 3) "Outdoor Volleyball, Basketball, Racquetball, Tennis, Pickleball, and Other Similar Sports Courts with Lights"; within the RD "Recreational District" located at 5900 Highway N, Cottleville, MO 63304 (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC)

Terry Hogan moved to postpone item B above until the next meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

New Business

A. Request for a Time Extension to the Conditional Use Permit (CUP) Condition requiring an Approved Site Plan within ninety (90) days of the CUP Approval for 341 Weiss Rd. (Eagle Construction & Design LLC and Black Eagle Electric, applicant).

Stan Enloe moved to approve a total of a 180-day time extension for item A above. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and one abstention by Terry Hogan.

B. Consideration of a Final (Record) Plat for the Cottleville Trails, Village I, subdivision Townes at Crooked Creek, located at Cottleville Trails Drive and St. Charles Street, Cottleville, MO 63304 Lot 7 (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC).

Maria Conte moved to approve item B above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

C. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to I-1 "Light Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant). Page 2 8.

Alderman Mike Guccione moved to open public hearing item C above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Chuck Austin and Paul Mertz were present at the meeting to discuss their desire to rezone the 1340 St. Peters Cottleville Road. The applicants expressed their desire to rezone the property to house their equipment and office under a permanent structure. Mr. Austin noted that the grading work permitted for the site is nearly complete. He specified that the lot would feature a combination of gravel and concrete surfaces. Additionally, he plans to relocate his bookkeeping office to this site, though it will not be open to the public.

During the meeting, we discussed the possibility of amending the application to a different rezoning classification. The applicant is seeking guidance from the City to determine the most appropriate zoning to accommodate both his business needs and the surrounding area. His stated goal is to improve the site and complete the project by this winter.

Maria Conte moved to close the public hearing item C above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

D. Consideration of the Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to I-1 "Light Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).

Alderman Mike Guccione moved to postpone item D above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

E. Consideration of an Ordinance of the City of Cottleville, Missouri, Amending Article III of Chapter 410 by Enacting a New Section 410.155 Creating a Boundary Adjustment Process and Matters Related Thereto (Review and Recommendation to the Board of Aldermen).

Alderman Mike Guccione moved to approve item E. above. Maria Conte seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

F. Consideration of an Ordinance of the City of Cottleville, Missouri, Amending the Schedule of Zoning and Subdivision Fees and Matters Related Thereto (Review and Recommendation to the Board of Aldermen). Cottleville, MO 63376 (Applicant: Steven Barnhart, dba "Sparkles"; Name of Property Owner: ASAISH Investments LLC & Geordi La Forge LLC).

Stan Enloe moved to approve item F. above. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Additional Discussion

1. Next Comp Plan Open House #2 scheduled for May 28, 2026 from 5:30– 7:00 PM.

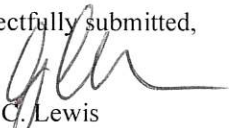
Mike Padella, City Administrator announced the City would be scheduling a special work session to go over the survey results and land use map.

Terry Hogan stated he has looked at the artwork on the Frankie Martin Garden shipping containers and they are much improved.


Adjournment

Stan Enloe moved to adjourn the meeting. Alderman Mike Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:38 p.m.

Respectfully submitted,


Amy C. Lewis
Director of Administrative Services
City Clerk, MPCC, CMC, CMO

Approval Date: 6/1/20



Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
APRIL 6, 2026

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

Terry Hogan moved to call the worksession meeting to order at 6:00pm. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

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

Chairman Todd Smith	Present
Terry Hogan	Present
Stan Enloe	Present
Alderman Michael Guccione	Present
Mayor Stephen Thompson	Absent
Pat Kelly	Absent
Maria Conte	Present

There were five (5) members present and two (2) absent.

City Administrator Michael Padella reviewed the agenda items with the Commission. Extensive discussion occurred regarding the rezoning request for 1340 St. Peters Cottleville Road. The Commission expressed a desire to review a site plan for the property. Members also reviewed permitted uses within the requested zoning district and the Special College District, noting how this rezoning aligns with the new Comprehensive Plan update. Additionally, it was noted that the applicant is currently coordinating with pipeline and other utility easements in the area.

City Attorney Bradley Pryor explained the procedural differences between postponing and continuing public hearings, including the requirements for republishing legal notices.

The Commission discussed providing an extension for the site plan approval at 341 Weiss Road. Terry Hogan stated that he will recuse himself and abstain from this matter.

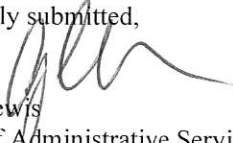
The Commission reviewed the need for a formal boundary adjustment process within the City. Mr. Padella noted that the City will also be updating and cleaning up the current fee schedule.

It was noted for the record that Item B refers to "Lot 7."

Adjournment

Terry Hogan moved to adjourn the work session meeting. Maria Conte seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:01p.m.

Respectfully submitted,


Amy C. Lewis
Director of Administrative Services
City Clerk, MPCC, CMC, CMO

Approval Date: 04/11/20



Chairman Todd Smith