

**CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
SPECIAL COMPREHENSIVE PLAN WORK SESSION
AUGUST 24, 2026**

The Planning and Zoning Commission held their work session meeting at City Hall located at 5490 Fifth Street Cottleville, Missouri. Chairman Todd Smith called the work session meeting to order at 4:00pm.

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 Elizabeth Holt	Present
Mayor Stephen Thompson	Present
Maria Conte	Present

There were six (6) planning and zoning members present and zero (0) absent.

Teresa Anderson with PGAV Planners attended the work session via zoom.

During this session, the committee conducted an initial review of objectives and key results summary as well as a potential list of non-city partners.

They also reviewed the results of an Objectives and Key Results (OKR) survey completed by the (steering) planning and zoning committee, which covered the topics such as:

- Growth and land use
- Economic development
- Stormwater best practices
- Reviewing city boundaries and unincorporated areas for potential annexation
- Designating future recreation areas
- Widening the city's electronic footprint
- Evaluating current city land use to foster quality development
- Considering conservation design standards
- Maintaining the quality and attractive appearance of current neighborhoods
- Continuing residential occupancy permits
- Allowing for owner accessory dwellings
- Encouraging low-maintenance housing options
- Working toward burying utilities and increasing walkable areas
- Requiring new developments to install sidewalks and trails when possible
- Implementing the Trail Extension and Pedestrian Access map
- Providing sites for Public Works and Parks facility
- Partnering with surrounding communities for services no longer provided by the County
- Conducting a comprehensive erosion study
- Enhancing the roadway network to maintain and grow capacity
- Conducting a comprehensive transportation plan in the future
- Establishing Cottleville as a Tree City and pursuing an Arboretum designation for Scott A. Lewis Park
- Continuing to expand the trail network
- Partnering with the school district to create a Youth Council
- Becoming a Blueway designation along Dardenne Creek
- Preserving community character ("Small Town, Big Fun," "Lively Little City in MO")
- Establishing design standards for "Old Town"
- Expanding the Old Town District along Highway N toward Mid Rivers
- Considering Woonerf-style streets using gates or bollards
- Focusing on business retention, re-establishing the Old Town Business Association, and supporting all local businesses

- Developing an Old Town parking strategy
- Installing historical markers to educate visitors

These exercises captured feedback to prepare for next week's Comprehensive Plan Update open house on the 27th here at City Hall.

Adjournment

Maria Conte moved to adjourn the work session meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 6:00p.m.

Respectfully submitted,

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

Approval Date: _____

Chairman Todd Smith