

**CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
SPECIAL COMPREHENSIVE PLAN WORK SESSION
AUGUST 3, 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 4:35pm.

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	Absent
Maria Conte	Present but arrived after roll call.

There were five (5) planning and zoning members present and one (1) absent.

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

During this session, the committee discussed;

- Various types of mixed-use developments
- Enhancing the recreational district area along Highway N
- Adding more trails and trail connections
- Supporting the greenway extension
- Discussion on redevelopment vs. new development
- Reviewing city services
- Requesting traffic studies
- Low-maintenance villas for seniors
- Areas retaining 1-acre lots
- Improving Lohmar Lane
- Revitalizing existing neighborhoods
- Preserving corridors
- Considering a pedestrian bridge
- Enhancing parks and public works facilities
- Considering unimproved trails and paths
- Planning for future infrastructure
- Researching grant opportunities and other funding
- Burying utilities
- Reviewing Greenway Maps
- Reviewing Future Land Use (FLU) Maps

These discussions were to prepare for the next Comprehensive Plan Update open house on the 27th here at City Hall.

Adjournment

Terry Hogan moved to adjourn the work session meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 5:37p.m.

Respectfully submitted,

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

Approval Date: _____

Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
August 3, 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 work session meeting to order at 6:17pm. 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 Elizabeth Holt	Present
Mayor Stephen Thompson	Absent
Maria Conte	Present

There were five (5) members present and one (1) absent.

City Administrator Michael Padella reviewed all the agenda items with the Commission. The discussion and review of the staff report included the rezoning request for 1340 St. Peters Cottleville Road. It was also noted that tonight's agenda includes several public hearings and considerations regarding various code amendments, rezoning requests, preliminary plats, and site plans, all of which were reviewed by the Commission.

In addition, they discussed establishing a per-lot escrow deposit ranging from \$5,000.00 to \$15,000.00. They also discussed the pros and cons of private streets vs public streets on the 6 acres tract requesting approximately 69 homes at Highway K and Highway 364.

Adjournment

Maria Conte moved to adjourn the work session meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:29p.m.

Respectfully submitted,

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

Approval Date: _____

Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
August 3, 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 7:33 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 Elizabeth Holt	Present
Mayor Stephen Thompson	Absent
Maria Conte	Present

There were five (5) members present and one (1) absent.

Chairman & Commission Members Announcements

Terry Hogan moved to amend the agenda to include the June 1st 2026 minutes. Alderman Holt seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Approval of Minutes

Terry Hogan moved to approve the June 1, 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.

Terry Hogan moved to approve the July 6, 2026 minutes. Maria Conte seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Old Business

A. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-11 "Special District College 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).

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

Key points discussed by the owner, Chuck Austin, regarding his application during our recent meeting: It was noted the washout station should be designated as temporary. A second entrance was considered but currently prevented by a large ditch on one side. The applicant is open to 3-inch asphalt in select areas, but not across the entire lot, as heavy trucks would cause damage. Landscaping & drainage plans to preserve most of the tree line and expand the detention basin. The structure will be similar to the Telle Tire building, with height not exceeding 40 feet. Bulk salt will be stored under a dome. Dump trucks will be parked on concrete with adequate turnaround space provided. The applicant stated he has purchased the neighboring property to meet sewer requirements and for potential future office space, though it will remain residential for now.

Terry Hogan moved to close public hearing item A above. 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 the Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-I1 "Special District College 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 Holt moved to open the public hearing item B above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

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

C. Consideration of a Site Plan for 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).

Terry Hogan moved to approve 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.

New Business

A. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-R3 "Special District College Multifamily Subdistrict" located at 4640 Mid Rivers Mall Dr., Cottleville, MO 63376 and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). Applicant requests this item be postponed/continued to September.

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

Michael Doster with Doster, Ullum & Boyle was present on behalf of the applicant tonight. Please note that a response is still required from the applicant regarding the City Engineer's outstanding items.

Terry Hogan moved to close public hearing item A above. Maria Conte 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 Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-R3 "Special District College Multifamily Subdistrict" located at 4640 Mid Rivers Mall Dr., Cottleville, MO 63376 and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). Applicant requests this item be postponed/continued to September. Page 2

Terry Hogan moved to postpone item B above until September 8, 2026. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

C. Consideration of a Preliminary Plat for 4640 Mid Rivers Mall Dr., Cottleville, MO 63376, "Mid Rivers Commons Townhomes" and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). Applicant requests this item be postponed/continued to September.

Alderman Holt moved to postpone item C above until September 8, 2026. 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 a Site Plan for 4640 Mid Rivers Mall Dr., Cottleville, MO 63376, "Mid Rivers Commons Townhomes" and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). Applicant requests this item be postponed/continued to September.

Stan Enloe moved to postpone item D above until September 8, 2026. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

E. A Public Hearing for the Consideration of a Rezoning Request from R-1A "Singlefamily Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant).

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

Jeff Schroeder with Lombardo Homes was present to discuss the applicant's request. They plan to build the two products currently sold in Cottleville Trails. A trail is planned to surround the lakes. His team is meeting with Great Rivers Greenway tomorrow. Additionally, the detention basin design will feature deep-rooted plantings and offer various access points. There was a discussion regarding whether the roads should remain private or public. Mr. Schroeder noted that HOA fees would be too high if the new residents were required to maintain their own streets.

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

F. Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant).

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

G. A Public Hearing for the Consideration of a Rezoning Request from R-1A "Singlefamily Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant).

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

Jeff Schroeder with Lombardo Homes was present to discuss the applicant's request. Nothing further.

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

H. Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant).

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

I. Consideration of a Revised Preliminary Plat for "Cottleville Springs" Subdivision located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 79.614-acres of land (Lombardo Homes of St. Louis, LLC, Applicant).

Alderman Holt moved to postpone item I above until September 8, 2026. Maria Conte seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

J. A Public Hearing for the Consideration of Amending Section 410.330: Guarantee of Completion of Subdivision Improvements, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits and Matters Related Thereto.

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

Michael Padella, City Administrator provided an overview of the proposed code amendments.

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

K. Consideration to Amend Section 410.330: Guarantee of Completion of Subdivision Improvements, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits and Matters Related Thereto.

Alderman Holt moved to approve item K above. Maria Conte seconded the motion. Motion was carried by affirmative votes of four (4) members. There was one (1) nay votes and no abstentions

L. A Public Hearing for the Consideration of Amending Section 405.540: Off-Street Parking Area Design Standards, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Establishment of Minimum Design Standards for Private Page 3 Parking Areas and Matters Related Thereto. M. Consideration to Amend Section 405.540: Off-Street Parking Area Design Standards, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Establishment of Minimum Design Standards for Private Parking Areas and Matters Related Thereto.

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

Michael Padella, City Administrator provided an overview of the proposed code amendments.

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

M. Consideration to Amend Section 405.540 Off-Street parking Area Design Standards of the Municipal Code of the City of Cottleville, Missouri Pertaining to the Establishment of Minium Design Standards for Private Parking Areas and Matters Related thereto.

Alderman Holt moved to postpone item M above indefinitely. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Additional Discussion

A. Comprehensive Plan Update/Status

The next Comp Plan Open House will be on August 27th at 5:30pm.

It was noted the Commission would like another work session before the next open house.

Adjournment

Maria Conte moved to adjourn the meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 8:35 p.m.

Respectfully submitted,

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

Approval Date: _____

Chairman Todd Smith