

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING COMMISSION**  
TENTATIVE AGENDA FOR REGULAR MEETING  
December 1, 2025, at 7:00 p.m.  
City Hall Board Room  
5490 Fifth Street, Cottleville, Missouri 63304

NOTICE IS HEREBY GIVEN: The Regular Planning and Zoning Commission Meeting will be in person at 5490 Fifth Street, Cottleville, MO 63304. Also, the public can attend virtually by video-conference and/or audio-conference call. You may attend the meeting on a desktop, laptop, mobile device, or telephone by following the instructions below. Note, if you attempt to join the virtual meeting and are unable to or join but the meeting ends prematurely, there may be technical issues, we suggest you try to reconnect/rejoin the virtual meeting again. If issues persist, please contact the City Administrator at [michael.padella@cityofcottleville.com](mailto:michael.padella@cityofcottleville.com).

**Link to join Zoom Video-Conference Meeting:**

**<https://zoom.us/j/99605609209?pwd=TWGDVMOPns4Ydfasb7TOPzUZ6LEWPm.1>**

**Meeting ID: 996 0560 9209**

**Meeting Passcode: 434005**

**One tap mobile:**

**+1-312-626-6799,, 620 932 4286#,,,,\*434005# US (Chicago)**

**Or by telephone dial:**

**+1-312-626-6799 US (Chicago)**

**Meeting ID: 996 0560 9209**


**Meeting Passcode: 434005**

**Notice:** If you have a disability and need to request special accommodations please do so by contacting the City Clerk at (636) 498-6565 or via email at [amy.lewis@cityofcottleville.com](mailto:amy.lewis@cityofcottleville.com) at least 24 hours in advance of the scheduled meeting.

**CITY OF COTTLEVILLE  
PLANNING AND ZONING COMMISSION  
TENTATIVE AGENDA FOR WORK SESSION**

December 1, 2025, at 6:30 p.m.  
City Hall Conference Room  
5490 Fifth Street  
Cottleville, Missouri 63304

1. Call Meeting to Order
2. Roll Call
3. Communications from Staff
  - A. Review Regular Meeting Agenda.
4. Communications from Mayor
5. Communications from Commission Members
6. Other Discussion
7. Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo
8. Adjournment

Posted by:  \_\_\_\_\_  
(Name)  
this 24 day of November, 2025 at 11:03 a.m. p.m.

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING COMMISSION**  
**TENTATIVE AGENDA FOR REGULAR MEETING**  
December 1, 2025, at 7:00 p.m.  
City Hall Board Room  
5490 Fifth Street, Cottleville, Missouri 63304

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Chairman and Commission Members Reports / Announcements**
5. **Review and approval of minutes:**
  - A. Approval of Minutes, Special P&Z Commission Meeting, November 3, 2025
6. **Old Business:**
7. **New Business:**
  - A. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Photographic Studios, Portrait", 2) "Miscellaneous Office Uses", and 3) "Small Meeting Space"; within the S-D/OT "Special District Old Town Cottleville" located at 5501 St. Charles Street, Cottleville, MO 63304 (Formerly "Tallulah's"; Name of Property Owner/Applicant: Brynic, LLC, formerly John and Tami Powers).
  - B. Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Photographic Studios, Portrait", 2) "Miscellaneous Office Uses", and 3) "Small Meeting Space"; within the S-D/OT "Special District Old Town Cottleville" located at 5501 St. Charles Street, Cottleville, MO 63304 (Formerly "Tallulah's"; Name of Property Owner/Applicant: Brynic, LLC, formerly John and Tami Powers).
8. **Other Discussion**
  - A. Comprehensive Plan Update/Status.
  - B. Tentative 2026 Schedule of Regular P&Z Commission Meeting Dates.
9. **Closed Session regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo.**
10. **Adjournment of Meeting**

Posted by: \_\_\_\_\_

this 24 day of November, 2025, at 11:03 <sup>(Name)</sup> (a.m./p.m.)