

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
December 8, 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 6:30 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	Present
Pat Kelly	Absent

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

Chairman & Commission Members Announcements

None.

Approval of Minutes

Terry Hogan moved to approve the minutes from November 3, 2025 meeting. Mike Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Old Business

None.

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).

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

The property owners John and Tami Powers were present for the meeting. Mr. Powers stated the building is about 2400 square feet with 2 bathrooms and dates back to 1999. One upstairs and one Jack and Jill style downstairs. He stated currently an insurance agent is utilizing the upstairs office through a back door. He stated he has new tenants that plan to use the divided first floor and have agreed to share the first-floor restroom. One tenant on the first floor would be an HVAC office and the other would be a photography studio that would also offer a small event space when it is not in use for bridal showers, birthday parties, or small meetings. It was noted the max occupancy of the space is 49. There are no plans for a kitchen at this time.

Discussion was held regarding not allowing any overnight or fleet parking at the above location.

Terry Hogan moved to close public hearing item A above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of four (4) 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) "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).

Terry Hogan moved to approve item B above. Stan Enloe seconded the motion. No vote was taken. Motion failed.

Terry Hogan moved to approve item B above contingent all staff comments are met or included. Stan Enloe 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

It was noted the update is underway and some 2026 meeting dates will be set soon.

B. Tentative 2026 Schedule of Regular P&Z Commission Meeting Dates.

A tentative list of dates and deadlines were shared with the Commission although a couple of dates will need to be revised due to holidays.

Adjournment

Terry Hogan moved to adjourn the meeting. Mike Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 6:47 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
December 8, 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 6:00 p.m.

Amy 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	Present
Pat Kelly	Absent

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

Regular Meeting Agenda Item Comments

It was noted Stephen East has resigned from serving on the City's Planning and Zoning Commission. Maria King was present at the meeting and introduced herself to the Commission. It was noted Mayor Thompson plans to appoint Maria at tonight's Board of Aldermen meeting to fill Mr. East's vacancy.

Michael Padella, City Administrator, reviewed the agenda item with the Commission at this time. Mr. Padella reviewed the staff memo and any outstanding items regarding the application for a conditional use permit to operate a photography studio and HVAC office at 5501 St. Charles Street.

Adjournment

Terry Hogan moved to adjourn the work session meeting. Mike Guccione seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 6:21p.m.

Respectfully Submitted,

Amy C. Lewis, CMC, MRCC
City Clerk

Approval Date: _____

Chairman Todd Smith