

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
February 2, 2026

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 7:04 p.m.

The Pledge of Allegiance was recited.

Drew Weber, City Attorney called roll and those present at roll call were:

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

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

Chairman & Commission Members Announcements

None.

Approval of Minutes

No action.

Old Business

None.

New Business

A. Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Miscellaneous Business Services", and 2) "Miscellaneous Personal Services" (Construction/Trade Industry Contractor); within the C-3 "General Commercial Retail District" located at 341 Weiss Road, Cottleville, MO 63376 (Formerly a single-family residence; Eagle Construction & Design LLC Applicant; Name of Property Owner: Buchheit Properties 341, LLC).

Terry Hogan recused himself from items 7A and 7B.

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

The applicant Rick Egelhoff with Eagle Construction stated he was moving from his Hwy N location to Weiss Road above and is supposed to be out by 1/31/26 as it is being sold. Mr. Egelhoff stated he does not have a site plan yet, but Bax is working on it but won't be finished for at least a month. He further stated most vehicles and equipment are at a different location and only 1 pickup truck would be parked on-site overnight.

Chairman Smith suggested issuing a CUP subject to approval of a site plan by the City within 90 days.

Mr. Egelhoff stated he wants to put base rock on the property prior to site plan approval if he can for parking. Chairman Smith stated with out a site plan it would be difficult to allow the placement of base rock now.

Shannon Hagan of 389 Weiss Road who lives nearby stated she was not opposed to gravel on the lot.

Maria Conte 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 a Conditional Use Permit (CUP) for the following land uses/business operations: 1) "Miscellaneous Business Services", and 2) "Miscellaneous Personal Services" (Construction/Trade Industry Contractor); within the C-3 "General Commercial Retail District" located at 341 Wiess Road, Cottleville, MO 63376 (Formerly a single-family residence; Eagle Construction & Design LLC Applicant; Name of Property Owner: Buchheit Properties 341, LLC).

Todd Smith moved to approve item B above contingent upon:

- 1) Site Plan must be approved within 90 days of the effective date of the CUP.
- 2) Allow overnight parking for two vehicles until the Site Plan is approved.

Stan Enloe 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 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).

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

Laura Headrick with Altea Land Surveying was present for the meeting and stated there are no finalized plans yet for the volleyball courts. They plan to offer an inflatable dome to cover the courts in cold weather. It would be open-air in warm weather.

Todd Smith requested a final site plan for the next meeting. Terry Hogan asked about street access and golf cart access. Mrs. Headrick stated they have not determined their access yet.

Terry Hogan moved to close public hearing item C above. Maria Conte 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 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).

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

No comments.

Stan Enloe moved to close public hearing item E above. Stephen Thompson 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 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).

Maria Conte moved to table item F above. Terry Hogan 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 Conditional Use Permit (CUP) for the following land use/business operation: 1) "Offices of Other Health Practitioners" within the C-3 "General Commercial Retail District" located at 5285 Highway N, Cottleville, MO 63304 (Within the Cottleville Center shopping center; Adriana Gelwix, dba "SoulTerra" Applicant; Name of Property Owner: TCI Holdings, LLC).

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

The applicant, Adriana Gelwix wants to open a holistic massage therapy business at the above location by appointment-only. She will have no medical equipment and no high-volume sound with just 4-6 clients per day. Occasionally she hosts small educational classes. She will have a small retail area offering wellness items, books, and apparel. Her hours of operation plan to be Monday-Friday 9-7pm; weekends 9-3pm. All activities take place indoors.

Stan Enloe moved to close public hearing item G above. Maria Conte 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 Conditional Use Permit (CUP) for the following land use/business operation: 1) "Offices of Other Health Practitioners" within the C-3 "General Commercial Retail District" located at 5285 Highway N, Cottleville, MO 63304 (Within the Cottleville Center shopping center; Adriana Gelwix, dba "SoulTerra" Applicant; Name of Property Owner: TCI Holdings, LLC).

Stan Enloe moved to recommend approval of item H above contingent upon limiting the Conditional Use Permit to Suite 102. Stephen Thompson 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 Record Plat for the Village at Twin Creeks subdivision located at Twin Creeks Lane and St. Charles Street, Cottleville, MO 63304 (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC).

Stan Enloe moved to recommend approval of item I above. Stephen Thompson 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-Open House Recap

It was noted the open house went well and a date and time for the next comp plan committee meeting with PGAV Planners will be emailed to you.

Adjournment

Stephen Thompson moved to adjourn the meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:59 p.m.

Respectfully Submitted,

Drew Weber
City Attorney

Approval Date: _____

Chairman Todd Smith

A large, stylized, dotted signature of the word "APPROVED" is centered on the page. The signature is composed of numerous small, dark dots arranged in a cursive, flowing font. The word "APPROVED" is written in a bold, italicized cursive script. The signature is oriented diagonally, sloping upwards from left to right.

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
February 2, 2026

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.

Drew Weber, City Attonery called roll and those present at roll call were:

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

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

Regular Meeting Agenda Item Comments

Micheal Padella, City Administrator reviewed the items on the regular meeting agenda tonight. Terry Hogan recused himself from discussion of items 7.A. and 7.B. Mr. Padella discussed that a site plan would be required for this project to show where vehicles are located. It was noted the applicant wants to get into the property quickly, but the site plan is not done yet.

Maria Conte inquired if the City has a tree preservation requirement or if screening is required. It was noted the code allows a fence or vegetation for screening.

Tom Goldkamp, City Engineer, stated only a concept plan was provided and a layout has not been finalized for the volleyball courts and concessions.

Mr. Padella noted the proposed massage therapy business has no site plan requirement because it will be located in an existing shopping center.

Other discussion regarding a concept plan for "Mid Rivers Commons" to be located in the rear of Battery Outfitters and McCauley Animal Clinic.

Those presents to discuss the above plan was:
Rick Recny and Aaron Moore at Time Equities
Mike Doster: Attorney for developer.
Toby Heddinghaus (Gray Design Group): Architect

It was noted the Mid Rivers Commons Townhomes proposal would include 22 townhomes with 2 car garages; 16 townhomes with 1 car garage; and 10 villas with 2 car garages. Everything would be 2 stories with a minimum of 2 bedrooms. The project would have a clubhouse and an amenity area with no proposed new commercial use.

The Commission held discussions about the residential use of one of the last remaining commercial areas of the City. Property is zoned SD/C-C3.

Adjournment

Stan Enloe 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,

Drew Weber,
City Attorney

Approval Date: _____

Chairman Todd Smith