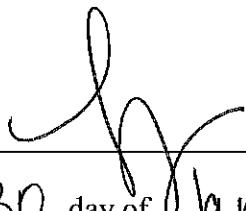


CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR FEBRUARY P&Z WORK SESSION

February 2, 2026, at 6:00 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
 - A. Concept Plan: "Mid Rivers Commons" Concept Site Plan, located in the rear of Battery Outfitters and McCauley Animal Clinic.
7. Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo
8. Adjournment

Posted by: 
this 30 day of January ^(Name), 2026 at 10:47 a.m./p.m.

CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR REGULAR MEETING
February 2, 2026, 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.

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 at least 24 hours in advance of the scheduled meeting.

CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR REGULAR MEETING
February 2, 2026, 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 P&Z Commission Minutes, January 5, 2026
- 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) "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).
 - 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).
 - 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).
 - 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).
 - 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).

- 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).
- 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).
- 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).
- 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).

8. **Other Discussion**

- A. Comprehensive Plan Update/Status – Open House #1 Recap
 - 1. Discuss setting the date and time for the next Comp Plan Steering Committee Meeting with PGAV Planners.

9. **Closed Session regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo.**

10. **Adjournment of Meeting**

Posted by: _____

this 30 day of January, 2026, at 10:47 ^(Name) a.m./p.m.