

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 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.

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

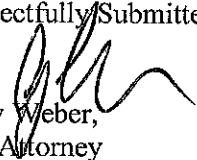
It was noted the Mid Rivers Commons Townhomes proposal would include 22 townhomes with 2 car garages; 16 townhomes with 1 car garage; and 10 villas with 2 car garages. Everything would be 2 stories with a minimum of 2 bedrooms. The project would have a clubhouse and an amenity area with no proposed new 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: 3/2/24


Chairman Todd Smith