

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
January 5, 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 7:00 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 via Zoom
Stan Enloe	Present
Alderman Michael Guccione	Present
Mayor Stephen Thompson	Present
Pat Kelly	Present
Maria Conte	Present

There were seven (7) members present and zero (0) absent.

Chairman & Commission Members Announcements

None.

Approval of Minutes

Alderman Mike Guccione moved to approve the minutes from the December 8, 2025, meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of seven (7) 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) "Miscellaneous Retail (Sales) Uses", and 2) "Miscellaneous Personal Services" (Small Meeting Space); within the S-D/OT "Special District Old Town Cottleville" located at 5525 Oak Street, Cottleville, MO 63304 (Formerly "Cottleville Cookies n' Cream"; Name of Property Owner: JSAC Holdings, LLC).

Alderman Mike Guccione moved to open public hearing item A above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Wade Brewer, the applicant, was available on zoom. Mr. Brewer stated they planned to operate a high-end boutique at this location and possibly offer small classes, showers or birthday parties in space as well. He stated currently their hours are Tuesday-Saturday 10-5pm and Sunday 11-5pm.

Alderman Mike Guccione moved to close public hearing item A above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) 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 Retail (Sales) Uses", and 2) "Miscellaneous Personal

Services" (Small Meeting Space); within the S-D/OT "Special District Old Town Cottleville" located at 5525 Oak Street, Cottleville, MO 63304 (Formerly "Cottleville Cookies n' Cream"; Name of Property Owner: JSAC Holdings, LLC).

Alderman Guccione moved to approve the conditional use permit above contingent all staff comments are met or included. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Additional Discussion

A. Comprehensive Plan Update

It was noted that the comp plan kick off open house #1 will be January 8th from 5:30pm-7pm.

Adjournment

Alderman Guccione moved to adjourn the meeting. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions. 7:07 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
January 5, 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	Absent- Mr. Hogan requested to attend via zoom but the City could not accommodate zoom for the work session.
Stan Enloe	Present
Alderman Michael Guccione	Present
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

Michael Padella, City Administrator, reviewed the agenda item for a new boutique at 5525 Oak Street formerly Cottleville Cookies and Cream, with the Commission at this time.

Mr. Padella stated the comp plan open house kick off is scheduled for January 8th from 5:30pm-7pm. He further stated he would soon be sending a draft of PGAV's current assessment report.

Mayor Thompson inquired if they could sell liquor. It was noted package to go liquor would require another conditional use permit approval.

Some discussion was also held regarding Conditional Use Permits following the business owner vs. the property owner. Drew Weber, City Attorney, recommended it continue to follow the property owner to reduce liability to the city in regard to discrimination and other matters. The Commission Chairman requested the Board of Aldermen looked into it further.

Adjournment

Stan Enloe 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. 6:51p.m.

Respectfully Submitted,

Amy C. Lewis, CMC, MRCC
City Clerk

Approval Date: _____

Chairman Todd Smith