

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
July 6, 2026**

The Planning and Zoning Commission held their regular session meeting at City Hall in the boardroom located at 5490 Fifth Street Cottleville, Missouri.

Chairman Smith called the meeting to order at 7:05 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 Elizabeth Holt	Present
Mayor Stephen Thompson	Present
Maria Conte	Present

There were six (6) members present and zero (0) absent.

Chairman & Commission Members Announcements

It was noted Pat Kelley has resigned from the Commission as he is no longer available for the meetings due to his work schedule.

Approval of Minutes

Terry Hogan moved to the table the June 1, 2026 minutes and amend the agenda to include the May 19th and May 28th minutes. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Terry Hogan moved to approve the May 19, 2026 minutes. Maria Conte seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Terry Hogan moved to approve the May 28, 2026 minutes. Maria Conte seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Old Business

A. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-I1 "Special District College Light Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).

Terry Hogan moved to open the public hearing item A above. Alderman Elizabeth Holt seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Stan Enloe moved to close public hearing item A above. Maria Conte seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

B. Consideration of the Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-I1 "Special District College Light Industrial" located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).

Terry Hogan moved to table item B above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

C. Consideration of a Site Plan for 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).

Terry Hogan moved to table item C. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

D. Consideration of a Final (Record) Plat for Building #1 of the Cottleville Trails, Village I, subdivision Townes at Crooked Creek, located at Cottleville Trails Drive and St. Charles Street, Cottleville, MO 63304 (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC).

Terry Hogan moved to approve item D. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

E. Consideration of a Final (Record) Plat for Building #8 of the Cottleville Trails, Village I, subdivision Townes at Crooked Creek, located at Cottleville Trails Drive and St. Charles Street, Cottleville, MO 63304 (Bax Engineering Applicant on behalf of Lombardo Homes St. Louis, LLC).

Terry Hogan moved to approve item E. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Additional Discussion

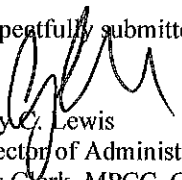
A. Comprehensive Plan Update/Status

The next Comp Plan Open house will be on August 27th at 5:30pm.

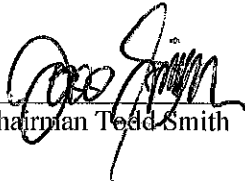
Adjournment

Terry Hogan moved to adjourn the meeting. Maria Conte seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 7:19 p.m.

Respectfully submitted,


Amy C. Lewis
Director of Administrative Services
City Clerk, MPCC, CMC, CMO

Approval Date: 8/3/24


Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
July 6, 2026

The Planning and Zoning Commission held their work session meeting at City Hall located at 5490 Fifth Street Cottleville, Missouri.

Maria Conte moved to call the work session meeting to order at 6:28pm. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

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 Elizabeth Holt	Present
Mayor Stephen Thompson	Present
Maria Conte	Present

There were six (6) members present and zero (0) absent.

City Administrator Michael Padella reviewed the agenda items with the Commission. Discussion and review was held regarding the rezoning request for 1340 St. Peters Cottleville Road. It was noted that a sidewalk right of way should be preserved or, if necessary, a new sidewalk should be installed. The Commission also discussed the potential need for a second curb cut to improve truck circulation and provide adequate turnaround access.

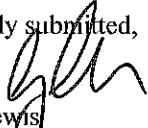
Additional discussion was held regarding the proposed truck wash location. Concerns were raised that a 3-inch asphalt overlay may not be sufficient to support the weight and repeated traffic of heavy trucks.

The Commission also reviewed the final plats on tonight's agenda as well.

Adjournment

Maria Conte moved to adjourn the work session meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 7:00p.m.

Respectfully submitted,


Amy C. Lewis
Director of Administrative Services
City Clerk, MPCC, CMC, CMO

Approval Date: 8/3/24


Chairman Todd Smith