

**CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR WORK SESSION**

June 1, 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. Comprehensive Planning Process Update
7. Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo
8. Adjournment

Posted by: _____

this 29 day of May, 2026 at 10:23 (a.m.) p.m.

CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR REGULAR MEETING
June 1, 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=TWGDVMOps4Ydfasb7TOPzUZ6LEWpm.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
June 1, 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, May 4, 2026
- 6. Old Business:**
 - A. 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 1.92-acre tract of land (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC).
 - B. 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).
 - C. Consideration of the Rezoning Request from SD/C-C3 “Special District College General Commercial Retail Subdistrict” to I-1 “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).
- 7. New Business:**
 - A. A Public Hearing for the Consideration of an Amendment to a Conditional Use Permit (CUP) for “a time-extension request to obtain Site Plan Approval” within the C-3 “General Commercial Retail District” located at 341 Weiss Road, Cottleville, MO 63376 (Buchheit Properties 341 LLC, Owner; Eagle Construction Company LLC, Applicant).
 - B. Consideration of an Amendment to a Conditional Use Permit (CUP) for “a time-extension request to obtain Site Plan Approval” within the C-3 “General Commercial

Retail District” located at 341 Weiss Road, Cottleville, MO 63376 (Buchheit Properties 341 LLC, Owner; Eagle Construction Company LLC, Applicant).


- C. A Public Hearing for the Consideration of an Amendment to the Planned Unit Development (PUD) Area Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- D. Consideration of an Amendment to the Planned Unit Development (PUD) Area Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- E. A Public Hearing for the Consideration of an Amendment to the Planned Unit Development (PUD) Final Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- F. Consideration of an Amendment to the Planned Unit Development (PUD) Final Plan for Lot 1 of Cottleville Trails Corners and within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- G. Consideration of a Final Plat for Cottleville Trails Corners within a Multi-Family PUD zoning district, located at 11001 Cottleville Trails Drive (Avalon Park), Cottleville, MO 63304 (Covenant Senior Care Development, LLC, Owner; St. Charles Engineering & Surveying, Applicant).
- H. Consideration of a Site Plan for St. Joseph Parish Convent at 7 Sunset Acres Drive, Cottleville, MO 63304 (St. Charles County Catholic Church Real Estate Corp., Owner; St. Charles Engineering and Surveying, Applicant).

8. Other Discussion

- A. Comprehensive Plan Update/Status
 - 1. Open House #2 was held on May 28, 2026, from 5:30 – 7:00 PM.

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

10. Adjournment of Meeting

Posted by: 
this 29 day of May, 2026, at 10:23 ^(Name) (a.m./p.m.).