

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
June 1, 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
Pat Kelly	Absent
Maria Conte	Present

There were six (6) members present and one (1) absent.

Chairman & Commission Members Announcements

None.

Approval of Minutes

Terry Hogan moved to approve the May 4, 2026 minutes and amend the agenda to include the May 19th and May 28th meeting minutes as well. 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 table 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.

Stan Enloe moved to table 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. 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).

Terry Hogan moved to postpone item A indefinitely. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) 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) "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).

Terry Hogan moved to postpone item B indefinitely. Maria Conte seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

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).

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

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).

Maria Conte moved to open the public hearing item A above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and one abstentions.

Terry Hogan recused himself.

It was noted the applicant is requesting a 6-month extension in order to allow for the engineering firm to prepare his site plan. It was noted they are back logged.

Maria Conte moved to close public hearing item A. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and one abstentions.

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 Page 2 Retail District" located at 341 Weiss Road, Cottleville, MO 63376 (Buchheit Properties 341 LLC, Owner; Eagle Construction Company LLC, Applicant).

Stan Enloe moved to approve item B above. Maria Conte seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and one abstentions.

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).

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

The applicant was present for the meeting to present their plan to add a second building matching the existing one at Avalon Park. It was noted there would not be a public restaurant but there is restaurant for residents and their guests. It was also noted it would include an elevator, and the completion date would be two years out.

Alderman Elizabeth Holt moved to close public hearing 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 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).

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

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).

Terry Hogan moved to open the public hearing item E 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.

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

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).

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

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).

Alderman Elizabeth Holt moved to approve item G above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

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).

Terry Hogan moved to approve item H above. 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

It was noted City staff and PGAV planners held a Comp Plan Open House #2 on May 28, 2026 from 5:30–7:00 PM offering large maps to view. The next Comp Plan Open house will be on August 27th at 5:30pm.

Adjournment

Terry Hogan moved to adjourn the meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 7:40 p.m.

Respectfully submitted,

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

Approval Date: _____

Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
June 1, 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 6:25pm. Stan Enloe 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
Pat Kelly	Absent
Maria Conte	Present

There were six (6) members present and one (1) absent.

City Administrator Michael Padella reviewed the agenda items with the Commission. Extensive discussion occurred regarding the construction of the second building at Avalon Park, which will mirror the first building. The project is expected to take approximately two years to complete.

It was noted that Items 7A, 7B, and 7C were recommendations to postpone indefinitely during the regular meeting that evening.

Terry Hogan recused himself from discussions regarding the application for 341 Weiss Road. It was noted that the applicant is requesting additional time to complete, submit, and obtain staff review of the site plan.

In addition, the Commission reviewed Item 7H and noted that the existing home would be demolished. St. Joseph Church plans to construct a new convent with a shared common area.

Adjournment

Terry Hogan 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. 7:03p.m.

Respectfully submitted,

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

Approval Date: _____

Chairman Todd Smith