

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
March 2, 2026

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

Chairman Smith called the meeting to order at 7:04 p.m.

The Pledge of Allegiance was recited.

Amy C. Lewis, City Clerk called roll and those present at roll call were:

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|---------------------------|-------------------|
| 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

Stan Enloe moved to amend the agenda to include the January 5, 2026, February 2, 2026 and February 18, 2026 minutes. Maria Conte seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Alderman Mike Guccione moved to approve the January 5, 2026, minutes. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Alderman Mike Guccione moved to approve the February 5, 2026, minutes. Stan Enloe seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

Alderman Mike Guccione moved to approve the February 18, 2026, minutes. Pat Kelly seconded the motion. Motion was carried by affirmative votes of seven (7) 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 2.92-acre tract of land (Altea LLC Land Surveyors Applicant; Name of Property Owner: Cottleville SB, LLC).

Alderman Mike Guccione moved to postpone public hearing item A above until the next meeting. 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) "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)

Stan Enloe moved to postpone public hearing item B above until the next meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of seven (7) members. There were no nay votes and no abstentions.

New Business

A. A Public Hearing for the Consideration of a Conditional Use Permit (CUP) for the following land use/business operation: 1) “Pet Grooming” within the SD/C-C2 “College General Commercial Subdistrict” located at 4504 Mid Rivers Mall Dr., Cottleville, MO 63376 (Applicant: Steven Barnhart, dba “Sparkles”; Name of Property Owner: ASAISH Investments LLC & Geordi La Forge LLC).

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

During the meeting, Mr. Barnhart noted that there are currently 500 Sparkles locations nationwide. The proposed facility will include six grooming tables, six tubs, and a small waiting area. He clarified that the business operates by appointment only; dogs will not be kenneled and are not expected to wait for long periods. Additionally, he confirmed there will be no overnight boarding.

The discussion also addressed the following points:

- Potty Area: There was a conversation regarding the requirement for a dedicated area for dogs to relieve themselves.
- Noise and Sanitation: Terry Hogan raised concerns regarding potential barking and the cleanliness of the site, particularly given its proximity to two restaurants. The applicant Mr. Barnhart state the walls are specifically engineered to reduce sound of barking dogs.

Alderman Mike Guccione moved to close the public hearing item A above. Maria Conte 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 use/business operation: 1) “Pet Grooming” within the SD/C-C2 “College General Commercial Subdistrict” located at 4504 Mid Rivers Mall Dr., Cottleville, MO 63376 (Applicant: Steven Barnhart, dba “Sparkles”; Name of Property Owner: ASAISH Investments LLC & Geordi La Forge LLC).

Alderman Guccione moved to approve the conditional use request in item B above contingent upon a dogi bag depot is installed for pet waste and the walls are engineered for sound proofing. Maria Conte 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/Status – Community Survey Open Until March 5, 2026
1. Next Comp Plan Open House #2 scheduled for May 28, 2026 from 5:30– 7:00 PM.

Adjournment

Alderman Michael 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. 7:25 p.m.

Respectfully submitted,

Amy C. Lewis
City Clerk, MPCC, CMC, CMO

Approval Date: _____

Chairman Todd Smith

DRAFT

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
MARCH 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.

Amy C. Lewis, City Clerk called roll and those present at roll call were:

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|---------------------------|------------------|
| 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.

City Administrator Michael Padella reviewed the regular meeting agenda, including the site plan for Egelhoff Construction's relocation to 341 Weiss Road. Rick Egelhoff was present and provided a preliminary site plan, though the final version is still in progress.

The request for rezoning and a conditional use permit at 5900 Highway N (sand volleyball and concessions) has been postponed or tabled by request.

The Commission reviewed a proposal for a pet grooming business at 4504 Mid Rivers Mall Drive featuring six tubs and six tables. It was confirmed that the facility will not offer doggy daycare or overnight kennel services.

Pat Kelly inquired about the paving schedule for the Cottle Village second parking lot.

Barry Cosey and Justin Knapp, presented a concept for upscale self-service storage using semi-portable containers at 6024 Highway N, which would include free EV charging. The Commission was not in favor of this proposal and suggested alternative uses such as pickleball or miniature golf. A "no-rise" certificate would be required for this location.

Additional discussion regarding 341 Weiss Road noted that the property owner is currently correcting a boundary adjustment in conjunction with the site plan work. Terry Hogan announced he recused himself from this discussion. Mr. Padella clarified that staff has not yet conducted a full review and the Board of Aldermen has allowed 90 days for the final plan submission. Mr. Egelhoff reiterated his equipment will be limited to two trucks, two bobcats, and two trailers. Regarding landscaping and fencing, it was noted that the adjacent property owner is the same as the owner of 341 Weiss Road and requested exemptions from certain greenbelt and does not want a double fence on that side. Mr. Padella suggested a variance.

Mr. Padella announced that the next Comprehensive Plan update open house is scheduled for May 28th.

There was a brief discussion comparing Cottleville's processes for conditional uses, boundary adjustments, preliminary plat, final plats and site plans with other cities that utilize more streamlined systems.

Adjournment

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

Respectfully submitted,

Amy C. Lewis
City Clerk, MPCC, CMC, CMO

Approval Date: _____

Chairman Todd Smith