

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
May 4, 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 7:00 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	Absent
Maria Conte	Present

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

Chairman & Commission Members Announcements

None.

Approval of Minutes

Alderman Mike Guccione moved to approve the April 6, 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 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 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).

Alderman Michael Guccione moved to postpone 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 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).

Alderman Micheal Guccione moved to postpone item C above. Maria Conte 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 a Conditional Use Permit (CUP) for "Offices of Other Health Practitioners" within the C-3 "General Commercial Retail District" located at 5285 Highway N, Suite 102, Cottleville, MO 63304 (TCI Holdings LLC, Owner; The Spine Studio Chiropractic, Hailey Andersen, Applicant).

Terry Hogan moved to open the public hearing item A 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 and stated they have been in business in another City for two years but has been wanting to move to Cottleville. The applicant stated they would be a good fit for our community.

Alderman Michael Guccione moved to approve item A above. Terry Hogan 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 "Offices of Other Health Practitioners" within the C-3 "General Commercial Retail District" located at 5285 Highway N, Suite 102, Cottleville, MO 63304 (TCI Holdings LLC, Owner; The Spine Studio Chiropractic, Hailey Andersen, Applicant).

Alderman Micheal Guccione moved to approve item B above. Maria Conte 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 will hold a Comp Plan Open House #2 on May 28, 2026 from 5:30- 7:00 PM offering large maps to view.

Adjournment

Stan Enloe moved to adjourn the meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 7:26 p.m.

Respectfully submitted,

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

Approval Date: _____

Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
May 4, 2026

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

Alderman Guccione moved to call the work session meeting to order at 6:30pm. 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 Michael Guccione	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. It was noted that Items 6A, 6B, and 6C, regarding 5900 Highway N and 1340 St. Peters Cottleville Road, should be postponed because a site plan has not yet been submitted.

The Commission reviewed the request for a Conditional Use Permit for a chiropractic office at 5285 Highway N, Suite 102. It was noted that Edward Jones had vacated the space.

Discussion was held regarding the proposed rezoning request for 1340 St. Peters Cottleville Road. It was noted that the applicant is still evaluating the various zoning districts to determine which classification would be the most appropriate for the proposed development and improvements.

It was also noted that the Cube Smart property has been sold.

Adjournment

Terry Hogan moved to adjourn the work session meeting. Maria Conte seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 6:53p.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 COMMISSION & PARKS AND RECREATION
ADVISORY COMMITTEE TENTATIVE AGENDA FOR
SPECIAL COMPREHENSIVE PLAN WORK SESSION
MAY 4, 2026

The Planning and Zoning Commission held their work session meeting at City Hall located at 5490 Fifth Street Cottleville, Missouri. Chairman Todd Smith called the work session meeting to order at 4:30pm.

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 Michael Guccione	Present
Mayor Stephen Thompson	Present
Pat Kelly	Absent
Maria Conte	Present

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

Also in attendance were the following Parks and Recreation Advisory Committee members:

Andy Brown	Absent
Jamie Goodwin	Present
LeaAnn Grimshaw	Present
Scott Liebel	Present
Scott Rodgers	Absent
Alderman Mike Krekeler	Present (Aldermanic Representative)

There were four (4) parks and recreation advisory committee members present and two (2) absent.

Members of the Parks and Recreation Advisory Committee joined the Planning and Zoning Commission, which serves as the steering committee for the Comprehensive Plan update, to review growth maps, future land use, and the trail and sidewalk system.

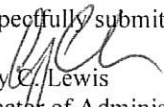
During the session, participants engaged in an exercise focused on remaining mixed-use residential and commercial opportunities within the City facilitated by Teresa Anderson with PGAV Planners. The exercise also captured feedback on preferred types of residential development. All findings and responses have been provided to Mrs. Anderson to assist in the completion of the Comprehensive Plan update.

Mrs. Anderson also reviewed the public survey results, which included over 712 responses as well as the stakeholder interview results. Additionally, City Administrator Michael Padella announced that he plans to present a marked-up version of the Trails, Greenways, and Parks plan at the next Parks and Recreation Advisory Committee meeting.

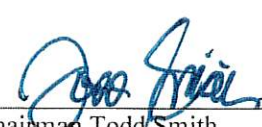
Adjournment

Stan Enloe moved to adjourn the work session meeting. Maria Conte seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions. 6:30p.m.

Respectfully submitted,


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

Approval Date: 6/1/26


Chairman Todd Smith