CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
October 5, 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

None.

Approval of Minutes

Terry Hogan moved to approve the August 24, 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 August 27, 2026 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 September 8, 2026 minutes. Stan Enloe 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 Revised Preliminary Plat for "Cottleville Springs" Subdivision located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 79.614-acres of land (Lombardo Homes of St. Louis, LLC, Applicant).

Jeff Schrader from Lombardo Homes was present for the meeting to discussion their request. Some discussion was held regarding a trail crossing and the extension of the Dardenne Greenway trail systems.

Terry Hogan moved to approve 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. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-R3 "Special District College Multi-family Subdistrict" located at 4640 Mid Rivers Mall Dr., Cottleville, MO 63376 and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant).

David Volz of Volz Engineering and Mike Doster were present to discuss the application further. It was noted that the Board of Adjustment had continued its consideration of the requested variance.

The applicant noted that the property had been marketed for commercial use since 2012. They now intend to market the property for a 55-and-older senior development offering single family homes that would include games, activities, a clubhouse, and basements.

The applicant also stated that they plan to clean up the detention basin and expressed the opinion that a 55-and-older development would generate less traffic.

Terry Hogan moved to close the public hearing 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 Rezoning Request from SD/C-C3 "Special District College General Commercial Retail Subdistrict" to SD/C-R3 "Special District College Multi-family Subdistrict" located at 4640 Mid Rivers Mall Dr., Cottleville, MO 63376 and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant).

Terry Hogan moved to approve item C above. Maria Conte seconded the motion. Motion failed. There were six (6) nay votes and no abstentions.

D. Consideration of a Preliminary Plat for 4640 Mid Rivers Mall Dr., Cottleville, MO 63376, "Mid Rivers Commons Townhomes" and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant).

Terry Hogan moved to approve item D above contingent upon the variance approval. Maria Conte seconded the motion. Motion failed. There were six (6) nay votes and no abstentions.

E. Consideration of a Site Plan for 4640 Mid Rivers Mall Dr., Cottleville, MO 63376, "Mid Rivers Commons Townhomes" and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant).

Terry Hogan moved to approve item E above contingent upon the variance approval. Alderman Elizabeth Holt seconded the motion. Motion failed. There were six (6) nay votes and no abstentions.

F. Consideration of a Rezoning Request from C-2 "Limited Commercial Services District" to C-3 "General Commercial Retail District" located at 5231 and 5233 Hwy N, Cottleville, MO 63304 and consisting of approximately 1 acre of land (Richard Quicke, Owner; Sarah O'Kane owner of O'Kane's Kitchen Applicant).

The applicant stated they have closed on the property for their new location.

Alderman Elizabeth Holt moved to approve item F above. Terry Hogan 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 Amendments to Subsection (B) and Subsection (C) of Section 405.095 of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Permitted Uses in the S-D/OT "Special District/Old Town Cottleville".

Alderman Elzabeth Holt 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.

Mr. Padella outlined the code amendments which would add additional permitted uses in the old town district with out the CUP process such as;

Candy, Nut and confectionary stores
Clothing Stores

Dairy Products
Fruit and Vegetable Markets
Retail Bakeries
Furniture and Home Furnishing Stores
And Some Misc. Retail.

Terry Hogan suggested adding small delis and bistros be added in the future.

Terry Hogan moved to close 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.

B. Consideration of Amendments to Subsection (B) and Subsection (C) of Section 405.095 of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Permitted Uses in the S-D/OT "Special District/Old Town Cottleville".

Terry Hogan moved to approve 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.

Additional Discussion

A. Comprehensive Plan Update/Status

It was noted staff has received a draft of the Comprehensive Plan is reviewing it for accuracy, but they hope to review it with Planning and Zoning members at the next meeting.

Adjournment

Maria Conte 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. 7:45p.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
October 5, 2026

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

Terry Hogan moved to call the work session meeting to order at 6:00pm. 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
Maria Conte	Present

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

City Administrator Michael Padella reviewed the agenda items with the Commission. A discussion was held regarding private vs. public streets regarding Cottleville Springs. It was noted that staff recommend the streets be public. Trash service will be provided by the City of Cottleville through the City waste hauling contract. Alderman Holt inquired if the detention area would be rip-rapped.

The Commission reviewed the rezoning request for 4640 Mid Rivers Mall Drive, noting the property is currently zoned commercial. Stan Enloe noted that the City has limited commercial properties left. Maria Conte noted that commercial development is slowing down and higher density usually supports commercial space. She also raised concerns about the driveways being very short and vehicles hanging over the sidewalks.

The Commission reviewed a draft site plan for the future home of O'Kane's Kitchen at 5231 and 5233 Highway N. The existing house will be demolished, but the metal building will be kept and improved, including an elevated second-story office area. Approximately 32 parking spaces may be added, and the rear of the property will feature a garden area.

The Commission reviewed a code amendment that would allow permitted uses in the Old Town District without going through the CUP process, encouraging small businesses such as boutiques, candy shops, bakeries, furniture and decor stores, and specialty food shops.

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. 6:58p.m.

Respectfully submitted,

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

Approval Date: _____

_____
Chairman Todd Smith