

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
OCTOBER 6, 2025**

The Planning and Zoning Commission held their regular session meeting at City Hall 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
Stephen East	Absent
Terry Hogan	Present
Stan Enloe	Present
Alderman Michael Guccione	Absent
Mayor Stephen Thompson	Present
Pat Kelly	Present

There were five (5) members present and two (2) absent.

Chairman & Commission Members Announcements

None.

Approval of Minutes

Pat Kelly moved to approve the minutes from September 8, 2025 meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Old Business

None.

New Business

- A. A Public Hearing for the Consideration of a Request to Rezone Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K. Accessible from Pheasant Meadow Drive from R1-A, "Single Family Residential District", I-1 "Light Industrial", and Unincorporated Land Currently "Not Zoned" to R1-D "Single Family Residential District" in the City of Cottleville, Missouri, and Matters Related Thereto (Lombardo Homes of St. Louis, LLC, Applicant).

Terry Hogan moved to open public hearing item A above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Jeffrey Schroer from Lombardo Homes presented the plan to develop a 69-home subdivision on the 71 acres parcel above where currently a portion is not in Cottleville. However, the applicant wishes to annex into the City limits. He stated approximately 44 acres will remain common ground. The property will feature 2 detention ponds, and the applicant will be seeking a no rise permit from the appropriate federal agencies. Mr. Schroer further stated the base price point will begin at approximately \$700,000.00. All homes are 2,800-4,000 square feet and will have a 3 car garage. In addition, Mr. Schroer said work would begin in 2026 but home sales should begin in 2027 or early 2028.

Stan Enloe inquired if the detention basins would be shaped more like a natural lake.

John Stanfield, 427 Waterway Drive O'Fallon, Mo. 63385 stated he applauded Lombardo as a home builders. He inquired about through streets and also got some clarification on tributaries, bridges and the number of homes.

Terry Hogan moved to close 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 no abstentions.

- B. Consideration of the Rezoning Request of Certain Parcels of Land Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive from R1-A, "Single Family Residential District", I-1 "Light Industrial", and Unincorporated Land Currently "Not Zoned" to R1-D "Single Family Residential District" in the City of Cottleville, Missouri, and Matters Related Thereto (Lombardo Homes of St. Louis, LLC, Applicant).

Terry Hogan moved to approve item B above contingent upon snow easements and sidewalks are added. Pat Kelly seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

- C. Consideration of an Application for a Preliminary Plat to Establish the "Cottleville Springs" Subdivision Situated Southwest of Rt. 364 and East of Hwy K Accessible from Pheasant Meadow Drive in the City of Cottleville, Missouri, (Lombardo Homes of St. Louis, LLC, Applicant).

Terry Hogan moved to approve item C above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Additional Discussion


- A. 5817 Hwy N – "Agri-Community" residential development concept discussion.

No further discussion at this time.

Adjournment

Terry Hogan moved to adjourn the meeting. Pat Kelly seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:28 p.m.

Respectfully Submitted,


Amy C. Lewis MRCC, CMC
City Clerk

Approval Date: 12/8/25


Chairman Todd Smith

CITY of COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
OCTOBER 6, 2025

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

Chairman Todd Smith	Present
Stephen East	Absent
Terry Hogan	Present
Stan Enloe	Present
Alderman Michael Gticcione	Absent
Mayor Stephen Thompson	Present
Pat Kelly	Present

There were five (5) members present and two (2) absent.

Regular Meeting Agenda Item Comments

Terry Hogan moved to open the work session meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

Michael Padella, City Administrator, reviewed the agenda items with the Commission at this time. The Commission reviewed plans and maps regarding the public hearing, straight rezoning request and preliminary plat for Cottleville Springs off Highway K. It was noted that a portion is not located in Cottleville but they would like to annex. It was further noted St. Charles County has not zoned the property. The plan includes connecting the Dardenne Greenway with a 14-foot multi-use trail for public use and a vehicle bridge with a pedestrian crossing as well. The Great Rivers Greenway found the plan to be favorable. The plan will also include an irrevocable cross-access easement with adjacent property. It was noted that the property is currently zoned light industrial. Tom Goldkamp, City Engineer, advised that light industrial can often be problematic next to residential. It was noted a no rise certificate would be required from federal agencies. It was also noted the homes would be required to use the Cottleville Solid Waste program. It was staff recommendation to require snow easements in the cul de sacs for plowing, however, the street would remain private.

Mr. Padella reported the parcel is about 71 acres and proposes 69 home lots with 44 acres of common ground. Chairman Smith stated it should be nice homes with the 80-foot-wide lots. Lastly, it was noted the detention basins are in a wet area, but they are not designated "wetlands".

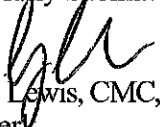
Some discussion was held on the upcoming comp plan process. Terry Hogan asked about the status of the traffic study involving area traffic issues, a connector road and a bridge. It was noted the study is being reviewed and will be provided to the Board of Aldermen giving them a chance to review it. Mr. Hogan also noted the City must decide if they are preserving the corridor to evaluate (not necessarily build) a connector road or not by November 12th.

Mr. Padella noted there will not be any updates on 5817 Highway N tonight.

Adjournment

Terry Hogan moved to adjourn the work session meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:01p.in.

Respectfully Submitted,


Amy C. Lewis, CMC, MRCC
City Clerk

Approval Date: 12/8/25


Chairman Todd Smith