

**CITY OF COTTLEVILLE  
PLANNING AND ZONING COMMISSION  
TENTATIVE AGENDA FOR WORK SESSION**

October 6, 2025, at 6:00 p.m.  
City Hall Conference Room  
5490 Fifth Street  
Cottleville, Missouri 63304

1. Call Meeting to Order
2. Roll Call
3. Communications from Staff
  - A. Review Regular Meeting Agenda.
  - B. Comprehensive Plan Kick-off Meeting
4. Communications from Mayor
5. Communications from Commission Members
6. Other Discussion
  - A. 5817 Hwy N – “Agri-Community” residential development concept discussion.  
(Nick Liuzza, NJL Custom Homes, Presenter).
7. Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo
8. Adjournment

Posted by: \_\_\_\_\_

this 3 day of October (Name), 2025 at 12:41 a.m./p.m.

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING COMMISSION**  
**TENTATIVE AGENDA FOR REGULAR MEETING**  
October 6, 2025, at 7:00 p.m.  
City Hall Board Room  
5490 Fifth Street, Cottleville, Missouri 63304

NOTICE IS HEREBY GIVEN: The Regular Planning and Zoning Commission Meeting will be in person at 5490 Fifth Street, Cottleville, MO 63304. Also, the public can attend virtually by video-conference and/or audio-conference call. You may attend the meeting on a desktop, laptop, mobile device, or telephone by following the instructions below. Note, if you attempt to join the virtual meeting and are unable to or join but the meeting ends prematurely, there may be technical issues, we suggest you try to reconnect/rejoin the virtual meeting again. If issues persist, please contact the City Administrator at [michael.padella@cityofcottleville.com](mailto:michael.padella@cityofcottleville.com).

**Link to join Zoom Video-Conference Meeting:**

**<https://zoom.us/j/99605609209?pwd=TWGDVMOPns4Ydfasb7TOPzUZ6LEWPm.1>**

**Meeting ID: 996 0560 9209**

**Meeting Passcode: 434005**

**One tap mobile:**

**+1-312-626-6799,, 620 932 4286#,,, \*434005# US (Chicago)**

**Or by telephone dial:**

**+1-312-626-6799 US (Chicago)**

**Meeting ID: 996 0560 9209**

**Meeting Passcode: 434005**

**Notice:** If you have a disability and need to request special accommodations please do so by contacting the City Clerk at (636) 498-6565 or via email at [amy.lewis@cityofcottleville.com](mailto:amy.lewis@cityofcottleville.com) at least 24 hours in advance of the scheduled meeting.

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING COMMISSION**  
**TENTATIVE AGENDA FOR REGULAR MEETING**  
October 6, 2025, at 7:00 p.m.  
City Hall Board Room  
5490 Fifth Street, Cottleville, Missouri 63304

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Chairman and Commission Members Reports / Announcements**
5. **Review and approval of minutes:**
  - A. Approval of Minutes, September 8, 2025
6. **Old Business:**
7. **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).
  - 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).
  - 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).
8. **Other Discussion**
  - A. 5817 Hwy N – "Agri-Community" residential development concept discussion.
9. **Adjournment of Meeting**

Posted by: \_\_\_\_\_  
this 3 day of October, 2025, at 12:41 (Name) \_\_\_\_\_ a.m./p.m.