

**CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
SEPTEMBER 8, 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 7:00 p.m. Terry Hogan moved to open the meeting. Pat Kelley seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

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

Terry Hogan moved to approve the minutes from August 4, 2025 meeting. Stan Enloe 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 Moratorium on the Acceptance and Review of Applications for the Rezoning of Property to Planned Unit Development (PUD) in the City of Cottleville, Missouri, Pending the Commission's Study and Review of Policies, Regulations, and Standards Pertaining thereto.

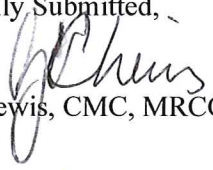
Terry Hogan moved to open public hearing item A above. Pat Kelly seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

The Commission members had comments, suggestions and concerns regarding the pros and cons of a moratorium in general as well as discussion for a multifamily moratorium, a 6 month vs. 12 months moratorium etc. It was also noted using the PUD process as a tool in the City's toolbox

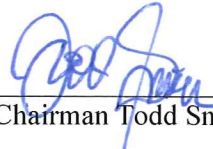
Adjournment

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. 6:53p.m.

Respectfully Submitted,


Amy C. Lewis, CMC, MRCC
City Clerk

Approval Date: 10-6-2025


Chairman Todd Smith

CITY OF COTTLEVILLE
PLANNING AND ZONING WORK SESSION MINUTES
SEPTEMBER 8, 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 5:30 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 Guccione	Absent
Mayor Stephen Thompson	Present
Pat Kelly	Present

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

Regular Meeting Agenda Item Comments

Michael Padella, City Administrator, reviewed the agenda items with the Commission at this time. Mr. Padella discussed the moratorium process which will include public hearings before the Board of Aldermen and Planning Zoning Commission along with adopting a resolution should it move forward. Mr. Padella further stated the Comp Plan process will begin soon and coincide with a moratorium. He noted the Comp Plan will include engaging feedback from the community and other stakeholders. The Commission further discussed the pros and cons of a moratorium such as PUD moratoriums, multifamily moratoriums, and 6 month vs. 12 months moratorium. Pat Kelly noted using the PUD process as a tool in the City's toolbox allows the City to place additional high-quality restrictions or requirements on plans. Mr. Kelly further stated cities tend to like PUDs so they can add better amenities. It was further noted that the City currently does not have to approve a rezonings and can scrutinize applications more thoroughly if the City officials and elected officials wish too. Discussion was held on the message a moratorium may send to the general public who may think the City of Cottleville is not accepting any new applications for anything at all. It was further noted the City may not want to pass up a "good" plan or opportunity. It was noted a moratorium on PUDs would drive a moratorium on any larger projects too. Some discussion was held on the rights of property owners living in Cottleville that may be planning to sell. It was also noted some neighboring cities such as Lake St. Louis and Dardenne Prairie have put moratoriums in place.

During this time the Commission reviewed the record plat for the Townes of Crooked Creek.

Lastly, Mr. & Mrs. Holleran informally presented their desire to install sand volley courts at 5900 Highway N. Tentative plans include covering them in the winter and offering a small arcade and play area to entertain kids while parents play volleyball. The plan would include more parking as well. It was the general consensus of the Commission they liked the idea in the recreational district and the Holleran's will submit a formal application at a later date.

It was noted staff will provide some Comp Plan kick off meeting dates to the Commission soon.

allows the City to place additional restrictions or requirements. It was further noted that the City currently does not have to approve a rezoning and can scrutinize applications more if the elected officials wish too. It was also noted it may send a confusing message to the general public who may think the City of Cottleville is not accepting any new applications for anything.

There were no other public comments made at this time.

- B. Consideration of a Moratorium on the Acceptance and Review of Applications for the Rezoning of Property to Planned Unit Development (PUD) in the City of Cottleville, Missouri, Pending the Commission's Study and Review of Policies, Regulations, and Standards Pertaining thereto.

Pat Kelly moved to approve item B above. Stephen Thompson seconded the motion. Motion failed with four (4) nay votes and an affirmative vote of one (1) member. There were no abstentions.

Stan Enloe moved to recommend denial of item B above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of three (3) members. There were two (2) nay votes and no abstentions.

- C. Consideration of a Record Plat Application for the "Townes at Crooked Creek", Village I of the Cottleville Trails Planned Unit Development (Bax Engineering Co., Applicant on behalf of Lombardo Homes of St. Louis, LLC).

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

Additional Discussion

- A. Rezoning and Custom Use Concept for 1.92-acre parcel located at 5900 Hwy N (Dan Holleran and Jamie Holleran, Presenters).

No further discussion at this time due to Mr. Holleran informally discussed this item during the work session.

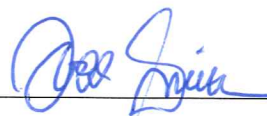
Adjournment

Terry Hogan moved to adjourn the meeting. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 7:11 p.m.

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: 10-6-2025



Chairman Todd Smith