

CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR REGULAR MEETING
September 8, 2026, 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.

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 at least 24 hours in advance of the scheduled meeting.

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- 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 P&Z Commission Minutes, August 3, 2026
- 6. Old Business:**
- 7. New Business:**
 - A.** 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).
 - B.** 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).
 - C.** 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).
 - D.** 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).
 - E.** A Public Hearing for the 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).
 - 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).

G. A Public Hearing for the Consideration of an Amendment to Certain Conditions Identified on the Conditional Use Permit (CUP) Authorized by Ordinance No. 2210 Pertaining to the “Automobile Parking” Lot at 6494 Hwy N, Cottleville, MO 63304 (Shamrock Self Storage Cottleville, LLC, Owner; Cottlevillage Land Group, LLC Applicant).

H. Consideration of an Amendment to Certain Conditions Identified on the Conditional Use Permit (CUP) Authorized by Ordinance No. 2210 Pertaining to the “Automobile Parking” Lot at 6494 Hwy N, Cottleville, MO 63304 (Shamrock Self Storage Cottleville, LLC, Owner; Cottlevillage Land Group, LLC Applicant).

8. Other Discussion

A. Comprehensive Plan Update/Status

1. Open House #3 was held on August 27, 2026. The first draft of the Comprehensive Plan is anticipated by September 18th for City review.

B. Propose Amending the Special District/Old Town Cottleville (S-D/OT) Zoning District to Allow Miscellaneous Retail Uses Outright and Not Require a CUP.

9. Closed Session regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo.

10. Adjournment of Meeting

Posted by: _____
this 4 day of September, 2026, at 11:31 (Name) 0 a.m./p.m.