

CITY OF COTTLEVILLE
PLANNING AND ZONING MEETING MINUTES
September 8, 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 7:33 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	Absent

There were five (5) members present and one (1) absent.

Chairman & Commission Members Announcements

None.

Approval of Minutes

Terry Hogan moved to approve the August 3, 2026 minutes. Alderman Elizabeth Holt 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 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).

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

David Volz with Volz Engineering and Mike Doster were present for the meeting to discuss the above application.

Mr. Volz stated that the owner is financially sound, with approximately \$7 billion in assets across Europe and Canada. He noted that the applicant is requesting that the property be rezoned from commercial to residential.

Mr. Volz stated that the property directly along Mid Rivers Mall Drive has been vacant and marketed for many years. He explained that the applicant believes residential development is the best use for the property and that the proposed development would consist of single-family residential homes, with no

rental units. He further stated that the development would include single-family homes, townhomes/villas, featuring two-car garages.

The proposed development would also include pickleball courts, a trail system, and a clubhouse. Mr. Volz stated that the proposed development meets all applicable City Code requirements except for one requirement for which the applicant is requesting a variance.

Terry Hogan suggested considering a trail around the detention basin and inquired about the location of the mailboxes in relation to the clubhouse.

Alderman Holt noted that sidewalks were not shown along the alleys.

Stan Enloe pointed out that the proposed rezoning would remove some of the last remaining commercial property in Cottleville.

Mayor Thompson inquired about the existing natural tree line in the rear of the property that would provide a buffer for the development and asked about any fencing. The applicant noted there are no plans to disturb the tree line.

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

- 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).

Todd Smith moved to postpone item B above. Alderman Elizabeth Holt seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

- 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).

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

- 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).

Terry Hogan moved to postpone item D above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

- 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).

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

Ryan and Sarah O'Kane were present for the meeting to discuss their request to rezone and purchase the property located at 5233 Highway N. The applicants are proposing to relocate their existing business, O'Kane's Kitchen to the new property and continue offering family-style, fully cooked meals to go. They also plan to include a small dine-in area at the proposed new location.

The O'Kane's stated that they plan to remove the existing home on the property but intend to remodel and repurpose the existing barn/shed structure. They also plan to clear the overgrowth, improve the driveway, and make overall improvements to the property.

Mr. and Mrs. O'Kane presented conceptual elevations for the remodeled barn structure, which was white in color, have wood accents, and a large garden area.

The applicants stated that they have outgrown their current location and are seeking a larger space of approximately 2,500 square feet or more to accommodate their growing business.

Alderman Elizabeth Holt moved to close public hearing item E above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no 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).

It was the consensus of the Commission that they supported the concept. Chairman Todd Smith suggested that the applicant request a contract extension and submit a site plan before the rezoning is granted.

Alderman Elizabeth Holt moved to postpone item F above. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

- 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).

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

Stephen Savage, Owner, was present for the meeting to request an extension. Mr. Savage noted that he has requested a lighting study from Ameren, as he is utilizing the existing light poles for the additional parking area. He stated that he has only observed the additional parking lot being completely full on two occasions. He further noted that the lighting would be turned off when the parking area is not in use.

Mr. Savage stated that Cottle Village was a \$7 million project and that the additional parking area is needed. He explained that by the time the additional parking lot was installed, it was winter, and therefore it did not receive much use during the spring.

Terry Hogan moved to closed public hearing item G above. Stan Enloe seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions.

- 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).

Terry Hogan moved to approve a 12-month extension for Item H above, contingent upon the pathway being lighted and paved and the additional required escrow being paid. Stan Enloe seconded the motion. The motion carried with affirmative votes from five (5) members. There were no nay votes and no abstentions.

Additional Discussion

- A. Comprehensive Plan Update/Status

- A. 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.

It was noted this may be on a future agenda.

Adjournment

Stan Enloe moved to adjourn the meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of five (5) members. There were no nay votes and no abstentions. 8:37 p.m.

Respectfully submitted,

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

Approval Date: _____

Chairman Todd Smith