

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning 

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 9, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 9, 2025 in Conference Room 101.

In attendance:

Chair Dan Hurt (Ward III)
Councilmember Mary Monachella (Ward I)
Councilmember Mary Ann Mastorakos (Ward II)
Councilmember Merrell Hansen (Ward IV)
Justin Wyse, Director of Planning
Isaak Simmers, Planner
Theresa Barnicle, Executive Assistant
George Stock, Stock and Associates
Brad Sowers, Jim Butler Auto Group
Matt Nieters, Gray Design Group
Steve Kuhlmann, Gray Design Group

The meeting was called to order at 5:33 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 5, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of December 5, 2024. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

II. UNFINISHED BUSINESS

- A. Long Road Crossing:** An Amended Site Development Concept Plan for Long Road Crossing subdivision located on a 22.99-acre tract of land located at northwest intersection of Chesterfield Airport Road and westbound Long Road, zoned "PC"-Planned Commercial. (Ward 4)

The applicant requested prior to this meeting to postpone a presentation until the next Planning and Public Works Committee meeting on January 23, 2025. Mr. Justin Wyse, Director of Planning mentioned that the applicant was making progress and working on some redesigns to address the points made by the committee.

Councilmember Monachella made a motion to postpone Unfinished Business items A and B until the January 23, 2025 Planning and Public Works Committee meeting. The motion was seconded by Councilmember Hansen and passed by a voice vote of 4-0.

- B. **Long Road Crossing, Lot B-2:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a vehicle repair facility located on a 4.6-acre tract of land located east side of Long Road Crossing Drive, zoned “PC”-Planned Commercial. (Ward 4)

The applicant requested prior to this meeting to postpone a presentation until the next Planning and Public Works Committee meeting on January 23, 2025.

- C. **Long Road Crossing, Lot A-2:** A Site Development Section Plan, Landscape Plan, and Lighting Plan for a 1.93-acre tract of land zoned “PC” Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard. (Ward 4)

DISCUSSION

City Planner for this project, Mr. Isaak Simmers, discussed updates to this proposal made by the applicant since its last presentation. The applicant provided two major revisions; first, the applicant clarified that the shaded spots on the Site Development Section Plan were allocated for “New Kia Inventory” and not for a loaner fleet as previously presented, as well as the addition of evergreen trees for additional screening along Long Road Crossing Drive. The council did notice that the proposed gate for the facility was not depicted on the rendering. Councilmember Hansen wanted to ensure that the rendering presented to City Council would accurately represent the gate’s appearance.

Discussion was also held concerning ordinances and compliance. Councilmember Mastorakos mentioned that she was upset about how the City was misled concerning this proposed facility’s association with Jim Butler Kia, due to their non-compliance with ordinances, citing issues with parking and inventory management. It was suggested that the enforcing of ordinances needed a more proactive approach and that all businesses should be held accountable for non-compliance. Chair Hurt suggested sending a memo to the Prosecuting Attorney to emphasize the need for compliance with ordinances, to which other councilmembers were in agreement with.

Councilmember Monachella made a motion to recommend Long Road Crossing, Lot A-2 to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen, and passed by a voice vote of 4-0.

[Please see the attached report prepared by Isaak Simmers, Planner, for additional information on Long Road Crossing, Lot A-2.]

III. NEW BUSINESS

A. Discussion on Unified Development Code – Article 3

DISCUSSION

Mr. Wyse presented that Unified Development Code – Article 3 was brought before the committee to gain approval to clean up the language and ensure alignment with current practices. He explained that this was to make the Committee aware of what was happening, and that a Public Hearing would still need to be held before the issue progressed further.

The Committee decided that a motion was not necessary to proceed, and that all members were in consensus of the issue moving forward.

IV. OTHER

There was no other business at this time.

V. ADJOURNMENT

The meeting adjourned at 6:04 p.m.