

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning 

SUBJECT: Planning and Public Works Committee Meeting Summary
Thursday, June 26, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 26, 2025 in Conference Room 101.

Attendance:

Chair Merrell Hansen (Ward IV)
Councilmember Mary Monachella (Ward I)
Councilmember Mary Ann Mastorakos (Ward II)
Councilmember Lane Koch (Ward III)

Others in attendance:

Alyssa Ahner, Senior Planner
Theresa Barnicle, Executive Assistant
Steve Madras, Property owner

The meeting was called to order at 5:32 p.m.

I. APPROVAL OF MEETING SUMMARY

A. June 12, 2025 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of June 12, 2025. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 4-0. Councilmember Monachella despite not being present at the meeting, was permitted to cast her vote with a consensus of the committee.

II. UNFINISHED BUSINESS

There was no unfinished business at this time.

III. NEW BUSINESS

A. Automatic Power of Review: The Wedge – Site Development Plan: An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.04-acre tract of land zoned “PC” – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road. (Ward 4)

STAFF PRESENTATION

Senior Planner Alyssa Ahner presented plans for the redevelopment of an existing gas station into a new gas station, car wash, and multi-tenant retail building. The review and approval of the site development plan is part of the settlement of an ongoing lawsuit. The project was reviewed by the Architectural Review Board on May 15, 2025. Staff went into detail regarding how the Board's conditions were addressed which included the increase of landscaping as shown on the planting plan. Staff also provided a before and after image of the fuel canopies following the addition of adhered stone and brick veneer. Lastly, staff noted that the project was reviewed by the Planning Commission on June 9, which resulted in a motion to recommend approval as presented.

DISCUSSION

General discussion was held regarding the landscaping plan primarily the increase of plantings following conditions from Architectural Review Board as well as the anticipated timeline of the project. The property owner, Steve Madras, estimated a start date of late 2026, with considerations for the complexity of agency approvals.

Motion

Councilmember Monachella made a motion to forward Automatic Power of Review: The Wedge – Site Development Plan to City Council with a recommendation to approve as presented. The motion was seconded by Councilmember Koch, and passed by a voice vote of 4-0.

Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Automatic Power of Review: The Wedge – Site Development Plan.

- B. Automatic Power of Review: The Wedge – Comprehensive Sign Package:** A Comprehensive Sign Package for a 5.04-acre tract of land zoned "PC" – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road. (Ward 4)

STAFF PRESENTATION

Ms. Ahner's presentation for the sign package for this development discussed the dimensions and placement of signs for the multi-tenant retail building, gas station, and car wash. The sign package was reviewed by the Planning Commission on June 9, 2025. At that time, the Commission made a motion to recommend approval with amendments of reducing the two EMC's from 13'4" to 8' in height; and square footage from 85 to 72, and reducing the project identification sign from 15' to 8'; square footage from 100 to 72.

An additional motion was made to prohibit signage on the south elevation of the convenience store/car wash, however, the motion failed. The applicant has since revised the submittal following the Planning Commission meeting to reflect the amendments.

DISCUSSION

Discussion focused on amendments to sign regulations. The committee debated the necessity of multiple signs, considering the site's size and the need for clear, practical signage. Signage on the car wash was deemed necessary for traffic flow, however decorative signage on the south side of the fuel and convenience station was prohibited. Staff provided clarification between what is approved via the site development plan and what is approved via the sign package. It was noted that if signage were not be

approved for the car wash structure or corner retaining wall, the structures themselves would still be permitted but they just wouldn't be allowed a commercial message. Councilmembers were in consensus of reducing the height of the freestanding signs along the roadway from 8' to 6' to remain in accordance with City code.

Motion

Councilmember Monachella made a motion to forward Automatic Power of Review: The Wedge – Comprehensive Sign Package to City Council with a recommendation to approve with the following amendments: all roadway frontage monument signs will be 6 feet or less, freestanding sign 4 as outlined in the sign regulations located on the western corner will be removed, and the signage on the south elevation of fuel and convenience station will be removed. The motion was seconded by Councilmember Koch, and passed by a voice vote of 4-0.

Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Automatic Power of Review: The Wedge – Comprehensive Sign Package.

IV. OTHER

There were no other items at this time.

V. ADJOURNMENT

The meeting adjourned at 6:43 p.m.