



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

August 21, 2025

Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Mayor Dan Hurt – arrived at 5:43pm
Chairperson Merrell Hansen, Ward IV
Council Committee Member Mary Monachella, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Councilmember Lane Koch, Ward III
Justin Wyse, Director of Planning
Isaak Simmers, Planner
Theresa Barnicle, Executive Assistant
Andy Cohen, Applicant
Eric Hilleman, Trustee

ABSENT

APPROVAL OF MINUTES

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to approve the August 7, 2025 Planning and Public Works Committee Meeting Minutes. Councilmember Monachella made a motion to approve the minutes with the amendment located on page 1 in the Annual Pavement Condition Report. In this section, it was noted that the word *trinomial* should be corrected to *quadrinomial*. Councilmember Koch seconded the motion, and a vote was taken with a unanimous affirmative result (4-0), therefore the amended motion was declared passed.

P.Z. 04-2025 Trails West Village of Green Trails Lot 290-B (Kennerly Custom Homes)

City Planner Isaak Simmers introduced this request to rezone a 3.08-acre tract of land from “NU” Non-Urban District to “E-1 AC” Estates District (one-acre minimum). He explained this rezoning is proposed in anticipation of a lot split of Lot 290-B of the Trails West Village of Green Trails Subdivision into two (2) separate parcels.

A Public Hearing was held on August 11, 2025, in which the Planning Commission moved to recommend approval of the petition as presented. The motion passed with a vote of 7 to 0.

The committee discussed concerns related to the shared driveway and maintenance, as well as ensuring the property remained legally tied to Green Trails and Ladue Woods and in addition to obtaining HOA approval.

Planning Director Justin Wyse, clarified the proposal for a new driveway and easement would require the petitioner to coordinate with the neighbor on the cross-access agreement, and confirmed that legal descriptions and easements would be reviewed by the City prior to approval of the Lot Split.

The applicant offered to widen and improve the existing driveway and ensured the committee that he was actively working with neighbors to conceptualize a plan that all parties would be agreeable to.

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to recommend approval of P.Z. 04-2025 Trails West Village of Green Trails Lot 290-B (Kennerly Custom Homes) and forward to City Council. A voice vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

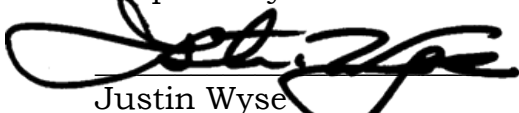
UNFINISHED BUSINESS

There was no new business.

ADJOURNMENT

The meeting was adjourned at 5:56 p.m.

Respectfully submitted:


Justin Wyse
Director of Planning


Theresa Barnicle
Executive Assistant

Date Approved: 09/04/2025