



RECORD OF PROCEEDING

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

November 6, 2025

Chairperson Hansen called the meeting to order at 5:02 p.m.

PRESENT

Chairperson Hansen, Ward IV
Council Committee Member Mary Monachella, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Lane Koch, Ward III
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Theresa Barnicle, Executive Assistant
Jeff Tegethoff, CRG
Chris McKee, CRG
Natasha Das, CRG

ABSENT

APPROVAL OF MINUTES

Councilmember Mastorakos made a motion, seconded by Councilmember Koch, to approve the October 23, 2025 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Public Street Acceptance – Spirit Valley Business Park II

James Eckrich, Director of Public Works/City Engineer stated that Public Works staff recently conducted an inspection of Spirit Valley Business Park II. As part of the inspection, staff determined the following street meets the City of Chesterfield's design and construction standards for acceptance as public streets: Spirit Valley West Drive.

Councilmember Mastorakos asked a question about the location of the street, which was answered by Mr. Eckrich.

Councilmember Monachella made a motion, seconded by Councilmember Koch, to recommend approval of Public Street Acceptance – Spirit Valley Business Park II. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed. This matter will be forwarded to the full City Council for consideration of the ordinance accepting these as public streets.

Arbors at Kehrs Mill Traffic Control Request

Mr. Eckrich outlined a request from the Arbors at Kehrs Mill Subdivision regarding traffic concerns in and around the subdivision. On behalf of the subdivision, Richard Gerber is requesting that the City consider constructing a gate on Prairie Cord Drive near Church Road to restrict “cut-through traffic.” The subdivision is also requesting that the City construct improvements to the entrance/exit on Bottlebrush Drive near Kehrs Mill Road. These requests are contained in an email from Mr. Gerber which was included in the meeting packet.

Chair Hansen asked that these be broken into two requests, with the access from Kehrs Mill addressed first. Mr. Eckrich explained that Kehrs Mill Road is a County maintained road and that the entrance met standards when the subdivision was accepted five years ago. He explained that an analysis of this intersection could be done fairly easily, with a traffic count and a review of geometric considerations. Concerns were also raised about traffic safety and whether a modification would simply allow motorists to turn into the subdivision at a higher rate of speed. There was no consensus from the Committee on any need for action to be taken at this time.

Next, the idea of a gate was discussed. Mr. Eckrich explained the concern about cut-through traffic, and why cars traveling east of Strecker Road may choose to use the Arbors at Kehrs Mill as a cut-through. Discussion was held how the development of Westland Acres may make this even more attractive as a cut-through. Councilmember Monachella stated that the true impact of cut-through traffic from Westland Acres cannot be known until that development is constructed.

Mr. Eckrich stated that the City staff will not take action on studying a potential gate on a public street unless directed by PPW or City Council. Mr. Eckrich stated that he anticipated all work to be completed with in-house engineering staff. He went into detail of what could be reviewed, including speed, traffic counts, roadway modifications, construction of a gate, location of a gate, other options, and policy impacts. He stated that this would be a substantial amount of work, but that it could/would be done if directed by the Committee. Councilmember Koch asked for an estimate of the staff time for such a study. Mr. Eckrich responded that he could not provide an estimate at this time.

Councilmembers Mastorakos, Monachella, and Koch stated that they were concerned about studying a gate on public streets and the precedent it might set for their wards. Councilmember Koch questioned if gates could be installed on public streets. Mr. Eckrich explained the difference in a closed/emergency gate – the request- and an access gate. He stated that a private access gate could not be constructed on a public street without City Council revising its policies.

Councilmember Mastorakos' questions suggested that the subdivision take greater responsibility for this matter and that perhaps the subdivision should fund a study of this matter. Mr. Eckrich responded that any action taken on the public streets must be approved by the City, and that it would be more appropriate for Public Works Staff to study this matter since it impacts the City policies.

Mr. Eckrich stated that the Committee has three options: take no action, direct a study, or postpone the decision to another date. Chair Hansen stated that she was torn on this matter. She does understand the problem and the impact future development could have on area subdivisions. She stated that she would be willing to meet further with subdivision representatives. Mr. Eckrich stated that he was also willing to meet, but that no action can be taken unless directed by the Planning and Public Works Committee.

Additional discussion was held. There was a consensus that this matter should not be denied, but that action should not be taken until development of Westland Acres occurs. Councilmember Monachella made a motion, seconded by Chair Hansen, to postpone consideration of this matter until the issue is brought up in the future by someone on the Planning and Public Works Committee. A vote was taken with a result of 3-1 with Chair Hansen voting nay. The motion was declared passed. This matter does not move forward to City Council and will not be placed on a future agenda until such time as such action is directed by a member of the Planning and Public Works Committee.

UNFINISHED BUSINESS

Chesterfield Regional TIF – RPA-2 Proposed Redevelopment Agreement

Revisiting a discussion from the October 23 Planning and Public Works Committee meeting, Chris McKee of CRG presented multiple parking options for the Wildhorse Village redevelopment, detailing various garage sizes, configurations, and their financial implications. He emphasized the need for a cost-effective and efficient solution, while Chair Hansen and others highlighted the importance of balancing parking capacity with future growth and community needs.

Mr. McKee also discussed project delays caused by a state auditor investigation and requested more time to complete the work. Chair Hansen questioned the need for additional extensions and urged a comprehensive review before moving forward. Chair Hansen suggested gathering input from the entire Council and conducting a detailed parking study to determine optimal garage

sizing, as members voiced concerns about business impacts, tax revenue, and the garage's location.

Concerns were also raised about the project's slow progress, financial risk, and potential for the garage to become an eyesore. CRG representatives referenced past efforts to attract a major corporate headquarters, which failed due to financing issues, underscoring the need for a more integrated and visually appealing design near the park entrance.

CRG representative Mr. Tegethoff emphasized the need for additional time, stating that his team has the resources to conduct the necessary studies from both architectural and cost perspectives. He affirmed their shared goal of creating the best and most activated site possible, noting that a future-proof, modern, and relevant development would maximize property values and tax revenue. Throughout the discussion, councilmembers agreed on the importance of getting the project right, even if it required more time, recognizing the potential ripple effects on other developers, bond sales, and overall community perception. They stressed the need for careful consideration of both the economic and aesthetic impacts before moving forward.

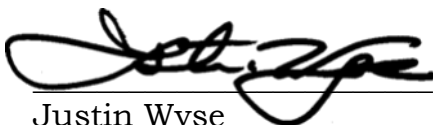
Mr. Wyse supported holding a dedicated working session to address the project's complexities, and Mr. McKee offered to share detailed studies for greater transparency. Chair Hansen closed by emphasizing the need for Council input and a thorough understanding of the project before proceeding.

Councilmember Monachella made a motion, seconded by Councilmember Koch, to move the issue forward to City Council and for Mr. Wyse to work with the City Administrator to schedule a special Planning and Public Works Committee of the Whole meeting to discuss the issue. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

Respectfully submitted:



Justin Wyse
Director of Planning



James A. Eckrich, PE
Director of Public Works / City Engineer



Theresa Barnicle
Executive Assistant

Date Approved: 11/20/2025