



## **RECORD OF PROCEEDING**

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

**November 20, 2025**

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

#### PRESENT

Mayor Dan Hurt  
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  
Council Committee Member Pat Tocco, Ward II  
Council Committee Member Gary Budoor, Ward IV  
Justin Wyse, Director of Planning  
James Eckrich, Director of Public Works/City Engineer  
Theresa Barnicle, Executive Assistant  
Isaak Simmers, Planner  
Zach Wolff, Assistant City Engineer  
John Nations, Legal Counsel for Applicant  
Mike Lawless, Provision Land Development, LLC  
Mike Faulkner, Engineer for Applicant  
Julie Nolfo, Lochmueller Group

#### ABSENT

#### **APPROVAL OF MINUTES**

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to approve the November 6, 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.

**P.Z. 05-2025 Westland Acres (Provision Land Development, LLC)**

City Planner Isaak Simmers gave a detailed presentation on the proposed Westland Acres development. The site, located north of Strecker Road and east of Church Road, includes two parcels not included in a previous rezoning and remain “NU” Non-Urban District but the proposal still complies with the maximum allowed density per Code. Mr. Simmers detailed concerns including environmental impact, drainage, and the future development criteria for Outlot A as depicted on the attached Preliminary Development Plan.

Chair Hansen made several opening comments on the issue of property tax and utilities, and clarified that the dialogue in the following discussion was meant to be directed toward the developer, not the current land owner(s).

The committee then proceeded to review the petition and, in their review, expressed concerns that the proposal did not meet the design standards necessary to justify the flexibility offered by the PUD (Planned Unit District). During the meeting, the applicant’s legal representative, Mr. John Nations, submitted an attachment outlining a proposed design addition, which will be included in staff’s packet to City Council. There was significant discussion about the proposed design features and the role of design features when considering approval of a PUD.

The committee considered two motions. The first was made by Councilmember Monachella, to recommend approval with the condition that the developer incorporate the proposed design addition and provide further design enhancements before City Council review. This motion died for lack of a second. The second motion was made by Councilmember Mastorakos, seconded by Chair Hansen to recommend approval to City Council with the inclusion of all design features submitted at the Planning and Public Works Committee meeting and consideration to add more design features. The motion failed 2–2 by voice vote with Councilmembers Monachella and Koch voting nay. The request will move forward to City Council with no recommendation.

**Public Street Acceptance – Tara Ridge**

James Eckrich, Director of Public Works/City Engineer stated that Public Works staff recently conducted an inspection of Tara Ridge. 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: Tara Court and Tara Ridge Drive.

Councilmember Mastorakos asked a question about the mounds on this property, which was answered to her satisfaction.

Councilmember Monachella made a motion, seconded by Councilmember Hansen, to recommend approval of Public Street Acceptance – Tara Ridge. 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.

## **I-64 and Long Road Interchange/North Outer Forty Extension**

Julie Nolfo with Lochmueller Group made a presentation outlining two proposed projects: the I-64 and Long Road Interchange and North Outer Forty Extension. The details of both projects are contained with the Staff memoranda from Assistant City Engineer Zachary Wolff and Director of Public Works James Eckrich, both dated November 13, 2025.

The committee members asked several questions during the presentation, which were addressed by Ms. Nolfo and Mr. Eckrich. Detailed discussion was held as to how the configuration of “button-hook with two roundabouts” was chosen. Ms. Nolfo explained that members of the design team, Federal Highway, MODOT, St. Louis County, and the City discussed this in great detail. Because of traffic flow, proximity of the outer road, and limited land availability associated with the Levee District stormwater pumps, this configuration worked best. A “dog bone” configuration was also considered, but ultimately not chosen for a number of factors, including land constraints. The design team also felt that the “dog bone” configuration would be more confusing to area motorists.

The committee also asked questions about the Long Road/Chesterfield Airport Road intersection, bike/pedestrian accommodations, future roadway ownership, and the connection of North Outer Forty Road to Swingley Ridge Road. All questions were answered to the satisfaction of the committee.

At the conclusion of Ms. Nolfo’s presentation, Public Works Director / City Engineer James Eckrich requested three items from the committee, as detailed in his memorandum.

- Councilmember Monachella made a motion to authorize staff to pursue a MODOT cost share grant for design and construction of the I-64/Long Road Interchange. The motion was seconded by Councilmember Mastorakos. A vote was taken with a unanimous affirmative result (4-0). This matter does not need to move forward to the full City Council.
- Councilmember Mastorakos made a motion to authorize staff to pursue an STP-S grant for design and construction of the North Outer Forty Extension. The motion was seconded by Councilmember Koch, and passed with a unanimous affirmative result (4-0). This matter also does not need to move forward to the full City Council.
- Mr. Eckrich asked the committee to approve a 2026 budget transfer of \$50,000 from General Fund – Fund Reserves in order to pay the application fee for the STP-S grant. He stated that if the grant is not approved, then the money will be refunded to the City. Councilmember Monachella made a motion, seconded by Councilmember Koch, to recommend approval of a budget transfer for the purpose of applying for the STP-S grant for the North Outer Forty Extension projects. 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.

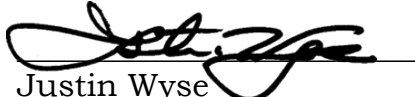
**UNFINISHED BUSINESS**

There was no unfinished business.

**ADJOURNMENT**

The meeting was adjourned at 8:53 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: 12/04/2025