



RECORD OF PROCEEDING

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

December 4, 2025

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

PRESENT

Chairperson Merrell Hansen, Ward IV
Councilmember Mary Monachella, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Michael Moore, Ward III – proxy for Councilmember Koch
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Theresa Barnicle, Executive Assistant
Isaak Simmers, Planner
Lauren Strutman, Applicant
Tim Lowe, The Staenberg Group

ABSENT

APPROVAL OF MINUTES

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the November 20, 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 – Legends at Schoettler Pointe

James Eckrich, Director of Public Works/City Engineer stated that Public Works staff recently conducted an inspection of the Legends at Schoettler Pointe subdivision. 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: Schoettler Pointe.

Councilmember Mastorakos stated that there are still some deficiencies with landscaping, but she has spoken with Planning Director Wyse about those. They will be addressed and are separate from this request regarding streets. Chair Hansen asked for the estimated annual cost for the maintenance of this Street, to which Mr. Eckrich responded \$8,300 per year.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to recommend approval of Public Street Acceptance – Legends at Schoettler Pointe. 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 this as a public street.

P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust)

City Planner Isaak Simmers detailed a request from Ms. Lauren Strutman to rezone a tract of land being Lot 4 and part of former Lot 12 of Burkhardt Place Subdivision located south of Old Chesterfield Road. He explained the request is a petition to rezone from a “NU” Non-Urban District to a “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay.

Chair Hansen thanked Ms. Strutman for her contributions and emphasized the area’s significance in the updated Bikeable Walkable Plan. Councilmember Moore raised a technical question regarding the hours of operation for one of the proposed uses – retail establishments. Mr. Wyse stated that the City has regularly included hours of operation requirements for retail uses in the Chesterfield Valley from 6 a.m. to 11 p.m.. Ms. Strutman added that the proposed retail use will be a low-impact antique shop rather than a high-traffic business.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to recommend approval of P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust). 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.

Chesterfield Regional TIF – RPA-1 2nd Amended Redevelopment Agreement

Mr. Wyse presented the second amended Redevelopment Agreement between the City and the Staenberg Group, outlining key changes from the first amendment, including the transition from the Grand Staircase concept to the Grand Entry concept. He noted that the Staenberg Group will provide a \$300,000 cash contribution to the City for the Grand Entry.

Discussion focused on project timelines, land conveyance triggers, and the impact of the ring road extension on parcel size. Mr. Wyse confirmed that the Agreement’s walking and biking paths aligned with the approved site plan and that the Staenberg Group is willing to cooperate on necessary easements.

Councilmember Tocco raised questions about financing and appraisal requirements, with Mr. Wyse explaining that it is anticipated that the \$300,000 would fund design work and Chair Hansen clarifying that the City will oversee design and construction. Chair Hansen and Mr. Wyse emphasized the need to proceed promptly to avoid delays and maintain momentum with the developer.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to recommend approval of Chesterfield Regional TIF – RPA-1 2nd Amended Redevelopment Agreement. 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.

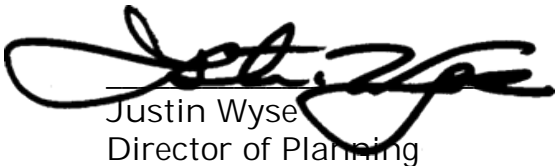
UNFINISHED BUSINESS

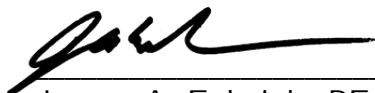
There was no unfinished business.

ADJOURNMENT

The meeting was adjourned at 6:03 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: 01/22/2026