



RECORD OF PROCEEDING

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

January 22, 2026

Chairperson Hansen called the meeting to order at 5:30 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
Council Committee Member Gary Budoor, Ward IV
Alyssa Ahner, Senior Planner
Shane Streiler, City Planner
Theresa Barnicle, Executive Assistant
Ed Levinson, Applicant

ABSENT

APPROVAL OF MINUTES

Councilmember Koch made a motion, seconded by Councilmember Monachella, to approve the December 4, 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.

Traffic Generation Assessment (TGA) Trust Fund Rate Schedule

This item discussed the annual assessment of the rates for Traffic Generation Assessment Trust Fund. Discussion was had in regards to the impact of development fees on property buyers in Chesterfield, with rates set to increase 8.9%, mimicking St. Louis County's. The committee questioned why rates were so high, after a rate decrease the previous year. Senior Planner Alyssa Ahner explained rates are based off a construction cost index from the Engineering News Record, and will be revisited in 2027.

Councilmember Monachella made a motion, seconded by Councilmember Koch, to recommend approval of Traffic Generation Assessment (TGA) Trust Fund Rate Schedule. 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.

P.Z. 07-2025 Hi Point Hill, Lot 1

City Planner Shane Streiler presented a rezoning request for a 3.47-acre tract of land. The applicant is seeking to change the zoning from “NU” Non-Urban District to “E-1/2AC” Estate District. Mr. Streiler explained that the site has been subject to multiple rezoning requests since the City’s incorporation, with the applicants currently proposing four detached single-family homes after the subject rezoning.

In addition to the materials reviewed for the rezoning request, a conceptual plan for the proposed subdivision was also reviewed, though the change of zoning was all that could be voted on at this meeting. Discussion ensued, and speakers addressed concerns from neighboring residents regarding landscape buffer requirements and lot sizes. The conceptual plan depicted the relocation and widening of Hi Point Road, which is intended to improve access and safety and to meet MSD requirements for rain gardens, which will be primarily maintained by individual homeowners, with a shared garden handling stormwater runoff from the streets. Questions about maintenance were raised and addressed, noting that upkeep would be minimal due to the soil composition and design.

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to recommend approval of P.Z. 07-2025 Hi Point Hill, Lot 1. 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.

Elbridge Payne Road

A proposal was presented by Mercy Medical Group to rename the road currently known as Elbridge Payne Road to Mercy Way.

Committee members raised several concerns, including the potential impact on local businesses, the historical significance of the area, and the possibility of setting a precedent for removing historical elements. The discussion emphasized the historical context of the area, particularly the influence of the Payne family.

The committee discussed the possibility of having the applicant come back to a future meeting with more information and clarification. The potential for a sign package in lieu of a name change was also discussed.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to recommend approval of Elbridge Payne Road. A vote was taken and the motion failed with a result of 1–3 with Councilmembers Monachella, Koch, and Hansen voting nay.

UNFINISHED BUSINESS


There was no unfinished business.

ADJOURNMENT

The meeting was adjourned at 6:22 p.m.

Respectfully submitted:


Justin Wyse
Director of Planning


Theresa Barnicle
Executive Assistant

Date Approved: 02/19/2026