

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
MARCH 23, 2026**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Acting Chair Commissioner Steven Wuennenberg

Mayor Dan Hurt
Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

ABSENT

Commissioner John Marino
Commissioner Robert Rodermund
Chair Guy Tilman

Steven Wuennenberg acknowledged the attendance of Mayor Dan Hurt; Councilmember Barbara McGuiness, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Patricia Tocco, Ward II; and Councilmember Merrell Hansen, Council Liaison, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the March 9, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Harris and **passed** by a voice vote of 5 to 0. (*Commissioner Midgley abstained.*)

VI. PUBLIC COMMENT

A. Carshield

PETITIONER:

George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Pkwy, Chesterfield, MO – available for questions.

Mike Kaiman, Executive Vice President of Keystone Construction, 673 Spirit Valley East Dr. Chesterfield, MO – available for questions.

B. The Overlook (14001 Olive Blvd.)

PETITIONER:

George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Pkwy, Chesterfield, MO – available for questions.

A. P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)

PETITIONER:

Scott Ririe, owner of Old House at Hog Hollow, 13 Bellerive Country Club Grounds Drive, St. Louis, MO – available for questions.

Angie White, General Manager of Old House at Hog Hollow, 1394 Green Birch Drive, Fenton, MO

DISCUSSION

Ms. White spoke regarding the proposed amendment for the Old House at Hog Hollow. She questioned the language in Attachment 5, Section B, Permitted Uses, specifically Number 3, which states that no special uses are designated for the site at this time. She noted that part of the request included the ability to utilize outdoor areas during operating hours for events such as weddings and asked whether the current language would prohibit that use.

Ms. White also addressed Attachment 5, Section B, Permitted Uses, Number 2.b, related to the seating capacity. She noted that the term “indoor” had been crossed out and seating was discussed at the March 9, 2026 Public Hearing. She sought clarification on the origin of the change and explained that, based on fire code and available parking, the site has approximately 30 parking spaces and an indoor occupancy allowance of 45 seats, which she believes could allow for limited additional outdoor seating.

Acting Chair Wuennenberg explained that the total number of patrons would be governed by available parking on the site. Mr. Justin Wyse, Director of Planning, clarified that Attachment 5, Section B, Permitted Uses, Number 3, does not apply to this request and would not impact it. He noted that, if approved as currently submitted, such events would be permitted.

Ms. Ahner, explained that seating capacity is not directly tied to fire code in this case. She noted that during the 2023 rezoning review, staff determined the indoor occupancy could accommodate up to 49 persons; however, the existing ordinance limits the site to 45 seats. She further explained that the ordinance also restricts the site to a maximum of 30 parking spaces, which ultimately governs permitted uses.

Commissioner Staniforth asked the petitioner whether they would be willing to consider limiting the request to extended indoor hours only, without outdoor seating. Ms. White responded that this would need further discussion, as limiting use to indoors would reduce the intended seasonal outdoor experience for customers.

Commissioner Midgley inquired about the number of existing outdoor seats and how past outdoor events were accommodated. Ms. White explained that for the one (1) wedding, seating was temporarily added.

Commissioner Choate asked whether it was the petitioner’s intention to maintain a maximum of 45 seats total, inclusive of both indoor and outdoor seating. Ms. White responded that this was

not the intent and emphasized the desire to ensure compliance with an ordinance that would be both beneficial to the business and consistent with City requirements.

SPEAKERS IN OPPOSITION:

Terri Wynn, 14324 Spyglass Ridge, Chesterfield, MO

Ruth Frederickson, 629 Spyglass Summit Drive, Chesterfield, MO

Andrew Trevor Smith, 14380 Spyglass Ridge, Chesterfield, MO

Mary Louise Smith, 14380 Spyglass Ridge, Chesterfield, MO

Ms. Smith spoke in opposition to the request for the Old House at Hog Hollow. She stated that while she supports small business owners, she does not support efforts to change existing regulations for individual benefit. She expressed concern that the proposed changes would not benefit the community and emphasized the importance of maintaining law-abiding operations and protecting residents of the Spyglass subdivision.

Rosemary Rifkin, 14348 Spyglass Ridge, Chesterfield, MO

Phil Strasser, 14701 Whitebrook Drive, Chesterfield, MO

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

A. Carshield: An Amended Site Development Plan for a 32-acre tract of land zoned "PI" Planned Industrial located east of N. Eatherton Rd.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan for Carshield, with the condition that the video board brightness for both day and night shall meet the Electronic Message Center code requirements.

The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0.**

DISCUSSION

Acting Chair Wuennenberg requested clarification on the difference between a video scoreboard and video signage under City code. Mr. Wyse explained that displays showing scores or video content related to the facility are considered scoreboards. However, if the display includes commercial speech, it is classified as signage. He noted that running a commercial advertisement, such as a Coca-Cola advertisement, would cause the display to be regulated as a sign rather than a scoreboard.

B. The Overlook (14001 Olive Blvd.): An Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for a 29.4-acre tract of land zoned "PUD" Planned Unit Development located on the north side of Olive Blvd.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for The Overlook. The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 6 to 0.**

VIII. UNFINISHED BUSINESS

- A. P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow):** An ordinance amendment for an existing landmark and preservation area (LPA) to modify hours of operation and criteria related to outdoor use.

Ms. Alyssa Ahner, Senior Planner, provided an overview of the request.

Request Summary

The petitioner requested an amendment to extend restaurant and retail operating hours to 7:00 p.m. seven (7) days a week and to allow outdoor seating and food service. The property is currently limited to indoor use only, with retail hours from 7:00 a.m. to 6:00 p.m. seven (7) days a week and restaurant hours from 7:00 a.m. to 4:00 p.m. seven (7) days a week, and all permitted uses must be contained within the primary structure.

Public Hearing Results and Project Update

Ms. Alyssa Ahner explained that staff issued a Public Hearing Results letter to the petitioner outlining concerns raised during the March 9, 2026 Public Hearing, including; parking, noise, restaurant capacity, headlight impacts on adjacent properties, and requested a response. She noted that the petitioner's responses were used to draft amended zoning regulations included in the meeting packet, with revisions shown through highlights and strikethroughs to reflect alignment with the request. She stated that staff requested clarification from the petitioner regarding outdoor music and noted that the petitioner expressed a desire for outdoor seating and indicated a willingness to provide a sound plan if outdoor music were to be considered. She explained that language was added to the Attachment A requiring a sound plan for any outdoor music, and that no outdoor music (live or recorded) would be permitted without Planning Commission's approval. She further explained that the Unified Development Code does not currently have any regulations for evaluating sound plans, and that the Planning Department does not have the equipment or trained personnel to assess or enforce compliance should complaints arise.

Ms. Ahner also noted that an additional petition in support of the request was received and provided to the Commission. She concluded by stating that five (5) affirmative votes are required for approval, regardless of attendance.

DISCUSSION

Commissioner Harris asked why the hours of operation for the store and restaurant differ. Commissioner Choate explained that, during her time with St. Louis County, this site was one of the reasons for establishing the Landmark Preservation Area in 1982. The intent was to preserve older homes along arterial roads that might no longer have been suitable for single-family residence use. The historical significance of the building allowed some flexibility for adaptive reuse without changing the underlying zoning. Generally, in St. Louis County, reasonable requests for hours of operation were approved as submitted.

Ms. Ahner discussed parking and explained that prior to Ordinance 819, the site was limited to 25 seats, and Ordinance 819 increased the limit to 45 seats. Parking regulations historically were based on the number of seats, which likely influenced the 45 seat limit based on available parking. She noted that while current parking is sufficient, any additional outdoor seating could require additional parking. In her Public Hearing letter, staff noted that the site was limited to 45 seats and that any request to increase this number would need to be incorporated into the amendment; the petitioner indicated they did not intend to increase seating.

Commissioner Midgley noted that many of the 120 petition signatures supporting the request came from non-residents who would not be impacted by the proposal. She expressed concern that extending hours to 7:00 p.m. could inadvertently lead to further extended operating hours. Commissioner Chohan raised concerns regarding enforcement challenges related to seating

capacity and noise. Commissioner Choate highlighted parking issues, including customers entering the Spyglass subdivision, employees parking across Olive Boulevard, and vehicles observed along the internal drive.

Commissioner Staniforth acknowledged the concerns of both the petitioner and neighbors and suggested that a reasonable compromise could be an extension of indoor hours only, without outdoor seating or music.

Phil Strasser who resides at 14701 Whitebrook Drive in the City of Chesterfield and is an employee of the Old House, addressed concerns that have been discussed at the March 9, 2026 Public Hearing and tonight's meeting. He responded to prior comments about alleged ongoing violations, noting that the petitioner requested all relevant police reports and had received three reports: one involving a mother and daughter having wine on the patio, a Valentine's Day five-course dinner, and a wedding. He stated that over the past ten months, the police have visited the property 10 to 12 times for what he described as unwarranted reasons, reflecting heightened neighbor attention. Mr. Strasser explained that while the petitioner initially indicated they probably would not have music, they have since reconsidered for private events. He asked the Commission for consideration of the existing porches being used if patio use is not allowed. He also addressed parking concerns, noting that employees sometimes park across the street during large reservations. He stated they were unaware of customers parking in the Spyglass subdivision but acknowledged that GPS directions occasionally lead patrons onto those streets.

Angie White the Petitioner for Old House at Hog Hollow, addressed the Commission regarding potential compromise for the outdoor area. She stated that if the outdoor patio could be used, they would agree to no music at all. She explained that she would prefer to have the outdoor space open for customers to enjoy rather than engage in ongoing disputes. Ms. White noted that if she were to host a wedding and an acoustic guitar were requested outdoors, she would like to be able to obtain a permit from the City for the event. She added that she had walked around nearby properties and could not hear any music past their patio, with the exception of Olive Boulevard.

Commissioner Chohan expressed concern about the statement that the sound would not carry past the patio and requested an example. Ms. White clarified that the music is played softly as background music and is not loud, noting that it would not be amplified or like loud rock music.

Commissioner Choate made a motion to approve an ordinance amendment to extend restaurant and retail operating hours to 7:00 p.m. limited to indoor use only, with no outdoor seating or outdoor music permitted for P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow). The motion was seconded by Commissioner Staniforth.

DISCUSSION

Mary Louise Smith, 14380 Spyglass, Chesterfield, MO, spoke again regarding the possibility of obtaining a special permit for outdoor activities on a nightly basis. Mr. Wyse explained that when an ordinance specifically prohibits an activity, a special activities permit cannot be issued to override that prohibition. In this instance, because the ordinance requires all activities to occur indoors, the City would not issue a permit for any outdoor activities that are expressly prohibited.

Upon roll call, the vote was as follows:

**Aye: Commissioner Choate, Commissioner Harris,
Commissioner Staniforth, Acting Chair Wuennenberg**

Nay: Commissioner Chohan, Commissioner Midgley

The motion failed by a vote of 4 to 2.

IX. **NEW BUSINESS:** None.

X. **COMMITTEE REPORTS:** None.

XI. **ADJOURNMENT**

The meeting adjourned at 7:50 p.m.



Gail Choate, Secretary