



## **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**

**March 19, 2026**

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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  
Councilmember Michael Moore, Ward III – proxy for Councilmember Koch  
Councilmember Pat Tocco, Ward II  
Justin Wyse, Director of Planning  
James Eckrich, Director of Public Works/City Engineer  
Alyssa Ahner, Senior Planner  
Theresa Barnicle, Executive Assistant

#### **ABSENT**

#### **APPROVAL OF MINUTES**

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the March 5, 2026 Planning and Public Works Committee of the Whole Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

#### **NEW BUSINESS**

##### **Chesterfield Village Mall, Lot 3B**

In her presentation to the committee, Senior Planner Alyssa Ahner detailed a proposed residential development consisting of multi-unit buildings ranging from 23 to 32 feet in height, each containing four to six attached units with two-car garages. Architectural materials will include a mix of brick, stone,

board-and-batten siding, and limited stucco, with varied colors to enhance visual interest. The site will be supported by retaining walls ranging from 1 to 20 feet tall—particularly prominent along the extension of Burkhardt Place—and topped with ornamental black aluminum fencing for safety and design continuity. The units will sit slightly elevated above Chesterfield Parkway, and the project will incorporate new road extensions, pedestrian pathways, and streetlights aligned with downtown standards. Its location near Wildhorse Village and the St. Louis County Library redevelopment further integrates it into a growing civic area.

Ms. Ahner explained that parking exceeds code requirements, with 437 spaces planned compared to the 158 required; however, due to tandem parking rules, only 204 spaces qualify toward the minimum. Staff committed to clarifying these calculations to avoid confusion. The Planning Commission approved the project with conditions following Architectural Review Board feedback, and additional material samples were provided to ensure quality and consistency. The developer emphasized the use of durable, high-quality materials, including masonry and Hardie board siding, along with above-builder-grade windows from reputable manufacturers.

Significant discussion focused on hillside landscaping, erosion control, and long-term maintenance responsibilities. Suggestions were made for replacing invasive honeysuckle with native prairie grasses and wildflowers, while preserving tree zones with selective clearing and natural ground cover. The committee noted the challenges of erosion on steep slopes, highlighting the need for ongoing maintenance and potentially creative solutions such as stonework. Both staff and the developer committed to refining landscape strategies and ensuring the entire hillside—not just the tree preservation area—is addressed, with clear ownership and maintenance plans to uphold the City’s visual standards. Councilmembers agreed the project should reflect a more contemporary, tree-focused identity—one that prioritizes green space, diverse plantings, and natural landscaping over more traditional, ornamental approaches such as begonias.

Finally, the committee recommended renaming a spur of Park Circle Drive to reduce confusion, as it functions more like an alley and differs in width and character from the main road. Alternative names will be coordinated with the postal service and Monarch Fire District to ensure clarity for residents. While no physical redesign is planned, the naming adjustment, along with enhanced architectural treatment of units along the spur, is intended to improve usability and neighborhood coherence.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to recommend approval of Chesterfield Village Mall, Lot 3B with the conditions that staff work with the applicant to review the naming of Park Circle Dr, to review the parking calculation and ensure that it’s shown as accurately and clearly as possible, and to work with applicant and master developer for Downtown Chesterfield looking at the hillside – specifically the tree preservation area – to explore what the best options are for ground cover and the removal of honeysuckle. 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.

**Damage to Mailbox Policy Revision**

Director of Public Works/City Engineer James Eckrich proposed a change to the City Council Policy addressing damage to mailboxes caused by snow removal or tree damage. Under the existing policy, the City will repair or replace a damaged mailbox with a standard mailbox, or reimburse residents up to \$300 if they preferred an alternative, such as subdivision-required or decorative mailboxes. If costs exceeded that amount and residents declined the reimbursement, they could file an insurance claim.

Mr. Eckrich explained this approach has created problems due to the City's insurance deductible being \$500. It is impractical to file claims for damages below that threshold.

After reviewing the situation with the City Administrator and Director of Finance, Mr. Eckrich proposes that the Policy be revised to increase the reimbursement limit to \$500, aligning it with the deductible. Under the updated approach, residents would be eligible to receive up to \$500 for mailbox replacement if repair or standard replacement is not acceptable. Those with ornate mailboxes can still pursue insurance claims beyond that amount.

Councilmember Mastorakos asked a question about the insurance claim, which was addressed by Mr. Eckrich and Mayor Hurt.

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to recommend approval of the revised Damage to Mailbox Policy to City Council. 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.

**ADJOURNMENT**

The meeting was adjourned at 6:40 p.m.

Respectfully submitted:



Justin Wyse  
Director of Planning



James Eckrich  
Director of Public Works/City Engineer



Theresa Barnicle  
Executive Assistant

Date Approved: 04/23/26