



RECORD OF PROCEEDING

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

April 23, 2026

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

PRESENT

Mayor Dan Hurt
Chairperson Lane Koch, Ward III
Council Committee Member A.J. Moll, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Merrell Hansen, Ward IV
Councilmember Pat Tocco, Ward II
Councilmember Michael Moore, Ward III
Councilmember Gary Budoor, Ward IV
James Eckrich, Director of Public Works/City Engineer
Justin Wyse, Director of Planning
Alyssa Ahner, Senior Planner
Isaak Simmers, Planner
John Nations, Attorney for Applicant
Matt Segal, Tri-Star
Tim Lowe, The Staenberg Group
Josh Foster, Developer for Westland Acres

ABSENT

APPROVAL OF MINUTES

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to approve the March 19, 2026 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

UNFINISHED BUSINESS

Chesterfield Regional TIF – RPA-3 Request for Agreement for Reimbursable Costs (TriStar – Lot 3B)

This matter was introduced by Director of Planning Justin Wyse. Mr. Wyse explained that the applicant is requesting approval for reimbursement up to \$750,000 for costs associated with construction of a roadway within the development. This matter is explained in detail in the April 23, 2026 memorandum from Mr. Wyse which was included in the packet.

There was extensive discussion regarding this matter from the committee. Councilmember Hansen expressed concerns that the connectivity of the site does not conform to the comprehensive plan. Councilmember Budoor asked about the timeline of the project and deadline. Councilmember Mastorakos stated that she has had a problem with the layout of this development since the beginning and also has concerns about the connectivity.

Councilmember Moll questioned what is necessary to move this forward to City Council. Mr. Wyse explained that this will only be forwarded to City Council with a majority vote. Councilmember Moll questioned whether the matter could be postponed, which Mr. Wyse answered in the affirmative. Councilmember Moll asked how long it would take for approval of another redesign to occur, to which Mr. Wyse answered 3-6 months.

There were a number of questions related to the layout of the original plan and the changes in the current plan. Mr. Wyse answered those questions to the best of his ability and explained that this project is in RPA-3.

Councilmember Tocco asked how many public parking spaces are being gained with the two-road design. Mr. Wyse explained that this is a difficult question to answer due to the configuration and layout of the streets in both plans. Later, there was a comment that 25 spaces were added, but there was no consensus among the committee that this figure was accepted by all members or staff.

Councilmember Budoor asked whether it is time to revisit the comprehensive plan. Mr. Wyse and Councilmember Hansen outlined the Planning Commission's annual actions related to the plan. Mr. Wyse stated that in his opinion, a revision is not necessary at this time.

Chair Koch asked about the road layout and its public benefit. There was significant discussion on this topic, including precedent and the total cost of projects within the TIF. Mayor Hurt referenced development in Chesterfield Valley as an example, noting Edison Avenue as a roadway with public benefit.

At the request of Chair Koch, Mr. John Nations – attorney for the applicant, presented the project and argued in favor of reimbursement. He explained the history of the street design layout and the reasons for transitioning from a one-road design to a two-road design. Mr. Nations emphasized that his client is seeking reimbursement for only 50 percent of the additional costs associated

with the two-road design. He requested that the proposal be forwarded to the full City Council with a recommendation for reimbursement.

Councilmember Mastorakos asked additional questions about the layout, which were addressed by Mr. Matt Segal from Tri-Star. Councilmember Tocco asked why this property is in RPA-3 instead of RPA-1. This was addressed by Mr. Wyse and Mr. Tim Lowe, Vice President of Development for the Staenberg Group. There was significant discussion on RPA-1 and RPA-3.

Councilmember Hansen made a motion to forward TriStar – Lot 3B to City Council with no recommendation to approve. The motion was seconded by Councilmember Moll and passed by a vote of 3–1, with Councilmember Mastorakos voting nay. The matter will be forwarded to the full City Council.

NEW BUSINESS

Selection of Officers and Committee Assignments

- Vice Chair of the Planning & Public Works Committee -

Councilmember Mastorakos made a motion to appoint Councilmember Hansen as the Vice Chair of the Planning and Public Works Committee. The motion was seconded by Councilmember Moll and passed by a voice vote of 4-0.

- Board of Adjustment -

Councilmember Hansen made a motion to appoint Councilmember Mastorakos as the liaison to the Board of Adjustment. The motion was seconded by Councilmember Moll and passed by a voice vote of 4-0.

The Committee determined that Chair Koch would serve as the Planning Commission liaison and that this action did not require a vote. All members indicated their willingness to assist or serve in her place if needed.

Board of Adjustment – Alternate Member Interview

This matter was moved to last on the Agenda.

Councilmember Mastorakos introduced Mary Kane, who has lived in the City for 53 years. Ms. Kane indicated her desire to get involved in the City and her interest in serving as a Board of Adjustment alternate. She stated she would be willing to serve as a full member if an opening developed. The mayor and all committee members expressed their support of Ms. Kane and thanked her for her willingness to serve.

Councilmember Mastorakos made a motion, seconded by Councilmember Hansen, to recommend approval of the nomination of Mary Kane to the Board of Adjustment as an alternate member. 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.

Power of Review – Carshield

Senior Planner Alyssa Ahner introduced this matter, and presented the details of the April 23, 2026 memorandum contained in the packet. Councilmember Hansen stated that she called for Power of Review due to concerns associated with Eatherton Road. Councilmember Mastorakos indicated that she originally had concerns about the size and height of the displays, which she now finds acceptable. She still has a concern about advertising and wants to make sure that is never allowed on these displays.

The frequency of changing displays on the sign was discussed. It was the consensus of the committee that these are not comparable to other displays within the City, because they are not advertising and will change frequently as scores and game times change.

Chair Koch stated that advertisement/marketing is not allowed on these signs and that she believes they are critical for the success of the site and the patrons who attend.

Councilmember Hansen stated that she is now comfortable with the amended Site Development Plan and made a motion, seconded by Councilmember Mastorakos, to recommend approval of the amended Site Development Plan, as recommended by Planning Commission. 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.

Power of Review – Westland Acres 2026 Site Development Plan

City Planner Isaak Simmers introduced the matter and presented the details of the April 23, 2026, memorandum included in the meeting packet. Councilmember Hansen asked a question regarding a property encroachment, which Mr. Simmers addressed. Councilmember Hansen also raised additional questions about the landscape plan, including details on screening. Mr. Simmers responded to these comments with assistance from Mr. Josh Foster, representing the developer.

Councilmember Budoor asked questions about inspections, which were addressed by Mr. Simmers. Stormwater Pollution Prevention Plans (SWPPP) were discussed, along with the reporting requirements.

Representatives of the developer spoke about concerns regarding residents entering private property. An area resident expressed concerns about potential impacts from the development. Councilmember Hansen recommended that the resident meet with the developer, along with Mr. Wyse or a member of the planning department.

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to recommend approval of the Site Development and Landscape Plan as recommended by the Planning Commission, with the condition that the developer work with the City and area residents to amend the landscape plan.

A vote was taken, resulting in a unanimous affirmative vote (4-0), and the motion was declared passed. This matter will be forwarded to the full City Council.

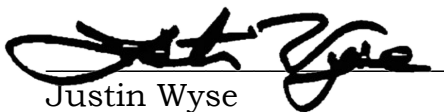
P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4)

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to postpone this matter to the next meeting of the Planning and Public Works Committee. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed. This matter will be placed on the agenda for the next available Planning and Public Works Committee meeting.


ADJOURNMENT

The meeting was adjourned at 7:53 p.m.

Respectfully submitted:



Justin Wyse
Director of Planning



James Eckrich
Director of Public Works/City Engineer

Date Approved: 05/07/2026