



**AGENDA**  
**PLANNING AND PUBLIC WORKS COMMITTEE**  
**MEETING**

Council Chambers  
Thursday, June 4, 2026  
5:30 PM

**I. APPROVAL OF MEETING SUMMARY**

- A. Approval of the May 7, 2026 Planning and Public Works Committee Meeting Summary

**II. UNFINISHED BUSINESS**

**III. NEW BUSINESS**

- A. **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**: Appealing the decision of Planning Commission for an ordinance amendment for an existing landmark and preservation area (LPA) to modify hours of operation and criteria related to outdoor use. (Ward 1)

**IV. OTHER**

**V. ADJOURNMENT**

**Note:** The Planning and Public Works Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.



**RECORD OF PROCEEDING**

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

**May 7, 2026**

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

PRESENT

ABSENT

- Mayor Dan Hurt – arrived at 6:18 p.m.
- Council Committee Member A.J. Moll, Ward I
- Council Committee Member Mary Ann Mastorakos, Ward II
- Council Committee Member Merrell Hansen, Ward IV
- Councilmember Michael Moore, Ward III – proxy for Council Committee Member Koch
- Councilmember Pat Tocco, Ward II
- Justin Wyse, Director of Planning
- Isaak Simmers, Planner
- Shilpi Bharti, Planner
- Theresa Barnicle, Executive Assistant

**APPROVAL OF MINUTES**

Councilmember Mastorakos made a motion, seconded by Councilmember Moll, to approve the April 23, 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**

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

City Planner Isaak Simmers presented his research regarding the committee’s request to review the Unified Development Code (UDC) in response to concerns regarding the visual impact, organization, and operational safety of outdoor storage and display areas, particularly at automobile dealerships and vehicle

repair facilities. The proposed amendment establishes clear and enforceable standards for access, screening, landscaping, scale, and overall site design.

In their discussion, the committee debated ongoing enforcement challenges related to outdoor storage and dealership inventory management. Members acknowledged that existing enforcement tools are limited by low fines and staffing constraints, resulting in frequent staff involvement to address overflow parking, unauthorized tents, and unpermitted storage. Legally nonconforming properties further complicate enforcement because updated standards generally apply only to new developments or major renovations, creating fairness concerns between new applicants and longstanding businesses. Members agreed that clearer standards, stronger enforcement mechanisms, and continued monitoring of nonconforming uses would help improve compliance while balancing fairness and gradual progress.

A recurring theme was the balancing of flexible design standards with clear, enforceable regulations. Proposed amendments sought to combine prescriptive requirements with flexibility, particularly for landscaping and screening, to address Chesterfield Valley's unique site conditions, including multiple road frontages and varying elevations. Members noted that rigid standards can increase costs and complicate approvals, while excessive flexibility may weaken visual consistency and enforcement. As a result, the committee supported maintaining flexibility through site-specific review by the Architectural Review Board or Planning Commission while preserving clear expectations for sensitive areas.

The committee reached consensus to continue discussion of this item at the next scheduled Planning and Public Works Committee meeting. No vote was necessary.

## **NEW BUSINESS**

### **Data Centers Discussion**

Planner Shilpi Bharti's presentation detailed current development trends and the experiences of other municipalities that have faced challenges related to data center approvals. She noted that staff believes it is important for the City to proactively update its code to address this use, going on to explain how the existing code neither identifies data centers as a permitted use nor includes regulations addressing the potential environmental and operational impacts associated with these facilities. As a result, updates to the code would likely involve revisions to multiple sections in order to establish clear standards for design, appropriate zoning districts, and specific development regulations for data centers.

In the subsequent discussion, the committee agreed that Chesterfield should proactively establish zoning regulations for data centers due to their growing regional presence and potential community impacts. Staff outlined the range of data center types, from small edge facilities to hyperscale centers exceeding one million-square-foot, highlighting concerns about energy demand, water usage, and noise pollution. Committee members expressed caution about permitting large-scale data centers in Chesterfield, citing concerns about long-term

economic value, compatibility with the City’s family-oriented and green-space-focused identity, while preparing for future economic and technological changes. Members stressed the importance of studying other states’ experiences before adopting regulations and noted that data centers could eventually become federally or state-protected critical infrastructure, potentially limiting local control. The possibility of prohibiting data centers entirely was also discussed, but recognized as difficult, given existing uses and evolving technology.

The discussion also placed Chesterfield in a broader national context, noting that major hubs such as Texas and Virginia have already developed hundreds of data centers. Staff encouraged studying regulations from states like California with stricter environmental standards. Emerging technologies, including closed-loop cooling systems and small nuclear power generation, were discussed as potential ways to reduce traditional concerns over water and energy consumption. Committee members also noted that data centers generally provide limited job creation relative to their size, raising questions about their long-term community value.

Overall, the committee supported a measured, research-based approach that balanced innovation and economic development with environmental concerns and Chesterfield’s established community character. They emphasized a cautious, education-driven process involving Planning Commission review, public hearings, continued public input, and flexibility to reject future proposals if concerns remain unresolved.

Councilmember Moll made a motion seconded by Councilmember Moore, to direct staff to pursue an amendment to the Unified Development Code for data center regulation. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

**ADJOURNMENT**

The meeting was adjourned at 7:01 p.m.

Respectfully submitted:

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Justin Wyse  
Director of Planning

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Theresa Barnicle  
Executive Assistant

Date Approved: \_\_\_\_\_

# III.A.

## Memorandum Department of Planning



To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner

Date: June 4<sup>th</sup>, 2026

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

### Summary

Scott and Shelley Ririe, property owners of 14319 Olive Blvd also known as Old House at Hog Hollow, have requested an ordinance amendment for an existing Landmark and Preservation Area (LPA) and Historic District. The current governing ordinances, Ordinance 819 and Ordinance 1960, contain regulations for hours of operation and the use of the outdoor space. More specifically, retail is allowed to operate from 7:00 am to 6:00 pm seven days a week while the restaurant is allowed to operate from 7:00 am to 4:00 pm seven days a week. All permitted uses must be contained within the primary structure.

The first piece of this request is to extend the hours of operation for both restaurant and retail until 7:00 pm. The second and last piece of this request is to allow the use of the existing outdoor deck and patio area for customer seating and food service.

A public hearing was held on March 9<sup>th</sup>, 2026 at which time the Planning Commission and the general public discussed the ordinance amendment with the petitioner. The primary concerns regarding the request were related to parking, noise, restaurant capacity, and the impact of car headlights onto adjacent properties.

The ordinance amendment then returned to Planning Commission for a vote on March 23<sup>rd</sup>, 2026. At that time, a motion for approval with the following condition was made:

- Expansion of operating hours for dining and retail to 7:00 p.m. with the exception that no outdoor activity, music, or sound shall be permitted.

The motion failed by a vote of 4-2 as a majority vote of Planning Commission – five of the nine members – is required. In accordance with [Section 405.02.190](#) of the Unified Development Code, the petitioner filed an appeal of the Planning Commission's decision.

Per City code, "upon receipt of an appeal or protest, the City Council shall refer it to the Planning & Public Works Committee" and the matter shall be set for a hearing. The appeal was referred by City Council on April 21<sup>st</sup>. Since that time, a Public Hearing date was set and public notification was sent out in accordance with City code.

Following a recommendation by Planning & Public Works Committee, "the City Council may affirm, reverse, or modify, in whole or in part, any determination of the Planning Commission. An affirmative vote of two-thirds (2/3) of the members of the whole City Council shall be required ... to overrule the disapproval of the Planning Commission".

The documents attached to this memo include all materials that were provided to the Planning Commission on March 23<sup>rd</sup> in addition to the appeal that was submitted by the property owners on April 8<sup>th</sup>. As detailed in the appeal, the property owners have stated that they are no longer requesting approval for outdoor music. Please note that the Attachment A (the regulations for the property), are those that were presented to the Commission on March 23<sup>rd</sup> but do not reflect the conditions of approval made that evening as it ultimately failed. Should any changes to the Attachment A be desired by Planning & Public Committee then those changes will need to be included in the Committee's recommendation to City Council.

Attachments:

- A. Appeal submitted by property owner
- B. March 23<sup>rd</sup> Planning Commission packet
  - 1. Public Hearing Results Letter
  - 2. Applicant's Response Letter
  - 3. Letters of Support
  - 4. Letters of Opposition
  - 5. Attachment A
  - 6. Existing Approved Site Development Plan
  - 7. Petition from McCarthy, Leonard, & Kaemmerer

DATE: April 8, 2026

TO: Chesterfield City Council

RE: P.Z. 02-2026 14319 Olive Blvd (Old House in Hog Hollow)

On March 23, 2026, the Planning Commission voted on a motion to expand the operating hours for dining and retail for the Old House in Hog Hollow to 7:00 p.m. The vote was four in favor and two opposed. Those of us attending for the Old House were of the belief that the motion had passed, and most people in the room even heard someone up front say "it passed". So we were surprised when Alyssa Ahner informed us before we left that the motion had failed due to there not being five votes in favor. So in essence, when all 9 commissioners are present, it takes 55.5% yes votes to pass. We received 66.7% yes votes. With only the 6 commissioners that were present, we would have needed 83.3% yes votes. The result also puts us at a further disadvantage when the City Council eventually votes in that now a 2/3 majority will be required for approval instead of the standard simple majority. This entire scenario doesn't seem fair, but regardless, what's done is done and that is now behind us.

Per the follow-up correspondence that Ms. Ahner sent to Mr. Ririe, we have reviewed Section 405.02.190 Appeal and Protest of the Unified Development Code for filing requirements. As the property owners, we are appealing the decision and meeting the requirement of filing within eighteen days after the Planning Commission decision. Included with this appeal is our check for \$200.00 made out to the City of Chesterfield.

We also would like to clarify at this time that for any further discussion and consideration moving forward, we are asking for hours of operation for the restaurant to be extended to 7 p.m. on the days that we are open, and for outside dining. We are not requesting approval for outdoor music.

Regards,



Scott & Shelley Ririe, Owners  
Old House in Hog Hollow

# Planning Commission Packet

## March 23<sup>rd</sup>

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
 Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

## Planning Commission Vote Report

Meeting Date: March 23<sup>rd</sup>, 2026

From: Alyssa Ahner, Senior Planner

Location: 14319 Olive Blvd

Description: 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.

### PROPOSAL OVERVIEW

Scott and Shelley Ririe, property owners of 14319 Olive Blvd also known as Old House at Hog Hollow, have requested an ordinance amendment for an existing Landmark and Preservation Area (LPA) and Historic District. The current governing ordinances, Ordinance 819 and Ordinance 1960, contain regulations for hours of operation and the use of the outdoor space. More specifically, retail is allowed to operate from 7:00 am to 6:00 pm seven days a week while the restaurant is allowed to operate from 7:00 am to 4:00 pm seven days a week. All permitted uses must be contained within the primary structure.



The first piece of this request is to extend the hours of operation for both restaurant and retail until 7:00 pm. The second and last piece of this request is to allow the use of the existing outdoor deck and patio area for customer seating and food service.

### HISTORY OF SUBJECT SITE

1965: Site was zoned "NU" Non-Urban District with the adoption of the St. Louis County Zoning Ordinance.

- 1981: A request to rezone from “NU” Non-Urban to “C8” Planned Commercial District was denied “due to the desire not to establish a precedent for commercial rezoning along this portion of Olive Blvd”.
- 1983: A Landmark and Preservation Area (LPA) was requested in conjunction with P.C. 77-83 to allow retail shops and a restaurant in the existing residence. The proposal included an outdoor garden seating area as well as the sale of wine and beer. Planning Commission recommended approval by a vote 6-3 with the majority noting the landmark characteristics of the property. The proposal was referred to Public Improvements Committee (PIC) and a recommendation of denial was made.
- 1984: Petitioner met with members of neighborhood associations in the area and modified their original request. P.C. 120-84 requested a Landmark and Preservation Area (LPA) in addition to permitting retail and restaurant uses. The restaurant was limited to 25 seats and would be located entirely within the residence. The hours of operation would be 10:00 a.m. to 4:00 p.m. Monday through Saturday. Planning Commission recommended approval. On October 16<sup>th</sup>, 1984, St. Louis County Council made a motion to approve Ordinance No. 11,734.
- 1990: Ordinance 444 was approved by City of Chesterfield City Council. This ordinance amended St. Louis County Ordinance 11,734 which allowed the expansion of the tea room area from 25 seats to 45 seats; restricted the specified total commercial area to a maximum of 2,004 square feet; permitted a maximum of 4 parking spaces along the north side of the existing structure; specified that the parking area landscape screening was to include evergreen trees; and, amended the hours of operation from 10:00 a.m. to 4:00 p.m. Monday through Saturday to 7:00 a.m. to 4:00 p.m. seven days a week. Ordinance 482 was approved later that year permitting the sale of wine and beer, by the drink, for consumption on the premises.
- 1993: After switching ownership, a request was made to amend the hours of operation. For a limited time, the hours of operation for the retail use would be from 7:00 a.m. to 5:00 p.m. Upon completion of Olive Blvd improvements, the hours of operations for the retail use would be from 7:00 a.m. to 6:00 p.m. The hours of operation for the restaurant use would be limited from 7:00 a.m. to 4:00 p.m. seven days a week. Planning Commission passed a motion to approve by a vote of 8-0. The proposal was referred to Planning and Zoning Committee (now Planning & Public Works Committee) and a motion to approve passed by a vote of 3-0. City Council passed a motion to approve on August 16<sup>th</sup>. This became Ordinance 819.
- 2001: Ordinance 1719 established a Landmarks and Preservation Ordinance of the City of Chesterfield to include a Landmarks Preservation Committee.
- 2003: Ordinance 1960 establishing a landmark designation and design guidelines for the subject site was approved.
- 2022: A request was made to rezone the site to “PC” Planned Commercial in order to obtain additional permitted uses. During this review process, a notice of violation was sent to the property owner for modifications that were made to the site and structure without going through the appropriate City review processes. A Site Development Plan was submitted and approval was obtained retroactively following review by Chesterfield Historic Landmark Preservation Committee and Planning Commission. The rezoning, running concurrently with the Site Development Plan, was

reviewed by Planning Commission on February 13<sup>th</sup>, 2023 and motion to recommend approval failed by a vote of 0-8. In accordance with Section 405.02.190 Appeals and Protest, the petitioner filed an appeal with the City Council. On May 15<sup>th</sup>, 2023, following review of the appeal by Planning & Public Works Committee and City Council, a motion to recommend approval failed by a vote of 0-8.

2025: An ordinance amendment was submitted. However, due to an open violation, the request could not continue past sufficiency review. It was communicated that a new application could be submitted upon the violation being addressed with Municipal Court. This was resolved in January of 2026 which led to the submittal of the current ordinance amendment.

### PUBLIC HEARING RESULTS AND PROJECT UPDATE

A public hearing was held on March 9<sup>th</sup>, 2026 at which time the Planning Commission and the general public discussed the ordinance amendment with the petitioner. The primary concerns regarding the request were related to parking, noise, restaurant capacity, and the impact of car headlights onto adjacent properties. Since that time, staff has issued a public hearing results letter detailing these concerns and asked the petitioner to respond. Both the results letter and the response letter have been attached to this report.

The responses provided by the petitioner were then used by staff to aid in the drafting of amended zoning regulations for the site. The other documents used to draft the amended zoning regulations include the current governing ordinances, Ordinance 819 and Ordinance 1960, and also take into account any Code updates since the last amendment in 2003. While a majority of the regulations may not be necessary for this existing user, its important to have these in place in the event that the site should ever be redeveloped.

As seen in the amended zoning regulations, staff has highlighted in red or struck through items in order to align with the petitioner's request. It's important to note, in the case of any regulation, staff must consider how each regulation would be enforced. In response to the petitioner's response letter, staff inserted the following into the zoning regulations, *"A sound plan for outdoor music shall be provided and will be as approved by the City of Chesterfield Planning Commission. No outdoor music (live or recorded) shall be permitted without an approved sound plan."* However, the Planning Commission should keep in mind that the Unified Development Code does not have any regulations for a "sound plan" or how one would be reviewed. Additionally, the Planning Department does not have any equipment nor anyone trained to interpret sound results should a complaint come in that needs to be investigated in accordance with a "sound plan".

Lastly, the other items that the Commission will see attached to this report are letters of opposition that were obtained during the public hearing and a letter of support that was obtained following the public hearing.

### MOVING FORWARD

The ordinance has been added to the March 23<sup>rd</sup> Planning Commission agenda for a vote. Should a motion to recommend approval pass, then the request will continue forward to Planning & Public Works

Committee and City Council for review. Should a motion to recommend approval fail, the petitioner has the option to appeal the decision.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to forward P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow) as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow) with the following conditions..."

Attachments:

1. Public Hearing Results Letter
2. Applicant's Response Letter
3. Letter of Support
4. Letters of Opposition
5. Attachment A
6. Existing Approved Site Development Plan



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

March 12<sup>th</sup>, 2026

Scott Ririe  
13 Bellerive Country Club Grounds  
St. Louis, Missouri 63141

SENT VIA EMAIL TO: [oldhousehh@gmail.com](mailto:oldhousehh@gmail.com)

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

Mr. Ririe, a public hearing was held for this petition on March 9<sup>th</sup>, 2026. During the public hearing, the Planning Commission and public had the opportunity to speak on the petition. Please respond to the following concerns that were raised in a typed response letter. This letter will be used by staff to draft revised legislation for the property and also be provided to the Planning Commission to help aid them in their decision on the request.

1. There were concerns raised about the existing parking lot capacity. Per Code, the restaurant use requires 12 spaces per 1,000 square feet and the retail use requires 4 spaces per 1,000 square feet. Allegations were made that employees and customers have been parking off site, in the driveway, or on the grass. Please provide a response on how/if the business plans to mitigate these concerns. Be advised, the submittal of an Amended Site Development Plan would be required should there be a desire to expand the parking area. Additionally, please be advised that parking in the driveway or in the grass is not permitted. Customers and employees must be parked in a designated parking space.
2. The current zoning ordinance restricts the restaurant use to 45 seats. Please provide a response on how the number of seats will be maintained with the request to expand this use outdoors. Be advised, if additional seats are being sought then the increase must be incorporated into this ordinance amendment request.
3. It was mentioned that there are no plans to have outdoor music (live or recorded) if the restaurant use is allowed to be expanded outdoors. Please provide confirmation that this is correct. If correct, staff will add language to the draft legislation stating that outdoor music is not permitted.

4. There were concerns that if the business hours were allowed to be expanded then headlights could impact the adjacent neighborhood. Please provide a response on how this would be mitigated should hours be expanded.

Thanks,

*Alyssa Ahner*

Alyssa Ahner  
Senior Planner

CC:

Justin Wyse, Director of Planning ([jwyse@chesterfield.mo.us](mailto:jwyse@chesterfield.mo.us))

March 17, 2026

City of Chesterfield  
Planning and Zoning  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

RE: P.Z.02-2026 14319 Olive Blvd (Old House in Hog Hollow)

Planning and Zoning Commission

We are grateful for the opportunity to work with the Commission to address/clarify the concerns from the March 9<sup>th</sup> meeting. The Old House in Hog Hollow requests the use of our outdoor patio and an extension of our hours until 7:00 p.m., as the current operating hours are not financially sustainable. Our patio is a lovely amenity, and guests often request to enjoy it during nice weather. Furthermore, we host celebrations and events. We want to offer a complete experience for our customers renting the house and using our venue as a backdrop for their special day. Below is our response to each of the items requested from the email dated March 12, 2026.

#### Parking

Old House in Hog Hollow does not plan to expand the parking lot at this time. Old House currently has 30 designated parking spaces. The current parking code for Old House is 12 spaces per 1,000 square feet and retail use requires 4 spaces per 1,000 square feet. We will ensure all parking remains on approved surfaces. If there are specific driveway regulations, we welcome guidance to ensure compliance.

#### Seating

Old House in Hog Hollow uses reservations to manage the seating for the café. Reservations are not mandatory but highly recommended. There is a sign posted. The staff will monitor capacity and act in accordance with the maximum number of seats.

#### Music

The Old House in Hog Hollow would like to enhance the ambiance of our patio dining experience by using our sound system for background music. We are committed to ensuring this does not disrupt the community. To demonstrate this commitment, we are willing to engage a professional sound specialist, at our expense, to conduct a sound study. We will submit the study for the Commission's consideration in support of our request. Additionally, for special outdoor events (weddings, etc.) we would follow the same process as other residents requesting special permits through the Chief of Police for live music outside when warranted.

#### Headlights

Old House in Hog Hollow is requesting extended hours until 7:00 p.m. Outdoor service will align with daylight hours. As it gets darker earlier, we will shift to indoors. Since 7 p.m. is still early and the kitchen will close by 6:30 p.m. with last call at 6:45 p.m., the minimal evening traffic should align with the typical end of the workday. Additionally, our neighbors closest to Old House sent an email to the Commission

dated March 11, 2026, addressing this issue. They stated the disturbance coming from construction trucks, lawn groomers, etc., is much more disturbing than what happens at the Old House. We anticipate no meaningful headlight impact on neighbors, as operations will wind down promptly and respectfully.

Lastly, we felt it was important to directly address the concerns raised regarding police activity associated with the Old House. We requested copies of all police reports generated since the venue's opening in the fall of 2023, and only three were provided. We had estimated, however, that an officer had responded at least a dozen times. When we inquired, the police department explained that due to the volume of daily calls to the Chesterfield Police Department, officers do not file reports when complaints are deemed unwarranted. To quote from the same letter referenced in the Headlights section – "the utilization of our police department to address issues of complaints from the particular Spyglass neighbor is embarrassing."

Per the Chesterfield Master Plan, the Old House is zoned "residential with a historical overlay" which was mentioned by the Spyglass HOA president quite a few times. To ensure we fully respect and align with the guidelines, we kindly request the Commission provide us with the specific historical overlay rules or bills that apply to the Old House property. We are unclear of the different amendments or additions attached to the historical overlay. We are eager to ensure our requests are aligned and appreciate any guidance the Commission can offer.

Again, thank you for your time and consideration. We are happy to answer any additional questions or clarifications as we move forward through the process.

Sincerely,

Angela LaRosa White  
Old House in Hog Hollow  
General Manager  
314-786-5107

**Subject:** Spyglass/Old House  
**Sent:** 3/11/2026, 1:16:55 PM  
**From:** Docstads2@yahoo.com<docstads2@yahoo.com>  
**To:** Alyssa Ahner

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**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Colleagues of Chesterfield,

I am writing this email on behalf of myself and my neighbor Joe Foley. We have the properties directly adjacent to the Old House at Hog Hollow on the left side of the property if you are facing the Old House. We are the very first villa upon entering the subdivision on the right.

Michael and Sally Stadnyk  
604 Spyglass Summit Dr.  
Chesterfield, MO 63017

Joe and Sarah Foley  
600 Spyglass Summit Dr.  
Chesterfield, MO 63017

To explain why we attended but did not speak during the meeting this past week is simple. I personally have felt bullied by certain members of the HOA/neighborhood by not signing their petition to have Chesterfield deny the request of the Old House at Hog Hollow. As you are aware, certain very vocal people in the neighborhood (name will be withheld), can cause issues for any people with a differing opinion. So I did not want to stoke the fire of emotions on the evening of the meeting. That said, here are my rebuttals to what truths and lies I witnessed during the meeting.

I have lived in Spyglass for over 5 years. I have yet to be disturbed by any comings/goings/events at the Old House. The owners are good people, with respect for the neighbors and properties. They do well to abide by the ordinances by which they are limited. The number of complaints of the Old House is embarrassing to me. The utilization of our police department to address issues of complaints from the particular Spyglass neighbor is embarrassing. I would like to address just a few examples of problems the Spyglass "majority" stated at the meeting.

First, property values declining. My wife is a real estate agent as are her brother, nephew, mom and late father. My parents were both in the real estate business. My wife's family are the Gundaker family of real estate. Discussing the situation with them, several interesting points were brought up. At worst, having the Old House at Hog Hollow next-door functioning as a wine boutique/restaurant should be net neutral to property values. That said, because of the public record of the discord between this neighborhood and the Old House, a potential reason property values may have diminished is because of the awareness of the discord. Potential Spyglass owners doing their due diligence and searching the neighborhood online almost immediately come to the discord between the two properties. The prediction by these members of the real estate community, excluding the agent living in our neighborhood, is that if there were no discord and properties in this neighborhood were marketed as a walkability type villa to a place allowing people to gather for wine and food, would actually increase property values by as much as 5 to 10%. It is a discord created by the neighbors here in Spyglass that have created any perception of diminished property values.

Second, the ridiculousness of the comments regarding headlights and traffic in the neighborhood being excessive. I have security cameras on my property related to protection from an ex-wife. One of my cameras points directly to the gate that allows entrance to our subdivision. I can share with you conservatively that the number of vehicles entering the neighborhood even after hours far out weigh the number of headlights that may be witnessed prior to 7 PM in the evening from the Old House at Hog Hollow. For example, just yesterday the neighborhood was accessed 233 times by vehicles. Several of these were well after 7 o'clock in the evening. The disturbance coming from construction trucks entering the neighborhood, the lawn groomers operating in the early

mornings on weekdays and weekends and trash pick up occurring once a week are much more disturbing than what happens next door.

Anger toward people looking to find the Old House by asking neighbors and then being attacked verbally is a symptom of the problem with some neighbors. To me at most, this may be an inconvenience. But I was always taught to treat my neighbors and fellow people with respect and dignity. To attack someone simply asking for directions is absolutely inappropriate. We are a neighborhood perched on a very busy Olive Boulevard. To expect to be shut off from Chesterfield and fenced in is unreasonable expectation. By the way, Joe and Sarah look directly at the property and have stated that they rarely see a person entering the House that is under the age of 50. So the assumption that it is a party house is ridiculous.

These are just a few examples of what was said at the meeting the other night. There are many more I could address, but I don't want this email to be too lengthy. I would like to conclude by stating that the vast majority of people in this subdivision can't even see the Old House from their location. What I have witnessed is a select, few people producing propaganda to the remainder of the neighborhood which has created this issue. People are reacting on information given to them by the select few and have not done their own research or, as typical society today, react to information given to them without investigating on their own. I live right next-door and have never had issue. I find it very hard as a small business owner in Chesterfield myself to think that the community would attack my business because they don't like it. Although small, the Old House brings appeal to the community and should not be denigrated as they were the other evening. Excuses given by members of Spyglass to prevent a very reasonable ask to be open until 7 PM is sad.

Please do not entertain the assumption that the entire Spyglass Summit neighborhood is against the Old House. I believe without the bullying that occurs, more than 10% would be in support of the success of the Old House at Hog Hollow. People are afraid to stand and be heard with differing opinion from the majority, and that is a sad state of our society today. Good people shouldn't suffer due to differing opinions.

So include Me, Sally, Sarah and Joe as supporters of the requested amendment for the Old House at Hog Hollow.

Michael J Stadnyk, MD, FACR  
Luneta Radiology LLC  
Owner/CMO

My name is Sue Hempstead. My husband and I purchased our home at 14384 Spyglass Ridge in 2019. We had both lost our first spouses and were newlyweds. We were thrilled to find our first home together in Spyglass. It had everything we wanted including a beautiful screened in porch that looked out onto a very private yard.

Gerry was a lawyer, and before closing he check on many things, including how property around us was zoned. We were happy that the City of Chesterfield had the foresight to have a very detailed and expensive Master Plan done for the future of the City. It was determined that the immediate area around us would remain residential. A very important point in our decision making.

Unfortunately, Gerry passed away suddenly in 2021. I was comforted by living in a safe, quiet lovely neighborhood.

And then the new owners began to make all the changes to The Old House at Hog Hollow. One of the first things that they had done was to remove many trees and plants taking away the privacy and exposing Spyglass homes to possible safety issues, and noise. My property backs to the Old House property

All of the neighborhood concerns were presented to this Board several years ago. And reviewed and disguised at great length. And I believe, by unanimous vote the present restrictions and conditions were placed on the owners. At that time, hours of operation were set and no outside food service with live entertainment was to be allowed. I don't understand why people would invest so much money without being sure they had the proper zoning.

We feel strongly that these major easing of restrictions to hours and outdoor food and drink service and live entertainment would be very detrimental in in all the same ways to our neighborhood. All of which was adjudicated. It may make them more money; but would severely hurt our property values. Spyglass has remained a beautiful neighborhood in Chesterfield for more than 30 years. And we hope that you will again help us keep it that way for the 50 Homeowners and the future, by opposing this ordinance amendment.

3/9/26

Letter from Mark Gershenson:

Letter to Be Read at City Council Meeting from resident Mark Gershenson who is currently traveling for his work

Good evening. My name is Mark Gershenson, 14336 Spyglass Ridge . My wife and I live in Spyglass Summit, directly below the old house at hog hollow. We have lived there for five years.

We chose our home carefully. It is a gated, residential neighborhood. When we moved in, the property was a quiet antique store. That mattered. We were not buying into an entertainment district. We were buying into a peaceful place to raise and protect our family.

Our 28-year-old son has an intellectual disability. He is kind, social, and loves his independence. One of the simple joys in his life is walking around our neighborhood. He knows the neighbors. He feels safe. We feel safe letting him go out on his own because the environment is stable and predictable.

The proposed zoning changes would bring more events, longer hours, outdoor music, and more people who are not residents into immediate proximity to our homes. Many of those visitors will be drinking. That changes everything for families like ours.

This is not theoretical. The business has already hosted outdoor events in violation of existing rules and has been summoned to court. That history makes it difficult for us to trust that expanded permissions would be respected.

Noise is disruptive. But safety and peace of mind for our son are far more important.

We are simply asking you to preserve the residential character of our neighborhood and deny any changes to the current zoning and hours.

Please protect the families who already live there.

Thank you.

Mark Gershenson

14336 Spyglass Rdg

Chesterfield 63017

PRESENTED BY:

FRANK AGOVINO  
14360 SPYGLASS RDG  
CHESTERFIELD, MO 63017

# *The Mansions at Spyglass Summit*

c/o Community Property Management  
242 Old Sulphur Springs Road  
Manchester, Missouri 63021  
Phone: 636-227-8688 / FAX: 636-227-2356  
[Customerservice@cpmgateway.com](mailto:Customerservice@cpmgateway.com)

March 9, 2026

The Mansions at Spyglass Summit HOA

City of Chesterfield Planning Commission

Chair Guy Tillman  
Commissioner Gail Choate  
Commissioner Khalid Chohan  
Commissioner Allsion Harris  
Commissioner John Marino  
Commissioner Debbie Midgley  
Commissioner Robert Rodermund  
Commissioner Jane Staniforth  
Commissioner Steven Wuennenberg

RE: P.Z.02-20266 14319 Olive Blvd. Old House at Hog Hollow)

Commissioners:

This Petition is presented by the residents of The Mansions at Spyglass Summit in response to the recent proposal by Old House at Hog Hollow to amend the current ordinance to modify hours of operation and criteria related to outdoor use at 14319 Olive Blvd.

A representative of the HOA will speak at the March 9, 2026, Planning Commission and will outline several reasons why our homeowners oppose this modification to the current ordinance. Among those reasons are noise, light, traffic, privacy, and the disruption to our community. We are a community of fifty (50) families we stand united in opposition to the amendment of the ordinance in place for 14319 Olive Blvd. We are not alone, as communities on both sides of Olive Blvd. will be impacted by allowing this change.

What the petitioners are requesting is not consistent with the City of Chesterfield's Comprehensive Plan for the future growth and development of our city. Historically this section of Olive Blvd has been designated as a Suburban Neighborhood. You approved for the business to operate under Ordinance 1960. The current ordinance has been violated multiple times and resorted in court cases brought against the owner, Scott Ririe by the City of Chesterfield of which he plead guilty to. We respectfully ask that no Commercial Rezoning, Variance, or Conditional Use be considered or approved since he cannot follow current guidelines. We want to keep our neighborhood and surrounding area a safe and quiet place to live and raise our families.

The residents of The Mansions at Spyglass Summit.

NAME ADDRESS Signature DATE

Luis Wynn 14324 Spyglass Rdg Luis Wynn 2-27-26

BILL WYNN 14324 Spyglass Rdg Bill Wynn 2-27-26

KEITH MADDOX 659 SPYGLASS SUMMIT Keith Maddox 2-27-26

Linda Maddox 659 Spyglass Summit Linda Maddox 2-27-26

Mark Gershenson 14336 Spyglass Rdg. Mark Gershenson 2-28-26

Caryn Gershenson 14336 Spyglass Rdg. Caryn Gershenson 2-28-26

Paul Annin 14304 Spyglass Rdg Paul Annin 2/28/26

JACQUELYN ANNIN 14304 SPYGLASS ANNIN 2-28-26

Janice Potts Janice B Potts 2/28/26

DeeDee Bratkovic March 1, 2010 Cur Bratkovic 14328 Spyglass Ridge

Filia L Brinkworth 656 Spyglass Summit Dr

MICHAEL F. FREY 14335 OLIVE BLVD Michael F. Frey 3/6/26

ROBERT R. PELLIS 14348 SPYGLASS RIDGE 03-06-2026

TIMOTHY B WRIGHT 14320 SPYGLASS RDG 3/8/2026

ROBERT RIFKIN 14348 SPYGLASS RIDGE Robert Rifkin 3/8/26

Amy Friedman 14346 Spyglass Ct 3/8/26

MAURICE O'NEILL 664 Spyglass 3/9/26

Janette R. Schlessinger 667 Spyglass Summit Dr 3/9/26

MITCH BARRIS 14344 Spyglass Ridge Mitch Barris 3/9/26

LYNDA BARRIS 14344 Spyglass Ridge Lynda W Barris 3/9/26

NAME	ADDRESS	Signature	DATE
FRANK AGOVINO	14360 SPYGLASS RDG 63017	Frank Agovino	3/6/26
Anne Agovino	14360 Spyglass Rdg 63017	Anne Agovino	3-6-26
John MEADARY	633 Spyglass Summit	John Meadary	3-6-26
Dave Clay	680 Spyglass Summit	Dave Clay	3/6/26
Blair Spring	675 Spyglass Summit	Blair Spring	3/8/26
Trance Holmstrom	683 Spyglass Summit	Trance Holmstrom	3/8/26
SONNA H. BABER	14364 Spyglass Rds.	SONNA H. BABER	3/8/26
WILLIAM W. BABER	14364 Spyglass Rds.	WILLIAM W. BABER	3/8/26

NAME	ADDRESS	Signature	DATE
Elena Pappas Kratz	651 Spyglass Summit Dr.	Elena Pappas Kratz	2/28/26
Tom Deamant	14366 Spyglass Ct		2-28-26
D.J. [Signature]	642 SPYGLASS SUMMIT	LINDA NEGER	3-1-26
Lynn R. Mitchell	650 Spyglass Summit	Lynn Mitchell	3-1-26
Herman Mitchell	" "	Herman Mitchell	3-1-26
Victoria Higginbotham	646 Spyglass Summit Drive	Victoria Higginbotham	3-1-26
Kent Higginbotham	646 Spyglass Summit Dr.	Kent R. Higginbotham	3/3/26

NAME	ADDRESS	Signature	DATE
Elena Pappas Kratz	651 Spyglass Summit Dr.	Elena Pappas Kratz	2/28/26
<del>Tom Deamant</del>	<del>14366 Spyglass Rd</del>	<del></del>	<del>2-28-26</del>
<del>David</del>	<del>642 Spyglass Summit</del>	<del>Linda N'Gee</del>	<del>3-1-26</del>
<del>Lynn R. Mitchell</del>	<del>650 Spyglass Summit</del>	<del>Lynn Mitchell</del>	<del>3-1-26</del>
<del>Herman Foubert</del>	<del>649</del>	<del>Herman Mitchell</del>	<del>3-1-26</del>
Victoria Higginbotham	646 Spyglass Summit	Dave Victoria Higginbotham	3-1-26
Ked Higginbotham	646 Spyglass Summit Dr	Ked Higginbotham	3/3/26
John Easterling	14308 Spyglass Ridge	John Easterling	3/5/26
Liz Easterling	14308 Spyglass Ridge	Liz Easterling	3-5-26
Bill Grubich	14312 Spyglass Ridge	Bill Grubich	3/5/26
Jolene Grubich	14312 Spyglass Ridge	Jolene Grubich	3/5/26

NAME

ADDRESS

Signature

DATE

SUE ANNE HEMPELSTAD *Sue Anne Hempstead* 3/02/2026  
 14384 SPYGLASS RIDGE CHESTERFIELD 63017  
 CLAIR ALLEN *Clair Allen*  
 BETTY ALLEN *Betty Allen* 3/2/26  
 668 SPYGLASS SUMMIT DR. 63017  
 DAKOTA P. WRIGHT *Dakota P. Wright* 3/2/26  
 14320 SPYGLASS RIDGE CHESTERFIELD, MO 63017  
 ANNE KIRKPATRICK *Anne Kirkpatrick* 2/2/26  
 14354 SPYGLASS COURT  
 MARY LOUISE SMITH *Mary Louise Smith* 3/2/26  
 14380 SPYGLASS RIDGE, CHESTERFIELD, MO 63017

March 9, 2026

The Mansions at Spyglass Summit HOA

City of Chesterfield Planning Commission

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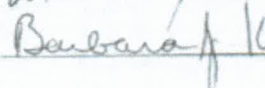
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The residents of The Mansions at Spyglass Summit.

NAME	ADDRESS	Signature	DATE
MARK O. KORTE	609 Spyglass Summit DR.		3-2-26
BARBARA J. KORTE	609 Spyglass Summit DR.		3-2-26

# The Mansions at Spyglass Summit

c/o Community Property Management  
242 Old Sulphur Springs Road  
Manchester, Missouri 63021  
Phone: 636-227-8688 / FAX: 636-227-2356  
[Customerservice@cmgateway.com](mailto:Customerservice@cmgateway.com)

March 9, 2026

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RE: P.Z.02-20266 14319 Olive Blvd. Old House at Hog Hollow)

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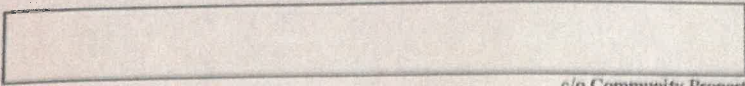
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The residents of The Mansions at Spyglass Summit.

NAME	ADDRESS	Signature	DATE
Steve & Sarah / [unclear]	<del>615</del> 615 Spyglass Summit Dr.	[Signature]	3/3/26



c/o Community Property Management  
 242 Old Sulphur Springs Road  
 Manchester, Missouri 63021  
 Phone: 636-227-8688 / FAX: 636-227-2356

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March 9, 2026

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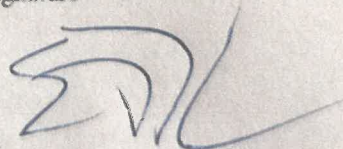
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The residents of The Mansions at Spyglass Summit.

NAME DATE	ADDRESS	Signature
Eric Token 3/4/26	619 Spyglass Summit Dr. Chesterfield, MO 63017	 Trustee, Carolyn L. Token Trust

NAME	ADDRESS	Signature	DATE
Chase Griesedieck	14316 Spynlass Ridge	Chase Griesedieck	3/1/2026
Brian Carver	14358 Spynlass Ct	Brian Carver	3/1/2026
RUTH FREDERICKSON	629 Spynlass Summit Dr	Ruth Frederickson	3-2-26
NEIL FREDERICKSON	629 Spynlass Summit Dr	Neil Frederickson	3/2/26
Marge Merjay	635 Spynlass Summit Dr	Marge Merjay	3/2/26

The residents of The Mansions at Spyglass Summit.

NAME

ADDRESS

Signature

Sharon Friedman

679 Spyglass Summit Dr., Chesterfield, MO 63017

*Sharon Friedman*

## ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

**I. SPECIFIC CRITERIA**

**A. LANDMARK PRESERVATION AREA (LPA) AND HISTORIC (H) DISTRICT**

1. A Landmark Preservation Area (LPA) was originally established for this site by St. Louis County Ordinance 11,734 and a Historic (H) District was originally established for this site by City of Chesterfield Ordinance 1960.
2. The site shall adhere to Section 405.02.060 Landmark and Preservation Area (LPA) and Historic (H) Designation Procedures in addition to Section 405.03.050 Overlay Districts and Zoning Procedures. Any modification to the site in exception to a building(s) interior shall require a Certificate of Appropriateness as described in Code.
3. A nomination of a Landmark and Preservation Area or Historic Designation requires the significant exterior architectural features to be declared. The significant exterior architectural features for the referenced property as declared in 2003 include but are not limited to:
  - a. The 13" brick walls of the original 1859 structure and the 1916 addition.
  - b. The two symmetrical brick end chimneys.
  - c. The deeply inset 42" wide front door with an arched leaded-glass transom light.
  - d. The one-over-one, double-hung windows with segmental arches and fitted shutters.
  - e. The two-story four column portico.
  - f. The vertical board and batten sided pony barn located in the rear of the site.

**B. PERMITTED USES**

1. The permitted uses in this Landmark & Preservation Area (LPA) and Historic (H) Designation shall be limited to residential, restaurant, museum, and retail shop. Retail shops shall be limited to antique shops, art shops, and craft shops.
2. The following restrictions shall apply to the above uses:
  - a. ~~These uses shall be contained in the existing primary structure on site.~~
  - b. Capacity of the ~~indoor~~ restaurant use shall be limited to forty-five (45) seats.
  - c. Permitted hours of operation for all retail uses shall be limited to 7:00 a.m. to ~~6:00 p.m.~~, 7:00 p.m. seven (7) days a week. Permitted hours

of operation for the restaurant use shall be limited to 7:00 a.m. to 4:00 p.m. ~~7:00 p.m.~~, seven (7) days a week.

- d. A sound plan for outdoor music shall be provided and will be as approved by the City of Chesterfield Planning Commission. No outdoor music (live or recorded) shall be permitted without an approved sound plan.

- 3. No special uses are designated for this site at this time.

## **B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

- 1. The total floor area of this site shall be the current floor area.
- 2. The total square footage of this site shall not exceed its existing square footage and shall be based on the ability to comply with parking regulations.
- 3. The current lot size, which is two (2) acres, shall be maintained.
- 4. The current building height, which is three (3) stories, shall be maintained.

## **C. SETBACKS**

- 1. Structure Setbacks
  - a. New building additions and structures shall abide by the setbacks of the "NU" Non-Urban District.
- 2. Parking Setbacks

No new parking stall or internal drive or roadway, excluding points of ingress and egress, shall be located within the following setbacks:

  - a. One hundred fifty (150) feet from the new right-of-way of Olive Boulevard.
  - b. One hundred (100) feet from the east property limits of the site.
  - c. Seventy (70) feet from the west property limits of the site.
  - d. Fifteen (15) feet from the north property limits of the site.
  - e. However, a maximum of four (4) parking spaces shall be allowed along the north side of the existing structure, immediately west of the entrance drive.

## **D. PARKING AND LOADING REQUIREMENTS**

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code. However, no more than thirty (30) parking stalls shall be permitted on site.
- 2. Parking lots shall not be used as streets.

## **E. LANDSCAPE AND TREE REQUIREMENTS**

- 1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

2. The parking area shall be adequately landscaped to screen its view from Olive Boulevard and adjoining properties. Screening from Olive Boulevard shall include use of evergreen trees.

#### **F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Missouri Department of Transportation, for sight distance consideration and approved prior to installation or construction.

#### **G. LIGHT REQUIREMENTS**

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Ornamental lighting standards not to exceed ten (10) feet in height may be permitted as approved by the Planning Commission on the Site Development Plan.

#### **H. ACCESS/ACCESS MANAGEMENT**

Access to the site shall be limited to one (1) bi-directional drive from Olive Boulevard at a location approved by the Missouri Department of Transportation and the City of Chesterfield on the Site Development Plan.

#### **I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

4. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

**J. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

**K. POWER OF REVIEW**

This development shall adhere to the Power of Review requirements of the City of Chesterfield.

**L. STORMWATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Storm water shall be as approved by the City of Chesterfield and Metropolitan St. Louis Sewer District, as appropriate.

**M. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

## **N. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

## **O. MISCELLANEOUS**

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield, MoDOT, and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

## **II. GENERAL CRITERIA**

### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch-Chesterfield Levee District, Spirit of St. Louis Airport, Missouri Department of Transportation, and Metropolitan St. Louis Sewer District (MSD).
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

### **III. RECORDING**

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

### **IV. ENFORCEMENT**

1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
3. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.





Brian E. McGovern  
bmcgovern@mlklaw.com

March 23, 2026

**VIA ELECTRONIC MAIL**

City of Chesterfield, Missouri  
ATTN: Christopher Graville, City Attorney  
[cbg@gravillelaw.com](mailto:cbg@gravillelaw.com)  
ATTN: Justin Wyse, Planning/Development Service Director  
[PDSDirector@chesterfield.mo.us](mailto:PDSDirector@chesterfield.mo.us)

Re: **Old House in Hog Hollow  
Petition in Support of Extended Hours and Use of Decks & Patio**

Dear Madam/Sir:

On behalf of Queatham House, LLC, d/b/a Old House in Hog Hollow (“Old House”), enclosed please find a petition containing 120 signatories in favor of the City of Chesterfield, Missouri, to permit Old House to operate until 7:00 PM, as well as approving Old House to utilize its outdoor patio and decks for dining and special events. These signatures gathered over the last months each represent an individual who, like us, hold the belief that Old House’s approval of both of these requests will not only enhance the Chesterfield, Missouri, community experience, but will also support local businesses.

Very truly yours,

MCCARTHY, LEONARD & KAEMMERER

/s/ 

Brian E. McGovern

**McCarthy, Leonard & Kaemmerer, L.C.**

*Attorneys at Law*

Old House in Hog Hollow  
Petition  
Extend Hours and Use of Outside Decks & Patio

We, the patrons of the Old House in Hog Hollow, local residents, neighbors from surrounding communities near and far, respectfully request that the city of Chesterfield permit the Old House to operate until 7:00 PM. Additionally we support the approval for the Old House to utilize its outdoor patio and decks for dining and special events. The approval will not only enhance our community's experience but will also support local businesses.

Print Name

Address

Signature

CHARLES LEDBETTER	16505 CROSSOVER LANE 63005	Charles Ledbetter
SHIRLEY MEYER	13450 MANORLACE 63141	Shirley Meyer
STEPHANIE DOUGLASS	14505 CROSSOVER LN 63005	Stephanie Douglass
Diane Ellegood	933 Forestlac Ct. 63141	Diane Ellegood
Norah Ann Trachsel	40. Benker Circle, St. Peter, MO 63376	Norah Ann Trachsel
Rich Zeisler	12857 Polo Parc Dr. ST. Louis MO 63146	Rich Zeisler
KELLY MEYER	954 FORESTLAC CT.	Kelly Meyer
Albert Hughes	P.O. Box 207, Lake Ozark, MO 65049	Albert Hughes
Caroline Mueller	935 Forestlac Ct	Caroline Mueller
Brenda Craig	133 Kendall Bluff Ct.	Brenda Craig
Auriel Williams	123 KENDALL Bluff Ct. 63017	Auriel Williams
Rachel Ammann	136 Kendall Bluff Ct	Rachel Ammann
Debbie Farb	121 Kendall Bluff Ct. 63017	Debbie Farb
Cornie Miltenberger	127 Kendall Bluff Ct 63017	Cornie Miltenberger
Christine Herries	141 Kendall Bluff Ct 63017	Christine Herries
SEAN TREASURE	184 Gunston Hall Ct 63017	Sean Treasure
Mia Treasure	184 Gunston Hall Ct 63017	Mia Treasure



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Print Name	Address	Signature
Peggy Kaplan	1014 Woodlake Village Dr	Peggy Kaplan
Joe Thompson	12703 Wymond Pines Ct	Joseph Thompson
Joe Ellegood	933 Forestlac Ct 63141	Joe Ellegood
Traug Denniszczuk	791 Coalport Dr.	Traug Denniszczuk
Mark Denniszczuk	791 Coalport Dr.	Mark Denniszczuk
Sheila Mikles	3611 Roadsend Acres	Sheila Mikles
George D. VanDyke III	3412 Roads End Acres	George D. VanDyke III
Benjamin Baer	12939 Rob Park Dr	Benjamin Baer
Rachel Baer	12939 Polo Park Dr	Rachel Baer
Pamela Maltzman	140 Woodland Pl Ct St Charles, MO	Pamela Maltzman
Skip Olson	140 Woodland Pl Ct St Charles, MO 63303	Skip Olson
Emerson Magaña	12811 Conway rd. MO. 63141	Emerson Magaña
Mauricio Villaverde	2833 Lawndell Dr St. Louis, MO 63144	Mauricio Villaverde
Juan Pablo Rivera	2833 Lawndell Dr. St Louis, MO 63144	Juan Pablo Rivera
Marsha Walton	541 Bentley Pl Dr Chesterfield, MO	Marsha Walton
Eve Maltzman	12811 Conway Rd Creve Coeur, MO	Eve Maltzman
HERMAN SEMIDEY	5122 HEMP DR ST. LOUIS MO. 63128	Herman Semidey

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Print Name	Address	Signature
VICKI MCCOLGAN	1748 Red Robin Ct. <sup>63146</sup>	Vicki McColgan
MARLA LEVY	12937 Burning Bush Ct.	Marla Levy
HEIDI WEISS	3 COUNTRY LAKE CT ST PETERS 63376	Heidi Weiss
Meledia Bradley-White	1603 Walpole Dr C Chesterfield	Meledia Bradley-White
ANGELA R. JOHNSON	2876 Dividena Park Dr <sup>Florissant</sup> 63031	Angela R. Johnson
JOSEPH FOLEX	600 Spyglass Summit DR.	Joseph Folex
Michael Thompson	6130 Fee Fee Rd	J. Michael Thompson
RUSSELL LAUER	1460 PACLAND PL.	Russell Lauer
Brenda Lauer	1460 Pacland Pl 63005	Brenda R Lauer
Janet L Thomson	3130 Fee Fee Rd Hazelwood mo	Janet L Thomson
Scott RIRIE	14319 Olive St Blvd 63017	Scott Ririe
Shelley Ririe	14319 Olive Blvd. 63017	Shelley Ririe
Amy Lopez	5523 Bourbouse 63004	Amy Lopez
MARY ANN JOHNSON	292 Schaeffer Farm <sup>76</sup> 63376	Mary Ann Johnson
Nancy DeFreese	754 PEBBLE LAKE 63011	Nancy DeFreese
Joe Mudd	754 Pebble Lake 63011	Joe Mudd
Belinda Quimby	5350 Sutherland Ave 63109	Belinda Quimby


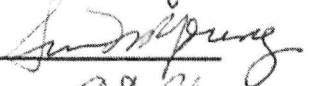









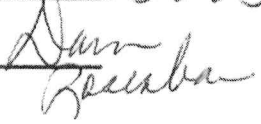
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Print Name	Address	Signature
MAUREEN McCARTER	WEST MILFORD NJ 13 SWEETMAN LN. 07480	M. McCarter
Brian McCarter	133 West St Essex NJ 05452	Brian
DAVID STALKER	47A Daisy St Melbourne VIC	David Stalker
Ronnie Treatway	10306 Eaglewood ave Overland MO. 63114	Ronnie
Amaruel Ghos	15215 Carriage House CT Chesterfield MO 63017	Amaruel
MATHEW McCARTER	JACKSON AVE WASH, NJ 07676 <sup>Twp</sup>	Mathew
Robert J. Eilers	6933 Plainview Ave 63109	Robert J. Eilers
Nick Deutsch	11240 Marley Dr. St. Louis, Mo. 63123	Nick Deutsch
Ginger Bayler	3009 Sweetwater Eng Pl. St. Charles Mo	Ginger Bayler
NANCY ECK	13311 WIND BROOK ST LOUIS MO	Nancy Eck
Sally Browne	1282 Andrew Dr Glendale, mo	Sally Browne
Kethl. Dilly Steins	176 Brightwood Dr. Chesterfield MO	Kethl. Dilly Steins
Chris Mittendorf	229 Markham Defiance, MO	Chris Mittendorf
Linda Hamby	14323 Millbrier Chesterfield	Linda Hamby
Chris Swieciele	15510 Crater Dr Chesterfield Mo 63017	Chris Swieciele
Danbury Cunningham	1425 Fox Hill Farms Ct Chesterfield <sup>63095</sup>	Danbury Cunningham

Old House in Hog Hollow  
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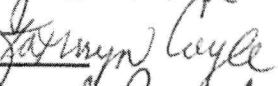


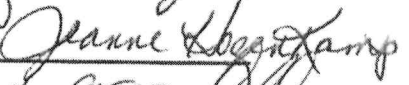
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Print Name	Address	Signature
STACIE SPELL	10424 GRAMOND DR 63123	
Susan M Young	7332 Shaftesbury Ave, St. Louis 63130	
Kimmy ERNIE DeClue	362 CLARK 50- PK. DR - ST-CHARLES	
↳	" "	
Julie Lynch	17021 Old Hollow Dr 63040	
Andrew Colin	650 Waterford dr 63033	
Ellen DiToro	115 Allnut Ct, Prince Frederick MD <sup>20678</sup>	
Laura CASAGRANDE	268 Hickory Wood DR LAKE ST. LOUIS, mo 63367	
HEATHER FORBES	3809 Portmarch Dr. 63303	
Meredith Keadway	10306 Eaglewood 63114	
EDEN TESSO	15215 Carriage house ct, 63017	
Eric Beauregard	215 Loudon Rd, Saratoga NY 12866	
LORI COLLINS	13423 LAND O WOODS, STL, MO 63141	
Cheryl Lindley	18544 Melrose Rdg Dr Wildwood 63038	
Carol Swiericki	15510 Crater Dr Chesterfield 63017	
Jane Reholz	636 Stonebrook Ct " 63005	
Dawn Rosenbaum	584 Eagle Manor Ln Dan 63017	



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Print Name	Address	Signature
Kia M. ANA	58 KINGSBURY R/312	
Susan Vanous	165 Hwy EE Winfield, MO 63389	
Donna Pincus	1119 Missouri Kirkwood MO 63122	
Linda Cantrell	832 Hollyridge Ballwin MO 63011	
JIM CANTRELL	832 HOLLYRIDGE DR. BALLWIN MO 63011	
Amory Richards	248 Brougham Dr. O'Fallon, MO, 63368	
Kathy Coyle	1587 Roswood Terrace Ballwin 63021	
DANIEL BISHOP	10080 ELLA MARY CT 63126	
Matthew Bishop	6 Wildwood Cir 63126	
JEANNE HOGENKAMP	2043 ST MADELEINE DR <sup>O'FALLON</sup> 63368	
GAYLE S. THOMAS	2439 KANEHILL AVE FLOW 96833	