



## RECORD OF PROCEEDING

---

### MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST COUNCIL CHAMBERS

**June 4, 2026**

---

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

#### PRESENT

Chair 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 Michael Moore, Ward III  
Councilmember Pat Tocco, Ward II  
Justin Wyse, Director of Planning  
Alyssa Ahner, Senior Planner  
Theresa Barnicle, Recording Secretary

#### ABSENT

#### **APPROVAL OF MINUTES**

Councilmember Moll made a motion, seconded by Councilmember Mastorakos, to approve the May 7, 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.

#### **NEW BUSINESS**

III. PUBLIC HEARING – Vice-Chair Hansen read the “Opening Comments” for the Public Hearing.

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

## STAFF PRESENTATION:

Alyssa Ahner, Senior Planner with the City, provided a presentation regarding P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow) — which appeals the Planning Commission's decision on an ordinance amendment for a landmark and preservation area in the historic district. She explained that current ordinances allow retail to operate from 7 a.m. to 6 p.m. and restaurant use from 7 a.m. to 4 p.m., seven days a week, with all uses confined to the primary structure.

She went on to detail that the petitioner requested two changes, which were extending both restaurant and retail hours to 7 p.m., and allowing use of the outdoor deck and patio for dining and seating. A Public Hearing was held on March 9, followed by a Planning Commission vote on March 23, where a motion to approve the extension with a condition prohibiting outdoor activity, music, or sound failed 4 to 2 (a majority of five out of nine members was required). The petitioner appealed, and the City Council referred the appeal to the Planning and Public Works Committee.

Ms. Ahner noted that the petitioner has since withdrawn the request for outdoor music but still seeks the hour extension and outdoor dining approval. She clarified that the Committee may recommend affirming, reversing, or modifying the Commission's determination, and that a two-thirds vote of the full City Council is needed to overrule the Commission's disapproval.

## PETITIONER'S PRESENTATION:

Lynn Strauser, 14701 Whitebrook Dr, Chesterfield, MO

Lynn Strauser, filling in for the general manager of Old House at Hog Hollow, Angie White, argued that extending the business's hours would boost income generation for county property taxes. She noted that the Spyglass subdivision behind the property benefits from the business, as it adds home value and increases price per square foot. Since outdoor use is seasonal and the parking lot only has 30 spaces, the current 4 p.m. close limits potential. By extending hours, it would draw more customers to the area, generating additional sales tax for the City, and employees would also benefit. Mrs. Strauser pointed out that other local attractions like concerts in Faust Park, high school football games, and the amphitheater, already generate activity, and questioned whether noise complaints arise from those events.

## PUBLIC COMMENT:

The following speakers spoke in **favor** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Rob Kilo, 16734 Benton Taylor Dr, Chesterfield, MO

Mr. Kilo, cautioned that if the business closes due to lack of business, future owners would face even greater challenges operating it, raising the question of what would happen to the historic house itself—built in 1866 and now 167 years old. He also noted that most social media comments about expanding hours have been positive.

Cynthia Lyons, 939 Chestnut Ridge, Manchester, MO

Ms. Lyons, a resident of neighboring community Manchester, shared that she recently visited the venue for the first time last month. She described it as exquisite and beautiful, praising the warm and welcoming service, the superb quality, and the immaculate landscaping. She noted the venue was not loud or overcrowded, parking was adequate, and she couldn't understand why extending hours by 3 hours would be an issue. She called the venue a "jewel box" that she would be proud to have in Manchester, Missouri, and expressed her clear intention to return.

Sally Becker, 1661 Lochcrest Dr, Chesterfield, MO

Mrs. Becker said she came to the meeting unexpectedly after just hearing about it, but felt compelled to speak. She described Old House as a literal gem of historic nature in the heart of Chesterfield that brings visitors to the St. Louis area looking for something quaint, different, and not a chain—an experience and a feeling. She noted the venue has a 4.5 out of 5 rating on TripAdvisor and excellent ratings on Yelp, which she and her husband use when traveling to find similar venues.

She argued that Old House attracts both current St. Louis residents and younger families for showers, family celebrations, and memory-making events. The class, feel, and charm come from the service and reputation. She contrasted Chesterfield's expansion of chain restaurants and businesses with the need for someone who has a "vested heart" in the community. Finally, she said she comes from a large Irish family and that their Sunday barbecues are sometimes louder than anything coming from this establishment, suggesting noise concerns are overblown.

Michael Kane, 1292 Still House Creek Rd, Chesterfield, MO

Mr. Kane stated he attended every meeting about the Old House. He ran through a brief timeline:

- 2022: Scott and Shelly Ririe purchased the property and began renovations: including adding a flagstone patio, wooden fence, repainting shutters (to Department of Interior standards), and adding a mural. Because the Ririe's did these renovations before obtaining a certificate of appropriateness, the former Chesterfield Historic and Landmark Preservation Committee (now dissolved) was tasked with a hearing on four "transgressions." This committee voted against only the mural, so they voted in favor of the Ririe's.

- February – July 2023: A retroactive certificate of appropriateness was pursued. The Chesterfield Historic and Landmark Preservation Committee was dissolved.
- March 2024 City Council meeting: Scott Ririe provided an update, saying the current zoning made the business "very difficult" and "not financially sustainable."
- A recent 2026 Planning Commission meeting: The commission voted in favor of an amendment, but it needed five votes. Three members did not show up; the vote was 4-2 in favor, so it lost.

Mr. Kane concluded that the Ririe's have spent tremendous time, effort, and expense preserving the historic property, calling it a wonderful place and urging that it must be saved.

Charles (Chuck) Williams, 123 Kendall Bluff Ct, Chesterfield, MO

Mr. Williams opened by noting St. Louis's declining national population rank—from 4th largest, to 10th, to 12th, to now outside the top 20. He attributed much of this to the large number of municipalities in St. Louis County, which he said make doing business difficult and unwelcome.

He cited the example of the former CEO of Southwestern Bell, who felt unappreciated in St. Louis and moved the company to San Antonio, taking not only those jobs but also harming related industries like PR, accounting, and legal firms.

Mr. Williams stated he owns property and represents insurance companies and pension funds that have found doing business in St. Louis difficult. He said he has been a developer since 1979 and would not invest another dollar in St. Louis County, with only one property left that he has tried to sell. He criticized planning and zoning officials and Councilmembers for rejecting projects not based on zoning rules but on personal preferences, costing him \$20,000 in one case.

He argued that St. Louis is hurting, with population declining, especially among 18–25-year-olds who do not see job opportunities or growth and do not find the city "cool" or "fun." He contrasted this with St. Charles County communities like O'Fallon, Dardenne Prairie, and Wentzville, which welcome business.

Turning to the winery specifically, Mr. Williams said he visits and likes it. He accused the City of taking advantage of the owner: they approved a building permit despite residential zoning, allowed him to spend money on renovations and inspections without warning him, and are now threatening his business by limiting him to a restaurant closing at 4 p.m. Mr. Williams suggested Chesterfield should buy the property back as a fair resolution.

He concluded by urging the Council to look in the mirror and decide whether they want a thriving County that creates opportunity or one that drives people and businesses away.

Jacquelin Windhorst, 13418 Forestlac Dr, Chesterfield MO

Ms. Windhorst began by explaining she was retired and got a part-time job at Old House two years ago. She described it as a wonderful experience that helped her pay off debts and spend money in her own community. She emphasized that the venue keeps customers local instead of driving to wineries farther out, and that she values both her job and the welcoming atmosphere they've created.

Jacqueline acknowledged they (Old House) could manage with a 5pm closing if they were allowed to use the patio. However, without the patio or a later closing time, she fears the business cannot survive. She also noted that people often tell her the limited hours (11am to 4pm) make it hard to visit, and she simply directs them to come on weekends.

In closing, she defended Old House's record, stating the police have never been called for any actual misconduct by the venue; in her view, the only calls have come from Spyglass community for frivolous complaints.

The following persons did not speak, but were in **favor** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Deborah A. Trachsel, 42 Soenker Circle, St. Peters, MO

Joe Ellegood, 933 Forestlac Ct, Chesterfield, MO

Diane Oakes, 933 Forestlac Ct, Chesterfield, MO

The following speakers spoke in **opposition** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Ruth Frederickson, 69 Spyglass Summit Dr, Chesterfield, MO

Mrs. Ruth Frederickson, representing the Spyglass neighborhood, opposed the ordinance amendment requested by the owners of Old House at Hog Hollow. She said she and her husband purchased their home in Spyglass in July 2018 after researching the zoning, which clearly showed residential with historic overlay. The previous owner operated with limited hours (restaurant 7 a.m. to 4 p.m., retail 7 a.m. to 6 p.m.) and no outdoor services, which the neighborhood supported.

She stated that the new owners, Scott and Shelley Ririe, petitioned to rezone to plan commercial in 2022. During review, violations were noted for modifications made without City approval. The owners developed a retroactive site plan, but the rezoning petition was denied twice in 2023 (0-8 vote) and again in 2026. The Planning Commission denied the current amendment request in March, and the owners are appealing.

Mrs. Frederickson emphasized that residents bought homes in Spyglass for its serenity, landscaping, location, and safety. She raised concerns about patrons parking on neighborhood streets, with three people personally ringing her doorbell to ask about parking. She noted that the HOA president was instructed by City officials to call the non-emergency police line to create a paper trail of violations.

She pointed out that the owners claim they need more hours to be profitable, but the restaurant could already be open from 7 a.m. to 4 p.m., offering four more hours than their current 10 a.m. to 4 p.m. She urged the Council to remember why the property has remained residential with historic overlay: to maintain the character and peace of the surrounding homes. She asked for help to preserve the neighborhood's quality of life and property values.

Lynn Mitchell, 650 Spyglass Summit Dr, Chesterfield, MO

Mrs. Mitchell detailed how her and her husband moved to the Spyglass neighborhood 15 years ago when the previous business at the Old House had no liquor license and no outdoor patio service. She noted that the property sits directly behind neighbors who have invested heavily in their homes.

She posed a rhetorical question to the council: if given \$650,000 to \$700,000, would any of them buy a property next to a "party house"? She argued that property values are maintained only because residents work hard to keep the neighborhood attractive and calm.

Mrs. Mitchell emphasized that she moved to Spyglass to downsize and find a peaceful, low-drama environment. The House's owner's financial struggles, she said, are not the neighborhood's problem or fault, and may stem from a flawed business plan. She rejected the idea that residents should be held responsible for broader issues like business losses or population decline in Chesterfield.

Herman Mitchell, 650 Spyglass Summit Dr, Chesterfield, MO

Mr. Mitchell, a 15-year resident of Spyglass in Chesterfield, echoed his wife's comments that the issues at Old House are a business planning problem, not a problem created by the neighbors. He noted that all relevant City records such as zoning, historic overlay, and residential designation, were publicly available and evident to any purchaser.

He raised a specific concern about capacity: the building is 2,004 square feet with a maximum occupancy of 45 people. The new owners added a large patio that never existed, with tables that the owners claim seat 5-6 people but could likely hold 10. He pointed out that 30 parking spaces, each typically holding two people, could bring 60 people to the site, potentially exceeding the facility's fire code occupancy limit if the patio is considered an expansion of the business.

Mr. Mitchell concluded that he and his neighbors are not trying to interfere with area businesses; they simply want to live in a peaceful place, consistent with the residential zoning and historic overlay that have been in place for years.

Gary Vickers, 14352 Spyglass Ridge, Chesterfield, MO

Mr. Vickers emphasized that he and his neighbors have nothing against the business or its owners. Nobody in the neighborhood has said anything negative about Old House at Hog Hollow existing as a business. They value community, family, and success just as much as anyone.

The real issue, he said, is noise. Based on his professional experience, he noted that alcohol makes people louder, even in small amounts. Extending operating hours would extend the time people are drinking and socializing, which would increase volume and disturbance. He is not opposed to the business succeeding, as he has heard wonderful things about it, but he believes the neighbors' right to quiet should be respected after a reasonable hour.

He also raised a safety concern: later hours mean people will be drinking and then driving home, which carries known risks.

His closing plea was to let the business be successful and happy, but also let the residents—many of whom are downsizing and seeking peace—have their quiet moments.

Dave Clay, 680 Spyglass Summit Dr, Chesterfield, MO

Mr. Clay disputed that approving the time extension sets a dangerous precedent. He detailed that if the Council allows an exception here, other residential-adjacent properties could demand similar treatment, undermining the master plan and zoning protections that residents relied on when buying their homes.

Mark Gershenson, 14336 Spyglass Ridge, Chesterfield, MO

Mr. Mark Gershenson lives with his wife and their 29-year-old son Corey, who has an intellectual disability, at Spyglass Summit directly below Old House at Hog Hollow. He detailed they moved there five years ago from a nearby home in Chesterfield, carefully choosing a quiet, safe, gated residential neighborhood. When they bought, Old House was a quiet antique store and tea room. They did not buy next to an entertainment venue or event destination.

He stated his son Corey values his independence and finds joy in walking around the neighborhood, which he experiences as safe and predictable. For families like theirs, that stability is essential.

The proposed changes would bring more non-resident traffic and alcohol consumption immediately adjacent to homes, changing the character of the neighborhood they relied on. He stated this is not hypothetical: the business already renovated without proper permits, violated existing restrictions with outdoor events, and was summoned to court. That history undermines confidence that expanded rules would be followed conservatively.

Mr. Gershenson acknowledged the applicant's argument that current limits make business difficult, but noted that zoning exists to protect neighborhood character and expectations—not to guarantee a business's profitability. He also pointed out public information that the owners have substantial resources, including a private aircraft valued over \$4 million, so this is not a case of financial hardship. The real question is whether residents should bear the consequences of the owner's business decisions.

His family is not asking for special treatment—only that the residential character and existing protections be preserved. He respectfully requested the Council deny the requested changes.

Donna Baber, 14364 Spyglass Ridge, Chesterfield, MO

Mrs. Baber and her husband purchased their home in November 2023. Before buying, she carefully reviewed the city's zoning and the comprehensive plan adopted on September 30, 2020, which was approved by the city and voters. She felt confident the City would respect the suburban neighborhood designation—the area around Spyglass and even the Hog Hollow property itself fall under that category in the comprehensive plan. She relied on that designation when making her purchase.

She believes the Planning Commission has a duty to uphold what the voters and the City have already decided. She pushed back on the claim that property values in Spyglass have risen because of Hog Hollow. In her view, rising values are due to a strong real estate market and the significant money homeowners have invested in their properties—she noted her previous home in Frontenac sold for four times what they paid, with no such business nearby.

On noise, she pointed out that Olive is already noisy, and adding music on top of that would create a cumulative problem. She concluded by saying that living next to a restaurant is fundamentally different from living next to a tea room, and as one of the closest neighbors, she feels this change affects their property values.

William Baber, 14364 Spyglass Ridge, Chesterfield, MO

Mr. Baber stressed the density of the neighborhood surrounding Hog Hollow. The condominiums in the Spyglass subdivision, which are

duplexes and fourplexes, are on zero-lot-line lots, meaning homes are very close together and extremely close to the property line. If a band played at Hog Hollow, it would be within 10 feet of several neighboring condominiums. Having a "party house" directly behind a densely packed condominium complex is a major problem.

He elaborated on the property's history: the tea room was approved in the early 1980s when it was "in the middle of nowhere." Over the following decades, the condominiums were built around it. When the previous owner sought expanded hours and restrictions, the City denied that request. The current owner purchased the property in 2022, well after the 2019 zoning was in place—so he knew exactly what the restrictions were when he bought. He noted the zoning permits low-volume businesses like a lawyer's office or salon, not a busy restaurant and bar with a heavy emphasis on alcohol.

He also cited a *West News Magazine* article where the owner was quoted saying he wanted to make Old House an "event venue with outdoor seating and music," with a 15-table patio and proposed hours of 11am to 9pm Thursday through Sunday. He argued this shows the owner has sought outdoor seating and music from the very beginning.

Mr. Baber expressed frustration that this is the fifth or sixth time the owner has come before the Committee pushing for expanded hours and approvals, essentially waiting for residents to get tired and for the committee to give in, calling it disrespectful to keep asking for the same thing or a variation of it.

Janet Baldwin, 187 River Valley Dr, Chesterfield, MO

Mrs. Janet Baldwin lives in Chesterfield's Riverbend Estates. She is president of the Riverbend Association but spoke only for herself. She made two points, first of which was sound. She lives on the ridge, where sound carries significantly. Even from a mile and a half away, she can hear concerts and fireworks from the County park. She noted that when residents fought a railroad issue, they hired a sound engineer who confirmed how far sound carries with no mitigation on the ridge. She is concerned about adding outdoor activities at Old House at Hog Hollow.

The second concern was parking. She reads Old House's Facebook ads, which consistently promote larger and more frequent events. She worries that 30 parking spaces will quickly lead to overflow parking on Olive Street Road. She noted employees already park across the street and run across traffic to get to work. She moved to Chesterfield 26–27 years ago partly because the City was committed to keeping Olive from becoming a dangerous road like Manchester Road, and she asked the Council to uphold that commitment.

Mary Monachella, 14167 Trailtop Dr, Chesterfield, MO

Mrs. Monachella expressed that she had hoped the Old House in Hog Hollow would become a low-impact bed-and-breakfast, but that didn't happen. She emphasized that nearly everyone in Ward 1 is committed to keeping Olive Boulevard from becoming congested like Manchester Road.

Currently, commercial retail is concentrated at three intersections along Olive—at Old Woods Mill, Chesterfield Parkway, and the small historic section near Hog Hollow Road. The subject property is in a purely residential stretch of Olive, where two other old houses that became commercial businesses (an accounting office and a retail office) generate virtually no traffic. The area remains uncongested, which is why a nearby tract is under consideration for residential development.

She then argued against the winery's appeal for expanded hours, noting the venue sells wine by the bottle or glass, plus a small lunch menu of appetizers, and offers rental for private parties. When Mrs. Monachella asked the owner of the business why he didn't install a commercial kitchen, the owner replied that the intent was not full meal service—renters could hire caterers. Without a commercial kitchen, the request for later dinner hours is misleading; the menu will remain limited. This is a winery serving lunch, not a restaurant serving wine with lunch.

She also researched wineries along Highway 94 in St. Charles and found their hours are predominantly 11am to 5pm, with only one winery open one night a week until 8pm for special dinners. She concluded that she believed the current hours for this in-town winery are appropriate and should not be changed.

Andrew T Smith, 14380 Spyglass Ridge, Chesterfield, MO

Mr. Smith questioned why someone would buy and renovate the property knowing the zoning is not permitted. He then questioned why then would they keep coming back even after they get rejected.

Mary Louise Smith, 14380 Spyglass Ridge, Chesterfield, MO

Mrs. Smith began by noting that a recent ad for Old House in Hog Hollow reminded her of several concerns. The ad promotes an expanded venue offering wine, bourbon, and other spirits, even though wine was originally the only thing they said they would serve. She questioned whether they have a full kitchen, recalling that the plan was only to keep things cold and reheat, not to prepare meals from scratch. She also noted that live music and special events were initially approved only for inside, yet police have been called multiple times, and the venue now appears to be doing catering for off-premises events. She expressed frustration that the owner, who she detailed as a retired CEO and co-founder of a company who certainly knows about rules and regulations, keeps pushing for expansions despite repeated denials. Mrs.

Smith also pointed out that the owner and his wife are listed as living in Town and Country, their property itself physically located in Town and Country, not Chesterfield, as some ads suggest. She doubted someone living on an acre of land in Town and Country would be bothered by noisy neighbors.

Finally, she expressed disappointment that a newly elected Councilmember, who once spoke in favor of the venue at a meeting, had actually held their campaign announcement party at the Old House—raising the question of how many Councilmembers need to be indebted to the venue before "no" becomes "yes."

Elena Kratz, 651 Spyglass Summit, Chesterfield, MO

Elena Kratz, a six-year resident of Spyglass, began by pushing back on the idea that Chesterfield has no place with live music, pointing out that Bishop's Post exists nearby—but crucially, has no homes around it. She emphasized that Spyglass is a quiet community with strict rules: even the pool requires headphones for music, and food trucks are not allowed.

She questioned why a winery or wine bar should be located in a residential area when wineries in places like Augusta have no nearby homes. Traffic is a major concern, especially the bottleneck at the entrance; she shared that she was nearly rear-ended trying to turn into Spyglass. Living three doors from Old House, she fears she will hear everything from the backyard. She criticized the business for constantly changing its scope—starting with food and wine, then adding an open bar, then seeking longer hours and an outdoor patio.

She warned that if the property is sold, a future owner could push hours to 11 p.m. or later. She also noted that small businesses are thriving on Olive Boulevard without being in residential areas, and countered claims that nobody wants to move into Spyglass, stating as a realtor, she knows homes sell quickly and property values are rising. Her core concern is that allowing a wine bar behind her home would ultimately drive property values down.

The following persons did not speak, but were in **opposition** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Marge Merjavy, 633 Spyglass Summit Dr, Chesterfield, MO

John Merjavy, 633 Spyglass Summit Dr, Chesterfield, MO

Michael Domico/Linda Mees, 647 Spyglass Summit Dr, Chesterfield, MO

Keith Maddox, 659 Spyglass Summit Dr, Chesterfield, MO

Judith Schlesinger, 667 Spyglass Summit Dr, Chesterfield, MO

Susan O'Neill, 664 Spyglass Summit Dr, Chesterfield, MO

Clair & Betty Allyn, 668 Spyglass Summit Dr, Chesterfield, MO

Sue Hempstead, 14384 Spyglass Ridge, Chesterfield, MO

Anne Agovino, 14360 Spyglass Ridge, Chesterfield, MO

Frank Agovino, 14360 Spyglass Ridge, Chesterfield, MO

The following speaker represented the Petitioner for closing remarks:

Phil Strasser, 14701 Whitebrook Dr, Chesterfield, MO

The petitioner was allowed time for rebuttal. Mr. Phill Strasser, an employee of Old House, began by addressing the "party house" label, inviting critics to visit and see for themselves that it's far from that. He confirmed they have already compromised by withdrawing their request for outdoor music as part of this appeal. He compared the venue to concerts in Faust Park, which feature music until 9 p.m. and can be heard from his own porch, and noted that Olive Street will never become another Manchester Road because it's lined with established residential neighborhoods.

He clarified that if extended hours are granted, they only intend to serve appetizers, not a full dinner menu. Mr. Strasser then presented a letter from prosecuting attorney Tim Engelmeyer showing that of several citations issued, two were paid and closed, and a third was refused for lack of evidence—the reporting officer found no illegally parked cars on Olive, Spyglass, or the grass, only a small number of allowable cars in the lot. He detailed what he referred to as the "infamous wedding" incident which was one of their three citations referenced: a 20-minute outdoor ceremony for an elderly Jewish couple with a chuppah and 25 folding chairs, not a band setting up.

Of the 14 police calls made to Old House since it reopened, only two resulted in citations; the other 12 were unsubstantiated. Mr. Strasser suggested that neighbors with Ring cameras focused on the property's parking lot may explain the high volume of calls. He assured the Council that no customer has ever been served food or drink outside the building, though some may briefly step out with a cigarette or drink, which they are asked to bring back inside.

#### DISCUSSION:

Councilmember Mastorakos began by thanking everyone for attending and noting that she's familiar with the historical issues, having been part of that group for a long time. She pointed out that the property was zoned to operate from 7 a.m. to 4 p.m. back in the 1990s, and that there is also a historical overlay on the property dating to the early 2000s. She referenced a letter from the business's manager, Ms. White, written in March 2026, which she felt demonstrated they did not fully understand the historical overlay requirements.

She then described an incident shortly after the property was purchased in 2022, where while driving by, saw extensive construction activity, pulled in, and later called the Planning department — only to learn no permits had been issued for the work. This led her to believe the owners operated with an "ask forgiveness rather than permission" approach, which was concerning. She

emphasized that ordinances are laws that must be respected, and that the Council campaigned on putting residents first.

She identified two primary concerns: first, that this request is just the beginning and the owners will return every few months seeking additional hours, outdoor dining, private events, and more; and second, the risk of commercial creep along Olive, using Creve Coeur's Olive corridor east of 270 as a cautionary example where historic homes gave way to strip malls and commercial uses. She argued the Council's responsibility is to prevent Olive from becoming another Manchester Road, a goal she and others have worked hard to uphold. She concluded that she is comfortable with the current hours and that the business may need to adjust its plan accordingly.

Councilmember Moll, addressed speculation made by various residents as he disclosed for a second time that he held a fundraiser at Old House, which was his second visit ever. His first visit came after hearing residents describe it as a "party house," but when he went to see for himself, he found that was not what it was being made out to be. He noted that Old House provided a \$400 in-kind contribution including cookies and wine for his fundraiser, from which he raised a total of \$350. He testified at the Planning Commission hearing as a neutral party, and he remains neutral stating that he was and is not in the pockets of the Old House at Hog Hollow.

He has spoken with residents in Ward 1, including those in Spyglass, and heard their concerns. He stated that based on the petition before him, he is not in favor of it. However, he supports the compromise as discussed with the Planning Commission, which was no outdoor dining at this point, given the quiet nature of the community, but indoor operation until 7 p.m. is acceptable because the building's structure is sturdy, preventing noise from escaping. As a final note, he observed that if customers are coming from outside the City, that's good for Chesterfield — they contribute sales tax dollars without drawing on City services.

Councilmember Hansen discussed how she wanted the business to succeed, but the Council's job isn't about the business plan. She respects the historical work at Old House, but agrees with other Councilmembers. She stressed the comprehensive plan's importance, having been involved since 2013 and chairing the Planning Commission. She originally considered the Planning Commission's expanded options (7 p.m. or 7 a.m., nothing outside), but now believes the Council will keep revisiting this issue. She acknowledged the owners' right to return, urging residents to stay involved. Ultimately, she opposes any outdoor use and is now hesitant to extend hours at all, stating that perhaps they should remain as they currently are.

Councilmember Tocco addressed two main issues — noise and parking — and then raised a concern about police resources.

On noise, she noted the house is a 167-year-old fortress; noise doesn't escape unless music is played outside. In her opinion, as long as there's no outdoor music, there's no noise issue.

On parking, the restaurant has 30 spots, which caps the number of diners at any one time. Extending hours to 7 p.m. wouldn't increase peak traffic — it would spread customers across lunch and dinner instead.

She also expressed concern about a 24/7 Ring camera surveilling the property from a nearby building, which she believes has led to frivolous calls to the police. She said responding to calls with no evidence diverts officers from protecting the community.

Overall, she supports a compromise: extending indoor hours to 7 p.m. for dinner. She noted the Planning Commission voted 4–2 in favor of this and hopes the Council can approve something fair to both sides, then monitor the situation so the issue may be able to be mitigated.

Councilmember Moore explained that, while not on this Committee, he is not in favor of extending the hours. He is concerned about business plan creep and commercial creep along Olive Boulevard and believes if the operation can't make money between 7 a.m. and 4 p.m., they have a business plan issue.

Chair Koch acknowledged how difficult these decisions are, especially when Councilmembers get to know the people involved and empathize with their situations. She explained that she took a zoning and planning course, which taught her that the Council's job is to answer the specific land use question before them — not to decide based on personal opinions about the business or whether they'd patronize it.

She personally would enjoy living in Spyglass and having the business nearby, comparing it to a former wine bar, “The Naked Vine”, that was a beloved community spot before it closed. But she said the issue isn't about how anyone feels. It's about the existing restrictions on the books. Residents of Spyglass bought their homes with a clear understanding of what was allowed on the commercial property next door. Changing those conditions now, she argued, undermines their property rights and weakens established zoning protections. She described zoning conditions as a contract between the City, business owners, and residents.

She connected this to a national conversation about rezoning for heavy industrial use, such as AI data centers, and said looking at extreme cases helps clarify the principle at the local level. For that reason, she is not in favor of changing the hours.

She echoed Councilmember Hansen's point about personal responsibility, that business owners must operate within existing laws, though they have every right to lobby for change. She noted that with Council turnover, Spyglass residents should expect this issue might come up again. She suggested the business could thrive with a different model, like opening at 7 a.m. for mimosas and coffee, which she would welcome.

Councilmember Moll made a motion echoing what was discussed by the Planning Commission, recommending to City Council for approval of the conditions that ultimately did not pass out of the Planning Commission's recommendation, which was extending the hours until 7 p.m. but would not allow outdoor activity, sound, or music. The motion died for a lack of a second.

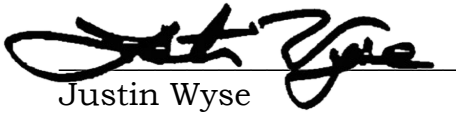
Councilmember Hansen made a motion seconded by Councilmember Mastorakos, to recommend to City Council maintaining the existing regulations on the hours of operation and the limits on outdoor use on the property. A vote was taken with an affirmative result (3–1), with Councilmember Moll voting

nay, and the motion was declared passed. This will move forward to the full City Council.

**ADJOURNMENT**

The meeting was adjourned at 7:56 p.m.

Respectfully submitted:



Justin Wyse  
Director of Planning



Theresa Barnicle  
Executive Assistant

Date Approved: 06/18/2026