

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
APRIL 28, 2025**

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

I. ROLL CALL

PRESENT

ABSENT

Commissioner Walter Bilgram
Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

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

Chair Tilman acknowledged the attendance of Mayor Dan Hurt; Councilmember Merrell Hansen, Council Liaison; and Councilmember Mary Ann Mastorakos, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearings.

- A. P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

STAFF PRESENTATION:

Shilpi Bharti, Planner gave a PowerPoint presentation showing photographs of the site and surrounding area. Then provided the following information about the subject site:

Request Summary

The applicant is seeking to amend the existing Ordinance 3229 for the "PC" Planned Commercial District within the Contemporary Lodge & Wilderness Area Subdivision to add "Hotel" as a permitted use.

Site History

- Site was zoned as "M3" – Planned Industrial District pre-1988.
- In 2023, the site was rezoned to "PC" Planned Commercial District creating Ordinance 3229.
- Gumbo Flats LLC purchased the neighboring properties in 2023, totaling ten (10) lots.
- The Boundary Adjustment Plat and Site Development Plan was approved in 2024.

Request

Amend the existing Ordinance 3229 for the "PC" Planned Commercial District to add "Hotel" as a permitted use.

Preliminary Development Plan

The Preliminary Development Plan submitted with this petition reduces the previously proposed gravel parking area on Lot C. The parking area conforms to the recently approved Site Development Plan for the subdivision. The site will serve as an amenity for Gateway Studios, located southeast of the subject site and north of Chesterfield Airport Road.

DISCUSSION

Commissioner Choate expressed her concern regarding the hotel and the parking requirements. She noted that, in previous plan, some of Lot A's parking was going to be on Lot B. She explained that her understanding is that this information will be reviewed at the site development meeting.

PETITIONER'S PRESENTATION:

George Stock, Stock & Associates Engineers, 257 Chesterfield Business Pkwy, Chesterfield, MO

Mr. George Stock explained that he is here on behalf of Gumbo Properties LLC to request the commissioners' consideration to amend Ordinance 3229 to add one additional use "Hotel". He elaborated that Gumbo Properties LLC is affiliated with Gateway Studios since the development of Gateway Studios and the approval of the Site Development Plan that came before the Planning Commission in 2024. Their focus and needs are centered around a hotel. They currently have one (1) full-service, high-end hotel proposed and planned for construction on the Gateway Studios site and are looking to add another hotel, which would be approximately four (4) stories with 127 rooms, similar to a Marriott AC. The design of the hotel will be by TRI Architects, who is the same architect for The Lodge. The Lodge is a three (3) story building on Lot A that came before the ARB Commission. Mr. Stock noted that he has seen the architecture and that it features similar quality and complementary materials to The Lodge building.

He also addressed Commissioner Choate's concern regarding parking, explaining that the Site Development Plan, which will come before the Planning Commission following the rezoning, will include all the details regarding the architecture and parking in accordance with the City ordinance.

- B. P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.

STAFF PRESENTATION:

Alyssa Ahner, Senior Planner gave a PowerPoint presentation showing photographs of the site and surrounding area. Then provided the following information about the subject site:

Request Summary

The City of Chesterfield, on behalf of Energy Marketing 709, LLC, is requesting an amendment to Ordinance 2820 in order to modify the development criteria of a “PC” Planned Commercial District. The modifications requested are in response to a lawsuit that began back in 2017 and are part of the ongoing settlement.

Site History

- Ordinance 2820 was established in 2013 and included language that prohibited left turn movements out of the development at the easternmost access point on Chesterfield Airport Road and the requirement that the development must construct a barrier median separating the westbound and eastbound lanes of Chesterfield Airport Road.
- A Site Development Plan was submitted in 2015 and the proposed development did not meet the access criteria established in the zoning ordinance.
- St. Louis County, owner of Chesterfield Airport Road and Olive Street Road, provided comments on the Site Development Plan stating that *“for traffic safety reasons the barrier median will not be permitted to be constructed on Chesterfield Airport Road. In addition, the left turn movement out of the easternmost access to Chesterfield Airport Road is required for adequate access and to enhance traffic safety”*. The City was later sued for reasons related to roadway jurisdiction.

Proposed modifications

- Removal of the requirement to construct a barrier median.
- Removal of the language prohibiting left turn movements.
- Removal of the language requiring a traffic generation assessment contribution.
- Reduction of structure and parking setbacks along all three roadway frontages.
- Parking and loading requirements have been modified to state that “the development shall substantially conform to the Preliminary Development Plan” (PDP). The parking shown on the PDP is what would be permitted during the review of an Amended Site Development Plan and it should be noted that this is an excess of what is allowed per Code. The maximum parking allowed for “filling station and convenience store with pump stations” or “retail sales, community” is 120% of the minimum parking required.
- Landscape and tree requirements have been modified to state that “the development shall substantially conform to the Preliminary Development Plan” (PDP). The landscaping shown on the PDP is what would be permitted during the review of an Amended Site Development Plan.

Preliminary Development Plan

The Preliminary Development Plan roughly compares to what was previously approved. Notably, the drive-thru component for the convenience store is no longer included.

Additionally, the previously approved car wash is now attached to the convenience store. The ATM has been removed. The plan involves demolishing the existing gas station and construction a new gas station, along with a new multi-tenant building.

Ms. Ahner stated that the City is not soliciting comments from external agencies during this ordinance amendment. Staff's review has been limited to items that are under the City's jurisdiction i.e., access to the site from Olive Street Road or Chesterfield Airport Road has not been reviewed. External agencies will be provided with the opportunity to review when permits are applied for.

DISCUSSION

Commissioner Wuennenberg commented on the landscaping and the number of street trees, noting it seems like they are missing trees. Mr. Wyse suggested having an open discussion with the property owner regarding this matter. Ms. Ahner explained that typically, a street tree would be planted every 50 feet, and every parking space should be within 50 feet of a tree. The landscape buffer is required to be 30 feet, but it currently falls a couple feet short. Additionally, there is a requirement to maintain 30% of the trees on the site. A modification was submitted in the past requesting to remove all trees on site due to their health and type.

PETITIONER'S PRESENTATION:

Steve Madras, 15925 Showing Court, Chesterfield, MO – available for questions.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the **March 24, 2025 Planning Commission Meeting**. The motion was seconded by Commissioner Staniforth and **passed** by a voice vote of 8 to 0. (*Commissioner Bilgram abstained.*)

VI. PUBLIC COMMENT

1. Jason Buxton, 15530 Olive Boulevard, Chesterfield, MO Petitioner for **15530 Olive Boulevard (Circle K)** – available for questions.
2. Keith Vinyard, 7106 Hazelwood Lane, University City, MO Petitioner for **Dierbergs The Market Place (Billy G's)** – available for questions.
3. George Stock, Stock & Associates Engineers, 257 Chesterfield Business Parkway, Chesterfield MO representing the Petitioners for **Long Road Lipton Parcel** and **Long Road Lipton Parcel, Lot 8** – available for questions.

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

- A. **15530 Olive Boulevard (Circle K)**: A Sign Package for a freestanding sign with an Electronic Message Center (EMC) at a 0.77-acre tract of land zoned "C8" Planned Commercial located south of Olive Boulevard and east of East Chesterfield Parkway.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for **15530 Olive Boulevard (Circle K)**. The motion was seconded by Commissioner Choate and **passed** by a voice vote of 9 to 0.

- B. Dierbergs The Market Place (Billy G's): An Architectural Specialty Lighting Package for a 11.35-acre tract of land zoned "C8" – Planned Commercial District, located on the northeast side of Clarkson Road, southwest of its intersection with Baxter Road.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of an Architectural Specialty Lighting Package for Dierbergs The Market Place (Billy G's). The motion was seconded by Commissioner Midgley and passed by a voice vote of 9 to 0.

- C. Long Road Lipton Parcel: An Amended Site Development Concept Plan for Long Road Lipton Parcel subdivision located on a 20-acre tract of land located north of Chesterfield Airport Road, and south of Interstate 64, zoned "PI"-Planned Industrial.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval an Amended Site Development Concept Plan for Long Road Lipton Parcel. The motion was seconded by Commissioner Staniforth and passed by a voice vote of 9 to 0.

- D. Long Road Lipton Parcel, Lot 8: A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a medical office building located on a 3.16-acre tract of land located east side of Chesterfield Industrial Blvd., zoned "PI"-Planned Industrial.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Long Road Lipton Parcel, Lot 8. The motion was seconded by Commissioner Marino and passed by a voice vote of 9 to 0.

VIII. UNFINISHED BUSINESS

- A. P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.): A request for an ordinance amendment to an existing "PC" Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

Commissioner Marino made a motion to approve P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.). The motion was seconded by Commissioner Choate.

Upon roll call, the vote was as follows:

Aye: Commissioner Bilgram, Commissioner Choate
Commissioner Chohan, Commissioner Harris,
Commissioner Marino, Commissioner Midgley,
Commissioner Staniforth, Commissioner Wuennenberg,
Chair Tilman

Nay: None

The motion passed by a vote of 9 to 0.

- B. P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing "PC" Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Commissioner Wuennenberg made a motion to approve **P.Z. 03-2025 The Wedge** with the following condition:

- Staff work with the Applicant to review the Landscape Plan.

The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

**Aye: Commissioner Bilgram, Commissioner Choate
Commissioner Chohan, Commissioner Harris,
Commissioner Marino, Commissioner Midgley,
Commissioner Staniforth, Commissioner Wuennenberg,
Chair Tilman**

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

Chair Tilman extended sincere appreciation to Commissioner Bilgram for his service as a commissioner, acknowledging the exceptional job he has done during his tenure, as this is his last meeting.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:25 p.m.



Gail Choate, Secretary