PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JUNE 9, 2025

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

I. ROLL CALL

PRESENT **ABSENT**

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

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner
Mr. Isaak Simmers, Planner
Mr. Shane Streiler, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Ward IV, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Patricia Tocco, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the April 28, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

A. Chesterfield Ice and Sports Complex, Lot A

Representing the Petitioner – available for questions:
1. Tim Lowe, Staenberg Group, 2127 Innerbelt Business Center Dr, St. Louis, MO
2. Julie Nolfo, Lochmueller Group, 11819 Lillian Ave, St. Louis, MO
3. Zachary Stutz, Stock & Associates Consulting Engineers, Inc., 257 Chesterfield Business Pkwy, Chesterfield, MO – available for questions.

B. Herman Stemme Office Park, Lot 2B (Waterway)

Representing the Petitioner – available for questions:
1. Michael Goldman, Vice President, Waterway Gas & Wash, 727 Goddard Ave, Chesterfield, MO

C. JCCA

Representing the Petitioner – available for questions:
1. Steve Mueller, Project Manager, HDA Architects, 4565 McRee, Ste 100, Chesterfield, MO

D. The Wedge

Representing the Petitioner – available for questions:
1. Steve Madras, 15925 Chowning Ct. Ballwin, MO

E. The Wedge

Representing the Petitioner – available for questions:
1. Steve Madras, 15925 Chowning Ct. Ballwin, MO

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

A. Chesterfield Ice and Sports Complex, Lot A: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for an existing ice and sports complex located on a 10.11-acre tract of land zoned "PC" Planned Commercial District north of Chesterfield Industrial Boulevard, and east of its intersection of Wings of Hope Boulevard and a Private Road.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for Chesterfield Ice and Sports Complex, Lot A. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

B. **Herman Stemme Office Park, Lot 2B (Waterway)**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for a gas station and car wash located on a 1.33-acre tract of land zoned "PC" Planned Commercial located southeast of Olive Boulevard, northeast of Olive's intersection with Swingley Ridge Road.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for Herman Stemme Office Park, Lot 2B (Waterway). The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

C. **JCCA:** A Comprehensive Sign Package for the Jewish Community Center located on a 11.4-acre tract of land zoned "R-2" Residential District located at the northeast intersection of Wild Horse Creek Road and Baxter Road.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Comprehensive Sign Package for JCCA. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

D. **The Wedge:** An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.04-acre tract of land zoned "PC" Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for The Wedge. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

E. **The Wedge:** A Comprehensive Sign Package for a 5.04-acre tract of land zoned "PC" – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Alyssa Ahner, Senior Planner explained that the applicant is proposing two (2) electronic message centers (EMCs) to allow for electronic LED fuel prices. Per the Unified Development Code (UDC), any EMC that exceeds 50 square feet shall not be permitted within 1,000 feet from the center point of two (2) intersecting arterial roadways. As shown in the presentation, the entire site falls within the 1,000-foot buffer. This standard may be modified with a separate two-thirds (2/3) vote of the Planning Commission. Per code, each sign is not to exceed 6' in height and 50 square feet. They are proposing 13'4" in height and 81 square feet in signage area. During the first phase of the review process, they had proposed 20' in height but have been reduced by 7' during the review process. Ms. Ahner also explained the additional free standing and attached wall signs that are proposed.

DISCUSSION

Commissioner Wuennenberg explained he has less concern about the electronic message centers since they are only for pricing than he does the size of them.

Commissioner Choate expressed concerns regarding the excessive height and the number of proposed signs. She stated that no sign, including the Project Identification Sign for the retail building, should exceed 8' in height. Additionally, she specified that there should be no wall sign on the southern elevation, and no identification sign located at the corner.

Commissioner Staniforth stated that the number of signs for the size of the parcel seems excessive. The identification sign on the corner seems unnecessary.

Chair Tilman explained that typically when the Commission does a Site Plan Evaluation one of the items provided in the packet is the code for what would be allowed versus what is being proposed to see the number and location of signs in order to evaluate the request. He questioned if they are incompliance or under compliance in any of the signs proposed or are they exceeding compliance. Ms. Ahner explained that the proposed multi-tenant retail building will adhere to code. Each tenant of the multi-tenant retail building will have their own entrance from the outside and will be allowed one (1) wall sign not to exceed 5% of the wall frontage. The multi-tenant building and the fuel canopies adheres to the Unified Development Code. Mr. Tilman suggested that before taking this forward to the Planning and Public Works Committee and City Council there needs to be a summary in the packet to help determine what complies and what doesn't comply.

Commissioner Marino asked for clarification on the rational of the 1,000 square foot buffer for the Electronic Message Centers (EMC's). Mr. Wyse explained that there is a similar requirement for proximity to residential. The proximity to arterial intersections is to try and reduce proliferations of EMCs at areas where there is a lot going on already.

Mr. Steve Madras agreed to lower the two (2) EMCs to 8' in height.

Motion 1:
Commissioner Marino made a motion to approve The Wedge. The motion was seconded by Commissioner Wuennenberg.

Commissioner Marino made a motion with the following amendments:

- Reduce the two (2) EMCs from 13' 4" to 8' in height.
- Reduce the two (2) EMCs square footage from 85 to 72.

The motion was seconded by Commissioner Midgley.

The original motion passed, as amended by a voice vote of 8 to 0.

Upon roll call, the vote to approve The Wedge, as amended.

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

Nay:

The motion passed by a vote of 8 to 0.

Motion 2:
Commissioner Wuennenberg made a motion to approve **The Wedge** with the following amendments:

- Reduce the Project Identification Sign from 15' to 8' in height.
- Reduce the Project Identification Sign square footage from 97.47 to 72.

Commissioner Choate seconded the motion.

Mr. Madras explained his concerns about the tenant signs being the same size as the monument sign. He believes the tenant signs should be somewhat larger because there may not be enough space on the monument sign to accommodate the multiple tenants.

The motion **passed** by a voice vote of 8 to 0.

Motion 3:
Commissioner Choate made a motion to remove the wall sign from the southern elevation for **The Wedge**. Seconded by Commissioner Staniforth.

Upon roll call, the vote to approve The Wedge, as amended.

Aye: Commissioner Choate, Commissioner Chohan, Commissioner Harris, Commissioner Staniforth

Nay: Commissioner Marino, Commissioner Midgley, Commissioner Wuennenberg, Chair Tilman

The motion **failed** by a vote of 4 to 4.

Motion 4:
The motion to approve the original motion as amended **passed**, by a roll call of 8 to 0.

VIII. UNFINISHED BUSINESS – None.

IX. NEW BUSINESS

Councilmember Merrell Hansen shared information about a newly established community organization called, Chesterfield Cares. The organization launched its first initiative, a Tornado Relief Drive to support local families and individuals affected by the storm's impact.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Gail Choate

Gail Choate, Secretary