PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JULY 28, 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
Mr. Shane Streiler, Planner
Mr. Isaak Simmers, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate pointed out that on page 4, a change was needed regarding Chair Tilman's comments. Also noted on page 4, there was a spelling error to Commissioner Marino's comments.

Commissioner Choate made a motion to approve the Meeting Summary of the June 9, 2025 Planning Commission Meeting as amended. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT

Mansions at Spyglass:
Representing the Petitioner

- Frank Agovino, 14360 Spyglass Ridge, Chesterfield, MO – available for questions.
- Patrick Smith, Dale Signs, 13652 Manchester Road, St. Louis MO – available for questions.

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

A. **Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for consolidated lots 8 and 9 located on a 4.25-acre tract of land southwest of the intersection of Chesterfield Parkway West and Burkhardt Place.

DISCUSSION

Commissioner Wuennenberg explained that during the Site Plan Committee Meeting the topic of parking was discussed. It was noted that the parking for the property will be between the minimum and maximum requirements based on the changes to the site. Councilmember Hansen mentioned that the applicant expressed concerns regarding the possibility of insufficient parking for all of the events, despite meeting the minimum requirements. She further explained that everyone is trying to figure out how to accommodate the growing number of vehicles as the City becomes more popular and attracts more attendees to the events.

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 Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch). The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.**

B. **Mansions at Spyglass**: A Sign Package for a 7.36-acre tract of land zoned as a Planned Environmental Unit in the "R2" and "R3" Residential Zoning Districts located north of Olive Boulevard.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Mansions at Spyglass. The motion was seconded by Commissioner Marino and **passed by a voice vote of 7 to 0.**

VIII. UNFINISHED BUSINESS – None.

IX. NEW BUSINESS – None.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:06 p.m.

Gail Choate

Gail Choate, Secretary