

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
AUGUST 11, 2025**

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

I. ROLL CALL

PRESENT

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

ABSENT

Commissioner Allison Harris

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
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 – Commissioner Choate read the “Opening Comments” for the Public Hearing.

- A. P.Z. 04-2025 Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes):** A request for a change in zoning from “NU” Non-Urban District to “E-1AC” Estate District for a 3.08-acre tract of land located south of Ladue Road and east of S. Greentrails Drive.

STAFF PRESENTATION:

Planner Isaak Simmers gave a summary of the site and surrounding area. He then provided the following information about the subject site:

Request Summary

Volz Incorporated, on behalf of Kennerly Custom Homes, has submitted a petition request to rezone for the future purpose of a lot split of Lot 290-B of Trails West Village of Green Trails Subdivision into two (2) separate lots.

Site History

The site was zoned "NU" Non-Urban District prior to the incorporation of the City of Chesterfield. The existing single-family home at 138 S Greentrails Drive was built in 1969 and is proposed to remain.

Comprehensive Plan

The subject site is zoned "NU" (Non-Urban District) and designated as a Suburban Neighborhood in the Comprehensive Plan. The City provides the following character description of this area: "Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, such as, adjacent trees, pastures, etc. Homes vary in size, and streets are suburban in character.

Preliminary Development Plan

In accordance with City Code, no Preliminary Plan or "Attachment A" is required as this zoning request is for a change to a conventional zoning district. Development criteria for this zoning district require each single-family lot to be at least one (1) acre in area. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size. The maximum height for all structures shall be 50 feet. There are three (3) permitted uses that require a minimum of one (1) acre and no more than two (2) acres for the "E-1 AC" Estates District: single-family dwelling, group home use, and a sewer treatment facility. Additionally, a minimum 20-foot-wide buffer is required and natural features, such as floodplain and steep slopes, must be preserved at no less than the requirements set by City Code.

Discussion

Commissioner Choate asked if the project will come back to the Planning Commission as a subdivision record plat. Mr. Simmers explained that the future lot split will have to be approved by City Council but grading permits and the new home will be approved administratively.

PETITIONER'S PRESENTATION:

Andy Cohen, 15 Narragansett Drive, Ladue MO

Mr. Cohen clarified that his intent to rezone the area to a one (1) acre site is to prevent others from repeatedly re-dividing it. Commissioner Chohan asked if there have been any concerns from the adjacent neighbor at 148 S. Green Trails regarding the connection of the driveway. Mr. Cohen explained that after discussions with the neighbor, they agreed to develop a widened, safer driveway and entrance.

SPEAKERS IN FAVOR:

Mary Monachella, 14164 Trailtop Drive, Chesterfield MO

Ms. Monachella explained that she lives in the Village of Green Trails, and her home is just around the corner from the site. The property is unusual; in the early 1970s, Trails West, Plat 7 and South Trails subdivision each took their original indentures and merged, hence continuing to operate business as Ladue Woods. The property is located in Trails West per St. Louis County; however, they will need to adhere to the Ladue Woods indentures. She advised the petitioner to obtain the indentures before beginning renovations, noting that there will be an

assessment for both the subdivision and the Village of Green Trails. She asked the Planning Commission if the subdivision will be named Trails West, Plat 7 in the Village of Green Trails on the St. Louis County website. Ms. Monachella stated that the Village of Green Trails is supportive of the petitioner's request. She informed the petitioner that any changes should be submitted to the trustees of Ladue Woods. Mr. Cohen agreed to comply and provide any information to the appropriate trustees.

Commissioner Wuennenberg requested clarification as to whether Staff is responsible for the Lot Split plat. Resulting in the lot becoming A and B. Mr. Wyse explained that the Lot Split plat will need to be submitted and reviewed by staff, prior to being presented to City Council for approval.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the July 28, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 6 to 0. (*Commissioner Chohan abstained*)

VI. PUBLIC COMMENT – None.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS – None.

VIII. UNFINISHED BUSINESS

- A. P.Z. 04-2025 Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes):** A request for a change in zoning from “NU” Non-Urban District to “E-1AC” Estate District for a 3.08-acre tract of land located south of Ladue Road and east of S. Greentrails Drive.

Commissioner Marino made a motion to approve P.Z. 04-2025 Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 7 to 0.

B. Comprehensive Plan

Mr. Wyse gave a brief overview of the presentation that took place during the Site Plan Committee Meeting, the following items were discussed:

- Discussion on the need to refine and clarify aspects of the Comprehensive Plan.
- Limited available land for development; potential for redevelopment in neglected residential areas.
- Inquiry into how the City is marketing itself for growth.
- Examples of potential redevelopment projects: churches, cemeteries, senior living facilities.
- The City lacks age diversity due to affordability; concern about who will be using the amenities in the future.
- Young adults, particularly students and recent graduates, find Chesterfield unaffordable and feel it lacks the excitement of St. Louis City.
- Rising costs of existing senior living facilities over time.
- Emphasis on the need to effectively market to families; potential for multi-family units to attract more families.

Mr. Wyse finished by reminding everyone of all the good that we are doing in Chesterfield and the importance of continuing to build a safe and stable community for all residents.

IX. NEW BUSINESS

A. Election of Officers

Mr. Marino requested volunteers to serve on the Nominating Committee and the following members volunteered to serve:

- Commissioner Marino, Chair
- Commissioner Midgley
- Commissioner Staniforth

The Election of Officers will take place during the August 25 meeting.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:52 p.m.



Gail Choate, Secretary