



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, September 8, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING SUMMARY

- A. Approval of August 25, 2025 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

- A. **The Glen:** A Record Plat for a ten (10) lot subdivision on a 3.98-acre tract of land zoned "R3" Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
AUGUST 25, 2025**

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

I. ROLL CALL

PRESENT

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

ABSENT

Commissioner Debbie Midgley

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; Mary Ann Mastorakos, Ward II; and Gary Budoor, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

- A. P.Z. 05-2025 Westland Acres (Provision Land Development, LLC):** A request to rezone from an “E-1/2” Estate District to a “PUD” Planned Unit Development for a 56.31-acre tract of land located north of Strecker Road and east of Church Road.

STAFF PRESENTATION:

Isaak Simmers, Planner explained that the applicant is requesting to rezone in anticipation of a new, single family, residential subdivision with 50-units and a site-specific ordinance.

He further provided a PowerPoint presentation showing photographs of the site and surrounding area.

DISCUSSION

Commissioners and staff discussed the following items:

- Commissioners asked whether Outlot A could be designated for a house, excluded from the development, or built upon under the ordinance. Staff clarified it would not be part of Westland Acres but would be included in the plat as an extension of a Country Lake Estates lot. The ordinance allows up to 50 dwelling units overall, so the owner could allocate one (1) to Outlot A if desired.
- Concern was raised about ownership of Outlot A by a neighbor in a different subdivision and how that would be managed. Staff explained ownership will remain with the Country Lake Estates resident, with the distinction addressed in the subdivision indentures.
- Commissioners questioned the need for a landscape buffer on Outlot A, including who would maintain it and whether conditions could be imposed requiring landscaping maintenance to the abutting subdivision. Staff confirmed a 30-foot landscape buffer is required and will be placed within an easement on Outlot A. The property owner, not the HOA, is responsible for the maintenance of this easement. Details will be addressed in the HOA indentures.
- Commissioners asked what amenities distinguish the project as a Planned Unit Development (PUD). Staff stated that the designated common ground and preservation of natural slopes and topography are considered the amenity contributions.

PETITIONER PRESENTATION:

John Nations, 16150 Main Circle Drive, Chesterfield, MO

Mr. Nations expressed appreciation for the turnout from neighbors and noted previous and ongoing meetings with them. Historical context of the property was provided, including past zoning actions and development patterns in Chesterfield and Wildwood. He explained that the current PUD request reduces density compared to existing zoning, proposing single-family detached homes at less than one (1) home per acre. The minimum lot size is 21,780 square feet; however, only eight (8) of the 50 lots will be less than 22,000 square feet allowing the development to be consistent with surrounding areas with 44% of the existing trees and more than 50% of the slopes will be preserved. Access to the site will be provided from Church Road. He addressed concerns about drainage and stormwater, stating that engineering plans show no adverse impacts to surrounding neighborhoods. Additional concerns about property maintenance were acknowledged, with assurances that the site will be cleaned and maintained. Emphasis was placed on continuity of ownership, preservation of historic context, and efforts to unify the surrounding community. The petitioner concluded by respectfully requesting approval of the application, noting compliance with the Comprehensive Plan and alignment with neighborhood character.

Mr. Nations addressed lot frontage along Church Road and proposed amenities.

SPEAKERS IN FAVOR:

- Mike Lawless, Provision Land Development LLC, 550 Vance Road, Valley Park, MO
- Andreal Hoosman, St. Louis Missouri Real Estate Agent, 313 S. Florissant Road, St. Louis, MO
- Maria Frazier, 1515 Amandale Lane, University City, MO (daughter of Doris Frazier)
- Kristi Carson, 1515 Amandale University City, MO (daughter of Doris Frazier)

- Doris Frazier, 1515 Amandale Lane, University City, MO
- Mike Falkner, Sterling Engineering, 5055 New Baumgartner Road, St. Louis, MO
- Pastor Raymond Abernathy, 16736 Stanford Place Drive, Chesterfield, MO (son of Doris Frazier)
- Harvey Fields, 12000 Jacobson Court, Bridgeton, MO

SPEAKERS IN OPPOSITION:

- Mary Giles, 120 S. Central Avenue, Suite 1600, Clayton, MO (attorney representing Westfall Hauling)
- John Gozzoli, 16916 Pacland Ridge Drive, Chesterfield, MO (trustee representing Pacland Place Subdivision)

SPEAKERS – NEUTRAL:

- William Shannahan, 1515 Pacland Ridge Court, Chesterfield, MO (representing Pacland Place Subdivision)
- John Lynch, 1474 Country Lake Estates Drive, Chesterfield, MO (representing Country Lake Estates Subdivision)
- Rev. Phillip Duvall, 14300 Conway Meadows Court, Chesterfield, MO
- Mark Bulanda, 1483 Country Lake Estates Drive, Chesterfield, MO

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the August 11, 2025 Planning Commission Meeting. The motion was seconded by **Commissioner Wuennenberg** and **passed 6-0 by voice vote.** (*Commissioner Harris abstained.*)

VI. PUBLIC COMMENT

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

VIII. UNFINISHED BUSINESS

A. Election of Officers

Commissioner Marino made a motion to amend the By-laws pursuant to Article VIII, Section 1 of the Planning Commission's By-laws to suspend Article III, Section 6 of the By-laws for the 2025 nomination and election of officers. The motion was seconded by **Commissioner Staniforth** and **passed 7-0 by voice vote.**

Commissioner Marino made a motion recommending the approval of the following slate of officer for 2025-2026:

- Chair: Guy Tilman
- Vice-Chair: Steve Wuennenberg
- Secretary: Gail Choate

The motion was seconded by Commissioner Staniforth and **passed 7-0 by voice vote.**

IX. NEW BUSINESS

A. 2026 Planning Commission Meeting Calendar

Commissioner Marino made a motion to approve the 2026 Planning Commission Meeting Calendar. The motion was seconded by Commissioner Harris and **passed 7-0 by voice vote.**

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT

The meeting adjourned at 9:08 p.m.

Gail Choate, Secretary

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Meeting Date: Septmeber 8, 2025

From: Isaak Simmers, Planner

Location: 2758 Kehrs Mill Road

Description: **The Glen:** A Record Plat for a ten (10) lot subdivision on a 3.98-acre tract of land zoned “R3” Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc., on behalf of Hardesty Development Co, LLC, has submitted a Record Plat for a 3.98-acre tract of land for a ten (10) lot subdivision zoned “R3” Residential District located west of Meadowbrook Country Club Estates, east of Kehrs Mill Road, and south of Wendimill Drive. The proposed street will be a public-owned, single-access cul-de-sac that would connect to an existing public street, Terrimill Terrace.



Figure 1: Subject Site

RELEVANT SITE HISTORY

Ballwin Acres Subdivision was originally platted with St. Louis County in 1925 and zoned “NU” Non-Urban. In May 2023, Ballwin Acres, Lot 15 rezoned the 3.98-acre tract from “NU” Non-Urban to “R3” Residence District in anticipation of a future subdivision. In October 2024, Power of Review was called by the City of Chesterfield City Council for the Ballwin Acres (The Glen) 2024 Preliminary Plat. The City of Chesterfield City Council ultimately approved the Ballwin Acres (The Glen) Preliminary Plat, as presented.

ZONING AND LAND USE



Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"R3" Residence District	Suburban Neighborhood
South	"R3" Residence District	Conservation, Suburban Neighborhood
East	City of Ballwin	City of Ballwin
West	"R3" Residence District	Suburban Neighborhood

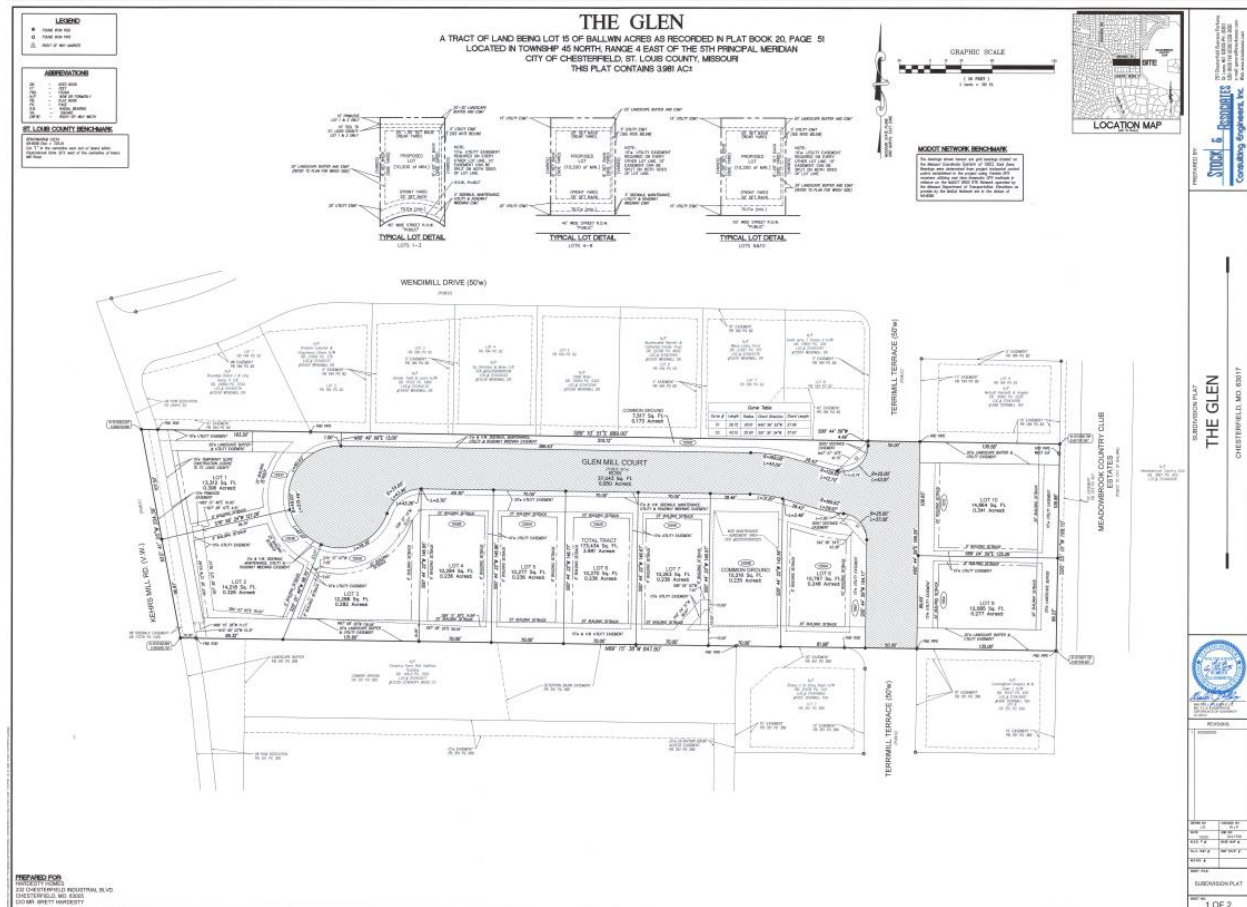
Figure 4: Zoning & Land Use Table

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the Suburban Neighborhood land use designation. The City of Chesterfield provides a character description of this designation as, *“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, which means adjacent trees, pastures, etc. Homes vary in sizes and streets are suburban in character”*. The development policies for Suburban Neighborhood are listed below:

- Encourage preservation of existing residential neighborhood’s identity
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development

RECORD PLAT



STAFF ANALYSIS

The Record Plat is a legal, scaled map of a subdivision that shows how the land is subdivided into lots, streets, easements, and other features. Once approved and recorded with St. Louis County, the lots are officially established and may be sold to individual owners. Municipal zoning approval for new construction homes can then be submitted. The proposed street will be a publicly owned, single-access cul-de-sac that connects to the existing public street, Terrimill Terrace. There are two existing subdivisions to the north and south of the proposed plat; Kehrs Mill Bend to the north, and Coventry Farm 2nd Addition to the south. There will be ten (10) proposed lots established by the approval of this Record Plat. Each lot will be a minimum of 10,200 square feet and will permit one (1) single-family detached dwelling.

- Lots 1–9 will have a minimum front yard setback of 25 feet.
- Lots 9–10 will have a minimum front yard setback of 20 feet.
- Lots 1–3 will have a minimum rear yard setback of 30 feet along Kehrs Mill Road.
- All lots will have a minimum side yard setback of eight (8) feet.

This is consistent with the requirements of the “R3” Residence District Development standards. Staff has reviewed the submittal and determined that the application is in conformance with the approved Preliminary Plat and the City of Chesterfield Unified Development Code. The submittal meets all criteria necessary to be presented to the Planning Commission for a recommendation.

MOTION

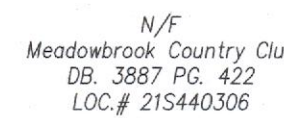
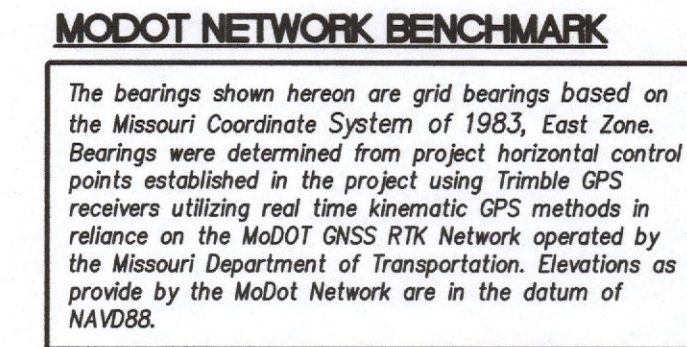
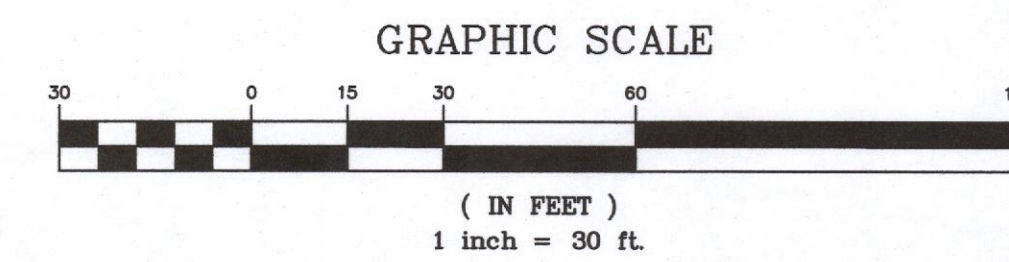
The following options are provided to the Planning Commission for consideration relative to the application:

- 1.) "I move to make a recommendation to approve (or deny) the Record Plat for The Glen."
- 2.) "I move to make a recommendation to approve the Record Plat for The Glen with the following conditions..." (Conditions may be added, eliminated or modified)

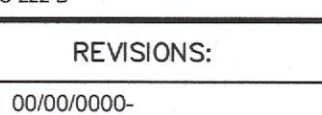
Attachments:

The Glen Record Plat

A TRACT OF LAND BEING LOT 15 OF BALLWIN ACRES AS RECORDED IN PLAT BOOK 20, PAGE 51
LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
THIS PLAT CONTAINS 3.981 AC±



CHESTERFIELD, MO. 63017



Page 11 of 12

