

**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

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

ABSENT

Commissioner Debbie Midgley

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