

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
NOVEMBER 10, 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 Robert Rodermund
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

Chair Tilman acknowledged the attendance of Councilmember Mary Ann Mastorakos, Ward II; Councilmember Gary Budoor, Ward IV; and Councilmember Merrell Hansen, Ward IV, 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. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust):** A request to rezone from "NU" Non-Urban District to a "PC" Planned Commercial District with a Landmark and Preservation Area (LPA) overlay for a 0.23-acre tract of land located south of Old Chesterfield Road and west of Santa Maria Drive.

STAFF PRESENTATION:

Isaak Simmers, Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area.

Mr. Simmers explained that the request is to rezone a tract of land consisting of Lot 4 and part of former Lot 12 of Burkhardt Place Subdivision located south of Old Chesterfield Road. The request is to rezone from "NU" Non-Urban District to "PC" Planned Commercial District with a Landmark and Preservation Area (LPA) overlay.

The petitioner is requesting the following permitted uses:

- Office – General
- Retail Sales Establishment – Neighborhood
- Professional and Technical Service Facility

Ms. Strutman purchased the property in April 2025, at which time, it was listed as Non-Contributing on the National Register of Historic Places for the Burkhardt Historic District due to alterations made by the previous owner. Ms. Strutman has since removed many of the non-historic alterations and has plans for additional work to restore the building. In 2025, the building's status was updated by the State Historic Preservation Office and the National Park Service in Washington D.C. to be listed on the National Register of Historic places.

PETITIONER'S PRESENTATION:

Lauren Strutman, 16676 Old Chesterfield Road, Chesterfield, MO

Ms. Strutman, provided history and photographs of the building and surrounding area. In the early 1980s, the owner modified the home to appear more contemporary by adding diagonal cedar siding glued to the existing brick and stucco, and removing original windows, doors, and millwork. Later, yellow vinyl siding, and white aluminum trim were added over the cedar siding. To restore the building's historic status, Ms. Strutman temporarily removed the siding, revealing the original brick, stucco finish, and timber porch columns. She also provided a rendering depicting how the building will look once restoration is complete.

Ms. Strutman spoke on behalf of herself, Jim Hennessy, and Eddie Struckman, expressing their interest in seeing sidewalks installed and having the City develop a Master Plan that preserves the historic area.

DISCUSSION:

Commissioner Staniforth expressed appreciation for Ms. Strutman's efforts and expressed gratitude on behalf of the Commission for her dedication to preserving the site's historical significance.

V. APPROVAL OF MEETING SUMMARY:

Commissioner Choate made a motion to approve the Meeting Summary of the October 27, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 9 to 0.

VI. PUBLIC COMMENT:

P.Z. 05-2025 Westland Acres (Provision Land Development, LLC)

REPRESENTING THE PETITIONER:

John Nations, 16150 Main Circle Drive, Chesterfield, MO – available for questions.

Mr. Nations, stated that the plan complies with the City of Chesterfield's ordinances, Comprehensive Plan, and satisfies the requirements of the PUD guidelines and design standards.

He noted several updates since the August 25, 2025 meeting, with the following revised percentages:

- Tree Preservation: 38% (updated)
- Common Ground: 32.5% (updated)
- Landscape Buffer (Provision): 30% (updated)

Mr. Nations requested that the language in Attachment A, Page 3, Letter J, Number 4, be revised to refer to City Code 405.04.090 – Streets. He wanted to clarify the developers' responsibilities for the future improvements required to Church Road as outline by City Code.

Mr. Nations stated that landscaping will be installed throughout the development, and the homes will feature architectural designs above standard. The stream buffer impact has been mitigated and considered via the proposed Attachment A. No changes are planned for the homes fronting on Church Road, as this is the first phase and will make sense when the next phase gets developed in Wildwood. He noted that sidewalks, buffering, and neighborhood enhancements are included, along with planned improvements to the church and cemetery.

DISCUSSION:

Commissioner Choate noted that the narrative states lots will exceed 22,000 sq. ft.; however, Mr. Nations clarified all lots comply with 21,780 sq. ft. as required per the zoning.

Commissioner Wuennenberg asked for clarification of the Design features that should be considered when reviewing a Planned Unit District in City Code. Mr. Nations said that the design feature that was provided was the preservation of natural land features and recognizing the historic significance of the area.

Commissioner Harris clarified that the commissions' comments were directed toward the developers and that their concerns were regarding how the proposed petition did or did not meet the City Code requirements. Both Commissioner Harris and Commissioner Staniforth expressed concerns that the proposed Planned Unit District did not meet the design standards required of a PUD and was concerned regarding the lack of proposed amenities.

Commissioner Marino discussed the historical significance of the area and suggested that any proposed amenities should consider the historic nature of the area in the design. Mr. Nations agreed that the site was historically significant and insisted that it was up to the family to decide how they should recognize the historical significance of the area. Mr. Nations also reminded the Commission that the streets will be named in honor of the family members as per the proposed Attachment A.

Commission Midgley agreed that the family should be a part of design for the amenities but she wanted to see some design features added to the Preliminary Development Plan.

Commission Chohan asked if a subdivision this size requires a second access. City Staff confirmed that the Monarch Fire Protection District approved a variance for the single access drive off Church Road and no second access would be required.

SPEAKERS IN FAVOR:

- Doris Frazier, 17077 Church Road, Chesterfield, MO
- Maria Frazier, 601 Norton Avenue, Kirkwood, MO (Daughter of: Doris Frazier)
- Kristi Murdoch, 1515 Amandale Drive, University City, MO (Daughter of: Doris Frazier)
- Chris Johnson, 2113 Greenheath Drive, Florissant, MO

SPEAKERS IN OPPOSITION:

- Larin Singer, 1625 Bridgeway Drive, Chesterfield, MO

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

VIII. UNFINISHED BUSINESS:

- 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.

Commissioner Marino made a motion to recommend approval of P.Z. 05-2025 Westland Acres (Provision Land Development, LLC) with following condition:

The language in Attachment A, Page 3, Letter J, Number 4, be revised to refer to City Code 405.04.090 Streets.

The motion was seconded by Commissioner Choate.

DISCUSSION:

Justin Wyse, Director of Planning discussed siltation control and the Lake Protection Bond.

Upon roll call, the vote was as follows:

Aye: Commissioner Choate, Commissioner Chohan,
Commissioner Marino, Commissioner Rodermund,
Chair Tilman

Nay: Commissioner Harris, Commissioner Midgley
Commissioner Staniforth, Commissioner Wuennenberg

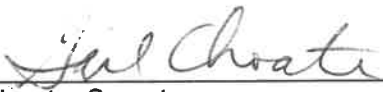
The motion passed by a vote of 5 to 4.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT:

The meeting adjourned at 8:29 p.m.



Gail Choate, Secretary