

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
NOVEMBER 24, 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
City Attorney, Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Isaak Simmers, Planner
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: None.

V. APPROVAL OF MEETING SUMMARY:

The Planning Commission deferred approval of the November 10, 2025 meeting summary to include additional information from the discussion.

VI. PUBLIC COMMENT

A. 13490 Olive Blvd. (Take 5 Oil Change)

Representing the Petitioner:

1. Jeffrey P. Kaiser, TR,i Architects, 1790 S. Brentwood Blvd, St. Louis, MO – available for questions.

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

- A. 13490 Olive Blvd. (Take 5 Oil Change):** Amended Architectural Elevations for an existing vehicle service center facility located on a 0.40-acre tract of land, zoned “C2” Shopping District with Conditional Use Permit No. 17.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion to approve the three (3) wall sconces. The motion was seconded by Commissioner Marino and **passed by a voice vote of 9 to 0.**

Commissioner Wuennenberg made a motion to approve the Amended Architectural Elevations for **13490 Olive Blvd. (Take 5 Oil Change)** including the (3) wall sconces and the conditions recommended from the Architectural Review Board (ARB):

1. The existing pavement must be resealed.
2. Updates and maintenance must be made to the existing trash enclosure if it is not in working condition.
3. The existing roof-mounted satellite equipment must be removed.

The motion was seconded by Commissioner Marino and **passed by a voice vote of 9 to 0.**

VIII. UNFINISHED BUSINESS

- 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.

Isaak Simmers, Planner gave a PowerPoint Presentation of the history of the site and the surrounding area.

Commissioner Wuennenberg made a motion to approve **P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust)**. The motion was seconded by Commissioner Marino.

DISCUSSION:

Commissioner Choate inquired about Attachment A, Letter J, which mentions a gate at the entrance to the development. Mr. Simmers explained that this is standard template language in Attachment A. It is not relevant to the current petition but is included to account for any future redevelopment.

Commissioner Chohan asked about Attachment A, I, Number 2., referencing cross access easements and temporary slopes. Justin Wyse, Planning Director explained that this is also standard template language and has no impact on the proposed project.

Chair Tilman asked about the process for installing a sidewalk in the area. Mr. Wyse explained that each property establishes a Special Cash Escrow to fulfill their obligation, which then becomes a long-term City obligation. Installation requires coordination with the property owners, budgeting by Public Works, and approval by the City Council. He also noted alignment with the City Bikeable Walkable Plan, emphasizing that the recently extended Riparian Trail currently stops at Old Chesterfield, and the goal is to connect it to the Levee Trail. Due to site constraints—overhead utilities, parking, and drainage—the goal is to consolidate the two (2) projects into one (1) project. Chair Tilman noted that during the holiday season, it's challenging for pedestrians to move from one property to the next without feeling like they are in the road.

Commissioner Marino expressed gratitude to Ms. Strutman, acknowledging her contributions to Historic Chesterfield.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT

The meeting adjourned at 7:13 p.m.



Gail Choate, Secretary