

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JANUARY 12, 2026**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
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. Shane Streiler, Planner
Ms. Erica Blesener, Recording Secretary

ABSENT

Commissioner Allison Harris
Commissioner John Marino

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: Commissioner Wuennenberg read the "Opening Comments" for the Public Hearing.

- A. P.Z. 07-2025 Hi Point Hill, Lot 1:** A request for a Change of Zoning from "NU" Non-Urban District to "E-1/2AC" Estate District for a tract of land totaling 3.47 acres located north of Wild Horse Creek Road.

STAFF PRESENTATION:

Shane Streiler, Planner gave a PowerPoint presentation showing photographs of the site and surrounding area.

Mr. Streiler explained that the request is to rezone a 3.47-acre tract of land located north of Wild Horse Creek Road from "NU" Non-Urban District to "E-1/2AC" Estate District.

The existing house was constructed in 1947. The current record plat for Hi Point Hill subdivision was recorded in 1977, and the site has remained largely unchanged since that time.

The development criteria for the "E-1/2AC" Estate District includes the following: single-family lots must have a minimum of one-half acre; the maximum height for all structures is 50 feet; minimum structure setbacks are 15 feet from side property lines, 20 feet from the right-of-way, and 30 feet between structures. A minimum 20-foot-wide landscape buffer is required where the site abuts other residential properties with a required 30-foot-wide buffer along a non-residential street.

DISCUSSION:

Commissioner Choate asked whether the property is platted; the internal streets would be built to City standards for either private or public road with sidewalks. Justin Wyse, Director of Planning stated that both private and public roads are required to be built to City standards and would include sidewalks. There are some sidewalk exclusions, such as cul-de-sacs with a certain number of lots.

Chair Tilman asked about a previous proposal for a different entryway to Wildhorse Creek Road and where it was located. Mr. Streiler explained the entryway was proposed across the street from the boundary line of 16750 Wild Horse Creek Road and 16758 Wild Horse Creek Road.

Councilmember Merrell Hansen asked why the original request in 2002 was denied. Mr. Streiler explained it didn't align with the current request.

Commissioner Chohan asked whether the road access is the same as the previous request. Mr. Streiler explained that the City is not reviewing a Preliminary Plat at this time and that road access will be reviewed at a later date.

PETITIONER'S PRESENTATION:

A. P.Z. 07-2025 Hi Point Hill, Lot 1:

1. David Volz, Volz Engineering, 10849 Indian Head Industrial Blvd., St. Louis, MO 63132 – available for questions.

Mr. Volz stated that the request is to rezone Lot 1 of Hi Point Hill from "NU" Non-Urban District to "E-1/2AC" Estate District. He introduced Mr. Larry Wilson, owner of the subject site, and Mr. Tom Levinson.

Mr. Volz described the site and noted that the existing drive begins on the south end of the property and curves north to where proposed Lots 2 and 3 would tie back in. He stated that the existing barn is located on proposed Lot 2 and the existing residence is located on proposed Lot 4.

He described the surrounding zoning and land uses, noting that the property to the southwest along Woodcliffe Place Drive is zoned "R-2," with adjoining lots approximately .28 acres in size. Properties to the northwest within Hi Point Hill consist of approximately three-acre lots. The

property to the northeast along Appaloosa Way is zoned "E-3," and the property to the east consists of a single-family residence on approximately one (1) acre.

Mr. Volz presented the proposed plan, noting that the plan was not required for the rezoning request. He stated that the proposal includes four (4) lots, each approximately 125 feet wide by 160 feet deep, with lot sizes ranging from approximately three-quarters of an acre to one acre.

He explained that the proposal includes relocating the subdivision entrance from the west side of the property to the eastern property line, tying into Hi Point Road. The proposed roadway would be a 26-foot-wide asphalt road. He noted that the existing roadway becomes steep past the barn and that the proposed design would not increase the grade.

Mr. Volz stated that a 20-foot landscape buffer is proposed along the west side of the site, with a 30-foot buffer along Wild Horse Creek Road. He noted that the entrance would be reconstructed as part of the proposal. The goal of the proposal is to minimize impacts to existing Hi Point Hill residents. The subdivision indentures would need to be amended and that efforts would be made to limit impacts to existing homeowners as much as possible.

DISCUSSION:

Commissioner Wuennenberg asked about the subdivision indentures, stating that the proposal appears to be a subdivision of three (3) acres or more and inquired whether the proposal is permitted under the existing indentures. He also stated that landscape buffers should be provided along the other two (2) sides of the property. Mr. Volz responded that the indentures will need to be amended to allow the subdivision and noted that landscape buffers should have been shown along the other two (2) sides.

Commissioner Chohan asked who the homebuilder would be for the proposed development. Mr. Volz stated that a homebuilder has not yet been selected.

Councilmember Hansen asked whether the proposed road would be privately or publicly maintained. Mr. Volz stated that the road will be privately maintained and constructed up to City standards.

SPEAKERS IN FAVOR:

1. Larry Wilson, 129 Woodcliffe Place Drive, Chesterfield, MO 63005 – available for questions

Mr. Wilson stated that he has owned the property at 233 High Point Hill for approximately 20 years. He stated that the current subdivision indentures require a minimum lot size of one and one-half acres. He explained that the proposal includes creating separate indentures for the new subdivision, leaving the High Point residents unaffected. He added that relocating the access road would improve safety for vehicles entering and exiting Woodcliffe Place.

2. Marianne McVey, 211 Hi Point Road, Chesterfield, MO 63005

Ms. McVey spoke on behalf of the residents of Hi Point Hill Subdivision. She stated that she has been involved with the three (3) prior petitions and that the current proposal represents the most agreeable solution to date. She explained the residents of Hi Point Hill would like the road to remain private, which has been addressed in the proposal, and that the current indentures remain unchanged.

SPEAKERS IN OPPOSITION:

1. Jacob Peistrup, 223 Appaloosa Drive, Chesterfield, MO 63005

Mr. Peistrup spoke on behalf of the residents of Appaloosa Way Subdivision. He explained that he works in marketing with real estate agents, builders, and developers across St. Louis. He has been involved behind the scenes to help communicate and promote transparency about current projects, including Wildhorse Village, Downtown Chesterfield, and Chesterfield Reginal TIFF.

The residents of Appaloosa Way subdivision are supportive of development that is well planned and aligned with a good long-term vision for the community.

He added that he understands that change is inevitable and not easily accepted, and redevelopment can be beneficial when done well. His comments are not intended to oppose redevelopment or rezoning of this land; rather, his goal is to advocate for development that fits with the surrounding area and aligns with the City's long-term planning.

He stated a concern regarding the lack of a specific builder or developer for the rezoning request. The decision being made this evening isn't about a specific project but establishing a long-term density plan for the rest of the neighborhood. It's not just about this lot; the implications will affect the four (4) other lots in High Point in the future. The potential impact could involve dozens of homes, not just the four (4) proposed today.

Rezoning from three (3) plus acres to 1/2-acre lots would increase the density around their neighborhood. Appaloosa Way is zoned 1/2-acre estates but several lots are zoned one (1) acre. The site's topography sits at a higher elevation than Appaloosa Way, which could cause noise to travel downward toward their neighborhood. They believe that lower density would help reduce the impact of noise and activity, and that one (1) acre zoning would allow for the best use of this property.

DISCUSSION:

Chair Tilman commented that zoning is not something dependent on the owner of the property the owner can apply for a zoning change which has been done today. Once the zoning has been established the zoning survives any ownership and stays with the ground until the zoning has changed. He added, that it is not uncommon for the Commission to address zoning issues without knowing who the builder, or developer will be. The Commission looks at what zoning is being requested and how it fits with the Comprehensive Plan. Later in the process, the Commission will look at what is proposed to be built, where they can move that forward or deny it.

Councilmember Hansen stated that consideration is made by the compatibility of surrounding areas. It is not likely that the developer would make something so dramatically different than the two (2) adjacent neighborhoods.

Commissioner Wuennenberg explained that for a zoning request the Commission will look around to see what fits there. He added that if the zoning from "NU" this is probably the best fit.

V. APPROVAL OF MEETING SUMMARY:

Commissioner Choate made a motion to approve the Meeting Summary of the November 24, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT: None.

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

VIII. UNFINISHED BUSINESS:

A. Approval of November 10, 2025 Planning Commission Meeting Summary

Commissioner Midgley made a motion to approve the Meeting Summary of the November 10, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Chohan and passed by a voice vote of 7 to 0.

B. P.Z. 07-2025 Hi Point Hill, Lot 1: A request for a Change of Zoning from "NU" Non-Urban District to "E-1/2AC" Estate District for a tract of land totaling 3.47 acres located north of Wild Horse Creek Road.

Commissioner Wuennenberg made a motion to approve P.Z. 07-2025 Hi Point Hill, Lot 1. The motion was seconded by Commissioner Rodermund.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT

The meeting adjourned at 7:45 p.m.



Gail Choate, Secretary