

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
FEBRUARY 9, 2026**

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

Mayor Dan Hurt
Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Mayor Dan Hurt; Councilmember Merrell Hansen, Council Liaison, Ward IV; and Councilmember Mary Ann Mastorakos, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Amended Meeting Summary of the January 12, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 0. (Commissioners Harris and Marino abstained.)

Revisions Included:

- Page 2: Corrected the site size from “28 acres” to “.28 acres.”
- Page 4: Corrected “marking” to “marketing” under Mr. Pelstrup’s comments.
- Page 5: Corrected the voting commissioner from Commissioner Bilgram to Commissioner Rodermund.

VI. PUBLIC COMMENT:

B. Chesterfield Village Mall

1. Tim Lowe, Senior Vice President of Development for The Staenberg Group, 2127 Innerbelt Business Center Drive, St. Louis, MO 63114 – available for questions.

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

- A. Chabad of Chesterfield:** Amended Architectural Elevations for the proposed Chabad of Chesterfield building located on a 1.49-acre tract of land, zoned “PC” Planned Commercial District.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for Chabad of Chesterfield. The motion was seconded by Commissioner Rodermund and **passed by a voice vote of 9 to 0.**

- B. Chesterfield Village Mall:** An Amended Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64 and east of Chesterfield Parkway.

DISCUSSION:

Discussion regarding Chesterfield Village Mall continued from the Site Plan Committee Meeting.

Chair Tilman made two (2) comments related to parking. First, he noted the unpredictability of Dillard’s reopening and stated that the existing Dillard’s parking lot should not be counted toward meeting the parking requirements for the overall mall redevelopment. Second, he emphasized the importance of carefully reviewing the parking requirements for each individual development within Downtown Chesterfield moving forward. He stated that the minimum parking requirements should be met for each project and that no variances should be approved, as doing so would shift additional parking burdens back onto the development.

Commissioner Staniforth had concerns of the proximity of the parking garage.

Commissioner Chohan asked if a Traffic Study had been completed as compared to other cities that have had gone through a similar process. Mr. Tim Lowe explained that most

cities had parking ratios that were lower because of shared parking. Additionally, people who live within the development do not need parking when they shop and eat within the area. He explained that they went ahead with the 4.0 parking ratio which is typically the standard with excess parking. The parking garage and on-street parking is only to serve the ground floor retail surrounding the park. Other buildings within the development would be required to self-park. The parking garage is a TIF reimbursable project. Additional parking could be added but it would increase the amount from the TIF. They are trying to be strategic and only plan for what is needed.

Commissioner Staniforth asked about self-parking and how parking would be addressed if a grocery store or additional retail spaces were added to the development. Mr. Lowe explained that a grocery store has a higher parking demand than typical retail and would need additional parking. He also noted that certain buildings located along the perimeter, outside of the main core area, would include their own parking. The intent is to encourage parking and avoid limitations. Chair Tilman explained that all future projects within the development will be required to comply with the parking requirements.

Commissioner Rodermund expressed concern regarding the estimates of who will live and work in the area and asked whether a study had been done to support those projections. Mr. Lowe responded that they looked at the 994 parking spaces were calculated to accommodate all anticipated parking demand. He noted that their analysis considered that some individuals would both live and work within the development and utilize the area. Based on those projections, they are comfortable with amount of parking they are providing.

Ms. Alyssa Ahner, Senior Planner gave a brief summary of what was discussed in the Site Plan Committee meeting.

The removal of the grand staircase from the developer's construction obligations, modification to the four (4) raised intersections and roundabouts; changing them from pavers to stamped concrete, the revised streetscape landscape plan, minor modifications to the type of plantings, future relocation of the bus stop, allocation of housing density for lots 3B and 3C, and the interim off-site pedestrian accommodations along the ring road; 6' wide path with a 6' wide striped buffer that connects to the 12' wide trail.

Chair Tilman asked if one of the partners decides to not move forward with the trail, who would ultimately be responsible for its completion. Mr. Justin Wyse, Planning Director explained that the City would retain final authority through the redevelopment of the Dillard's parcel, contingent upon inclusion of the required final improvements.

Commissioner Staniforth questioned if the City had a signed agreement in place. Mr. Wyse explained that TSG is authorized to complete the work as proposed.

Mayor Dan Hurt opened by thanking the PC for their service. He further expanded upon previous history with development of Chesterfield Valley and the importance of maintaining the highest level to current and future parking standards throughout the City.

Commissioner Rodermund commented that the parking garage is subject to TIF reimbursement and future garages are not guaranteed to receive such reimbursement, which could make them difficult to fund. Mr. Wyse explained that additional parking structures could qualify as reimbursable costs under the TIF.

Ms. Alyssa Ahner, Senior Planner offered some perspective on the approval process for the garage itself. The Amended Site Development Concept Plan is not the final approval. A Site Development Section Plan will still be required which provides another opportunity to evaluate the parking. Additionally, the concept plan is required to be amended each time a project comes forward in order to allocate commercial and housing density. If the density starts to surpass what is being discussed now then parking will need to be evaluated as a part of that amendment to the concept plan.

Commissioner Marino made a motion recommending approval of an Amended Site Development Concept Plan, Landscape Plan, and Lighting Plan for Chesterfield Village Mall. The motion was seconded by Commissioner Chohan and **passed by a voice vote of 9 to 0.**

VIII. UNFINISHED BUSINESS: None.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT

The meeting adjourned at 7:52 p.m.



Gail Choate, Secretary