

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
FEBRUARY 23, 2026**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Robert Rodermund
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Allison Harris

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 Merrell Hansen, Ward IV, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the February 9, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth.

Commissioner Chohan made a motion to amend the motion with the following corrections:

- On Page 2, the last comment from Commissioner Chohan: "Transportation" should be "Traffic."
- On Page 3, the last comment lists Commissioner Bilgram; it should be Commissioner Rodermund.

The Motion was seconded by Commissioner Midgley and passed as amended by a voice vote of 8 to 0.

VI. PUBLIC COMMENT:

1. Brett Lawless, 680 Meramec Station Rd. Valley Park, MO representing the petitioner for Westland Acres 2026 TPP – available for questions.

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

- A. **Westland Acres 2026 TPP**: A Tree Preservation Plan and Tree Stand Delineation for 56.31 acres of land zoned “PUD” Planned Unit District located north of Strecker Road and east of Church Road.

Commissioner Marino made a motion recommending approval of the Tree Preservation Plan and Tree Stand Delineation for Westland Acres 2026 TPP. The motion was seconded by Commissioner Staniforth.

DISCUSSION:

Discussion continued from the Site Plan Committee Meeting.

Chair Tilman summarized the 35% minimum tree canopy retention requirement. He explained that the developer is proposing to preserve exactly 35% of the existing tree canopy.

At this time, the Planning Commission has not completed its Site Plan review and does not have sufficient information to evaluate the potential impacts of utilities, street improvements, or other site modifications on the ability to retain the required 35% tree canopy.

The Commission discussed the possibility that the project could fall below the 35% minimum once tree removals and grading activities occur. Because a Site Plan has not yet been reviewed, it is unclear whether the developer will be able to meet the requirement.

As a result, the Commission discussed the potential need for a condition requiring resubmittal of the Tree Preservation Plan following the tree removals and approval of the Grading Plan. If the retained canopy falls below 35%, the developer would be required to return to the Planning Commission to present a remediation plan demonstrating how the project will achieve compliance with the 35% minimum tree canopy retention requirement.

Commissioner Marino agreed with Chair Tilman and stated that he has concerns as the proposal is exactly 35% minimum tree canopy requirement. He stated that it is reasonable to require resubmittal to ensure compliance.

Commissioner Wuennenberg asked about the procedural timing, specifically whether changes should be required at the time the Site Development Plan is presented if it does not meet the 35% requirement, or whether the process already accounts for that, or if the Commission would need to take separate action. Justin Wyse, Director of Planning clarified that including the condition would not be detrimental. He explained that if, prior to submission of the Site Plan, the developer is able to address the issue, that would be beneficial. However, including the condition would ensure the matter returns to the Commission if necessary.

Chair Tilman made a motion to amend the motion to include the following condition:

The applicant must resubmit the Tree Preservation Plan, along with any Code-required mitigation, to the Planning Commission for review if unavoidable tree removals result in

noncompliance with the approved Tree Preservation Plan.

The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 8 to 0.

DISCUSSION:

Commissioner Marino commented that the removal of tress will displace many bats and other wildlife, which provide environmental benefits. He noted that the purpose of being designated a "Tree City" extends beyond aesthetics to include protecting the environmental functions of trees, such as providing habitat of bats. He emphasized that efforts to mitigate wildlife displacement should be considered as the project progresses.

Councilmember Hansen added that choices can be made to address these impacts.

The vote on the original motion as amended passed by a voice vote by 8 to 0.

VIII. UNFINISHED BUSINESS: None.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT:

The meeting adjourned at 7:20 p.m.



Gail Choate, Secretary

