



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

May 7, 2026

Acting Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Mayor Dan Hurt

Council Committee Member A.J. Moll, Ward I

Council Committee Member Mary Ann Mastorakos, Ward II

Council Committee Member Merrell Hansen, Ward IV

Councilmember Michael Moore, Ward III – proxy for Council Committee Member Koch

Councilmember Pat Tocco, Ward II

Justin Wyse, Director of Planning

Isaak Simmers, Planner

Shilpi Bharti, Planner

Theresa Barnicle, Executive Assistant

ABSENT

APPROVAL OF MINUTES

Councilmember Mastorakos made a motion, seconded by Councilmember Moll, to approve the April 23, 2026 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

UNFINISHED BUSINESS

P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4)

City Planner Isaak Simmers presented his research regarding the committee's request to review the Unified Development Code (UDC) in response to concerns regarding the visual impact, organization, and operational safety of outdoor storage and display areas, particularly at automobile dealerships and vehicle

repair facilities. The proposed amendment establishes clear and enforceable standards for access, screening, landscaping, scale, and overall site design.

In their discussion, the committee debated ongoing enforcement challenges related to outdoor storage and dealership inventory management. Members acknowledged that existing enforcement tools are limited by low fines and staffing constraints, resulting in frequent staff involvement to address overflow parking, unauthorized tents, and unpermitted storage. Legally nonconforming properties further complicate enforcement because updated standards generally apply only to new developments or major renovations, creating fairness concerns between new applicants and longstanding businesses. Members agreed that clearer standards, stronger enforcement mechanisms, and continued monitoring of nonconforming uses would help improve compliance while balancing fairness and gradual progress.

A recurring theme was the balancing of flexible design standards with clear, enforceable regulations. Proposed amendments sought to combine prescriptive requirements with flexibility, particularly for landscaping and screening, to address Chesterfield Valley's unique site conditions, including multiple road frontages and varying elevations. Members noted that rigid standards can increase costs and complicate approvals, while excessive flexibility may weaken visual consistency and enforcement. As a result, the committee supported maintaining flexibility through site-specific review by the Architectural Review Board or Planning Commission while preserving clear expectations for sensitive areas.

The committee reached consensus to continue discussion of this item at the next scheduled Planning and Public Works Committee meeting. No vote was necessary.

NEW BUSINESS

Data Centers Discussion

Planner Shilpi Bharti's presentation detailed current development trends and the experiences of other municipalities that have faced challenges related to data center approvals. She noted that staff believes it is important for the City to proactively update its code to address this use, going on to explain how the existing code neither identifies data centers as a permitted use nor includes regulations addressing the potential environmental and operational impacts associated with these facilities. As a result, updates to the code would likely involve revisions to multiple sections in order to establish clear standards for design, appropriate zoning districts, and specific development regulations for data centers.

In the subsequent discussion, the committee agreed that Chesterfield should proactively establish zoning regulations for data centers due to their growing regional presence and potential community impacts. Staff outlined the range of data center types, from small edge facilities to hyperscale centers exceeding one million-square-foot, highlighting concerns about energy demand, water usage, and noise pollution. Committee members expressed caution about permitting large-scale data centers in Chesterfield, citing concerns about long-term

economic value, compatibility with the City’s family-oriented and green-space-focused identity, while preparing for future economic and technological changes. Members stressed the importance of studying other states’ experiences before adopting regulations and noted that data centers could eventually become federally or state-protected critical infrastructure, potentially limiting local control. The possibility of prohibiting data centers entirely was also discussed, but recognized as difficult, given existing uses and evolving technology.

The discussion also placed Chesterfield in a broader national context, noting that major hubs such as Texas and Virginia have already developed hundreds of data centers. Staff encouraged studying regulations from states like California with stricter environmental standards. Emerging technologies, including closed-loop cooling systems and small nuclear power generation, were discussed as potential ways to reduce traditional concerns over water and energy consumption. Committee members also noted that data centers generally provide limited job creation relative to their size, raising questions about their long-term community value.

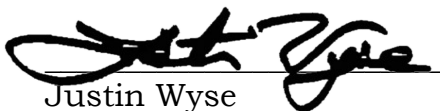
Overall, the committee supported a measured, research-based approach that balanced innovation and economic development with environmental concerns and Chesterfield’s established community character. They emphasized a cautious, education-driven process involving Planning Commission review, public hearings, continued public input, and flexibility to reject future proposals if concerns remain unresolved.

Councilmember Moll made a motion seconded by Councilmember Moore, to direct staff to pursue an amendment to the Unified Development Code for data center regulation. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

ADJOURNMENT

The meeting was adjourned at 7:01 p.m.

Respectfully submitted:



Justin Wyse
Director of Planning



Theresa Barnicle
Executive Assistant

Date Approved: 06/04/2026