

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JUNE 22, 2026**

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

I. ROLL CALL

PRESENT

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

Councilmember Lane Koch, Council Liaison
City Attorney, Christopher Graville
Ms. Alyssa Ahner, Senior Planner
Mr. Isaak Simmers, Planner
Ms. Erica Blesener, Recording Secretary

ABSENT

Commissioner Robert Rodermund

Chair Tilman acknowledged the attendance of Councilmember Mary Ann Mastorakos, Ward II; Councilmember Gary Budoor, Ward IV; Councilmember Merrell Hansen, Ward IV; and Councilmember Lane Koch, Ward III, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARING

Commissioner Choate read the "Opening Comments" for the Public Hearing.

- A. P.Z. 04-2026 84 Lumber (17519 Chesterfield Airport Road):** An ordinance amendment to modify development criteria of an existing "PC" Planned Commercial District for a 7.42-acre tract of land located south of Interstate 64 and north of Chesterfield Airport Road.

STAFF PRESENTATION:

Isaak Simmers, Planner provided the following information about the subject site:

Site History

The property was rezoned from “NU” Non-Urban District to “C8” Planned Commercial District in 1995 for the development of a retail lumber yard. In 2009, the site was rezoned to “PC” Planned Commercial District (originally requested as “PI” Planned Industrial District) to modify and significantly narrow the list of permitted uses while adding development standards related to future site improvements. In 2020, the applicant requested amendments to the development criteria, including increasing the maximum allowable building area from 40,000 to 60,000 square feet, remove the stormwater detention setbacks, and revising access to Chesterfield Airport Road. Following a public hearing in 2021, the Planning Commission recommended approval with additional limitations on permitted uses. The request was subsequently approved by City Council in 2022 through Ordinance No. 3181, which further restricted permitted uses and added enhanced screening requirements for outdoor storage areas.

Request

The applicant is seeking amendments to Ordinance 3181 to modify the site-specific development criteria in preparation for a future redevelopment and operational expansion of auto service facility. The applicant is proposing three (3) changes to the Attachment A: increase the total allowed building area from 60,000 square feet to 72,000 square feet, reduce the required northernmost parking setback from 290 feet to 55 feet, and reduce the northernmost building setback from 300 feet to 55 feet. Also included with the submittal is a revised Preliminary Development Plan that depicts site improvements consistent with the request and existing ordinance requirements.

PETITIONER:

Mr. George Stock, Stock and Associates, 257 Chesterfield Business Pkwy, Chesterfield, MO

Mr. Stock representing Car Craft Auto Body stated that he was joined by Mr. James Mason, owner of the subject property, and Mr. Gary Goddard, manager of Car Craft Auto Body.

Mr. Stock stated that the request is for an amendment to Ordinance No. 3181 to allow expansion of the existing business, which has operated at the site since 2012. He explained that the proposed amendments include increasing the total allowable building area from 60,000 square feet to 72,000 square feet and reducing both the building and parking setbacks along Interstate 64 to 55 feet, consistent with adjacent development. He noted that the property was previously before the Planning Commission in 2022 for an expansion of the existing Car Craft Auto Body facilities, and that the current request would allow for additional development of the northern portion of the property to support retail automobile sales while continuing the expansion of the existing auto body operation.

Mr. Stock explained that the proposed setbacks were modeled after nearby developments, including the Jaguar - Land Rover dealership to the east. He further stated that the northern portion of the site has historically remained undeveloped due to low-lying conditions, tree coverage, and its prior use for stormwater storage associated with post-1993 flood reconstruction efforts; however, with the construction of the regional stormwater drainage system, the area is no longer needed for stormwater storage and can now be developed.

Regarding outdoor storage, he indicated that it is currently permitted by ordinance and would continue to be associated with the existing auto body operation. He clarified that the requested setback reductions are not intended to apply to outdoor storage areas and expressed a willingness to maintain existing setback requirements for outdoor storage if desired by the Commission. Mr. Stock also noted that no changes to permitted uses are proposed and that the

applicant will comply with all Unified Development Code requirements, including tree preservation and landscaping standards, and will submit the required plans with the site development application.

DISCUSSION

Commissioner Wuennenberg asked about vehicles he had observed parked along Chesterfield Airport Road and whether such parking was permitted. Mr. Simmers clarified that unlicensed vehicles are required to be parked in designated areas on the site. He added that staff would follow up with Code Enforcement to verify the site is in compliance before the matter returns to the Planning Commission.

Commissioner Wuennenberg referenced a previously discussed item regarding the future closure of the private road once Arnage Road is extended through the fourth property. Mr. Simmers stated that previous discussions, including those in 2020 and 2022, contemplated keeping the access open until the adjacent private road associated with the neighboring automobile dealership was closed.

Commissioner Choate asked whether any of the existing buildings shown on the plan would be demolished and requested clarification regarding the building proposed nearest Interstate 64. She also asked about the need for the requested 55-foot setback and whether the proposed ordinance modifications were the same as those requested in 2022. Mr. Stock explained that the building nearest Interstate 64 is proposed for automobile retail sales. He stated that the 55-foot setback is consistent with the setback requirements along the eastern property line, where both parking and building setbacks are 55 feet. He noted that the plan is preliminary and if constructed as shown, the building setback would exceed 55 feet. Mr. Stock further explained that Building 4 is a new structure, while Buildings 1, 2, and 3 are proposed expansions of the existing buildings.

Commissioner Staniforth asked for clarification regarding the 2022 amendment that eliminated certain permitted uses on the property. Mr. Simmers explained that the amendment removed stand-alone parking as a permitted use, requiring parking areas to be associated with a principal building on the site.

Commissioner Staniforth also inquired about the tree delineation area shown on the plan and asked whether fencing would be provided. She expressed concern regarding the site's elevation and the proximity of the proposed development to Interstate 64. Mr. Simmers responded that screening and/or fencing would be required as part of the development.

Chair Tilman requested clarification regarding where vehicles would be parked on the site. Mr. Stock explained that retail automobile inventory would be located in the proposed northern parking area, while vehicles associated with the existing auto body operation would remain in the southern portion of the site surrounding the existing buildings. He further noted that the northern area would be elevated to align more closely with Interstate 64 and that the existing drainage channel would remain in place.

Commissioner Chohan requested clarification regarding the proposed Preliminary Development Plan, noting that it reflects approximately 61,300 square feet of total building area while the request is for up to 72,000 square feet. He asked for an explanation of the discrepancy. Mr. Stock explained that the governing ordinance permits a floor area ratio (F.A.R.) of 0.55, which

allows up to approximately 177,000 square feet of building area on the site. He stated that the original approval included only 60,000 square feet, and because the northern building has not yet been finalized, the applicant is requesting an increase to 72,000 square feet to provide additional flexibility in the building size. He noted that the proposed 72,000 square feet remains approximately 105,000 square feet below the maximum permitted under the approved F.A.R.

Commissioner Choate asked whether vehicles would be displayed along Interstate 64 and requested that the proposed display areas be clearly identified when the plan returns to the Planning Commission.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the June 22, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 5 to 0. (*Commissioners Chohan, Staniforth, and Wuennenberg abstained.*)

VI. PUBLIC COMMENT – None.

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

VIII. UNFINISHED BUSINESS – None.

IX. NEW BUSINESS – None.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:26 p.m.



Gail Choate, Secretary