

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
DECEMBER 12, 2022**

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

**I. ROLL CALL**

**PRESENT**

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

**ABSENT**

Commissioner Khalid Chohan

Councilmember Merrell Hansen, Council Liaison  
Mr. Nathan Bruns, representing City Attorney Christopher Graville  
Mr. Justin Wyse, Director of Planning  
Ms. Alyssa Ahner, Planner  
Ms. Mary Ann Madden, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, 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 November 28, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 8 to 0.

**VI. PUBLIC COMMENT**

1. Mr. Ty Gramling, Civil Engineer, 256 Spring Borough Drive, O'Fallon, MO representing the petitioner for 18122 Chesterfield Airport Rd. (Scott Properties) – available for questions

2. Mr. Kristopher Mehrtens, ACI Boland Architects, 17107 Chesterfield Airport Road, Chesterfield, MO representing the Petitioner for **18122 Chesterfield Airport Rd. (Scott Properties)** – available for questions

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

- A. **18122 Chesterfield Airport Rd. (Scott Properties) ASDP:** An Amended Site Development Plan and Amended Architectural Elevations located on a 12-acre tract of land located north of Edison Avenue, east of Spirit of St. Louis Blvd, south of Chesterfield Airport Road, and west of Crown Industrial Ct. zoned “M3” Planned Industrial.

**Commissioner Wuennenberg**, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan and Amended Architectural Elevations for **18122 Chesterfield Airport Rd. (Scott Properties)**. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 8 to 0.

- B. **Shelbourne Senior Living Sign Package:** A Sign Package request for Shelbourne Senior Living located on 8.2 acres of land zoned UC – Urban Core District.

**Commissioner Wuennenberg**, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for **Shelbourne Senior Living**. The motion was seconded by Commissioner Midgley.

**Commissioner Wuennenberg** pointed out that the Petitioner is requesting a second monument sign due to the expansive size of the site. One sign is proposed for the senior living portion and one sign for the assisted living/memory care portion.

The motion to approve **passed** by a voice vote of 8 to 0.

## **VIII. UNFINISHED BUSINESS - None**

## **IX. NEW BUSINESS - None**

## **X. COMMITTEE REPORTS - None**

## **XI. ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

  
Jane Staniforth, Secretary