

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
SEPTEMBER 13, 2021**

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

**I. ROLL CALL**

**PRESENT**

Commissioner Caryn Carlie  
Commissioner John Marino  
Commissioner Debbie Midgley  
Commissioner Nathan Roach  
Commissioner Jane Staniforth  
Commissioner Guy Tilman  
Commissioner Steven Wuennenberg  
Chair Merrell Hansen

**ABSENT**

Commissioner Allison Harris

Councilmember Mary Monachella, Council Liaison  
Mr. Nathan Bruns, representing City Attorney Christopher Graville  
Mr. Justin Wyse, Director of Planning  
Ms. Natalie Nye, Planner  
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Mary Monachella, Council Liaison; and Councilmember Aaron Wahl, Ward II.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS - None**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Marino made a motion to approve the Meeting Summary of the August 23, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and passed by a voice vote of 8 to 0.

**VI. PUBLIC COMMENT - None**

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

- A. 13426 Olive Blvd. (Total Access Urgent Care): A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.19-acre tract of land zoned "PC" Planned Commercial District located south of Olive Boulevard and east of North Woods Mill Road (16Q330911).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for 13426 Olive Blvd. (Total Access Urgent Care). The motion was seconded by Commissioner Marino.

Commissioner Wuennenberg stated that in its earlier meeting, the Site Plan Committee noted the following:

- The landscape buffer meets City code, and is designed artfully while giving visibility to the building.
- The parking lot has been reduced in size allowing for 85% open space on the site.
- The sidewalk from the building connects to the sidewalk at Olive Boulevard.
- There is no sign package for the site at this time; any signage will comply with the Unified Development Code.

Commissioner Tilman stated that Staff has been asked to contact MoDOT regarding the possibility of connecting the sidewalk to the bus stop on Olive Boulevard, which is located in front of the subject building.

Commissioner Carlie pointed out that the Applicant has confirmed that they will follow all requirements regarding proper disposal of medical waste.

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

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

#### **IX. NEW BUSINESS**

Chair Hansen reported that UMSL is again conducting its *Fundamentals of Planning and Zoning noncredit Chancellor's Certificate program* starting in October. These classes are valuable for new Planning Commissioners, Council members, and ARB members.

#### **X. COMMITTEE REPORTS**

Commissioner Marino stated that an upcoming meeting of the Ordinance Review Committee will be scheduled via Zoom.

#### **XI. ADJOURNMENT**

The meeting adjourned at 7:07 p.m.

  
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Jane Staniforth, Secretary