**PLANNING COMMISSION**
**OF THE CITY OF CHESTERFIELD**
**MEETING SUMMARY**
**JUNE 24, 2024**

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

## I. ROLL CALL

| PRESENT | ABSENT |
|---|---|
| Commissioner Walter Bilgram | Commissioner Steven Wuennenberg |
| Commissioner Gail Choate | |
| Commissioner Khalid Chohan | |
| Commissioner Allision Harris | |
| Commissioner John Marino | |
| Commissioner Debbie Midgley | |
| Commissioner Jane Staniforth | |
| Chair Guy Tilman | |

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison (Ward IV); and Councilmember Mary Ann Mastorakos, Ward II.

## 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 June 10, 2024 Planning Commission Meeting.** The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 7 to 0.** *(Commissioner Midgley abstained)*

## VI. PUBLIC COMMENT

**A. Gateway Studios, Lot 1A Sign Package:**

Representing the Petitioner – available for questions:
1. Joe Phillips, Piros Signs Inc, 1818 Old State Road M, Barnhardt, MO

**DISCUSSION**
Chair Tilman raised questions about the one (1) oversized monument sign, specifically regarding the benefits of the additional 12 inches in height. Mr. Joe Phillips explained that the extra height is necessary to accommodate an arrow at the bottom of the sign. Raising the sign by 12 inches allows for these additions, which are intended to guide visitors to the main entrance of the site, located off Spirit of St. Louis Boulevard.

Mr. Tilman inquired whether it would be possible to include all directional content on the sign if it remains restricted to a height of six (6) feet. Mr. Phillips responded that the current design, which includes additional height, allows for the entrance sign and directional elements. Limiting the sign to six (6) feet might restrict the ability to display all necessary information.

**B. Summit Topgolf, Lot C1:**

Representing the Petitioner – available for questions:
1. Frank Shahlari, Licket Architecture, 16200 Midland Dr, Shawnee KS
2. Scott Vasko, 1911 Spillman Dr, Bethlehem PA
3. Carey Miller, 1911 Spillman Dr, Bethlehem PA
4. Scott Reese, Summit Real Estate Group, 135 N. Meramec Ave, St. Louis, MO

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

**A. Gateway Studios, Lot 1A Sign Package:** A sign package for Gateway Studios subdivision located on a 30.08-acre tract of land located north of Chesterfield Airport Road and east of Spirit of St. Louis Blvd., zoned "PC"- Planned Commercial District.

**Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the sign package for Gateway Studios, Lot 1A Sign Package**. The motion was seconded by Commissioner Marino.

**DISCUSSION**
Commissioner Marino expressed that he had no objections to the arrow, but would prefer to have it positioned underneath the sign rather than reducing the size of the content. Commissioner Bilgram added that he has no issues with the sign and the large arrow would be helpful when directing people who are unfamiliar with the area.

Chair Tilman questioned whether the sign design must deviate from standard signage rules and if it is necessary to increase the sign's height by 12 inches. He added that there seems to be no compelling reason for the additional height. Commissioner Staniforth agreed with Chair Tilman, suggesting that the sign should comply with the sign package standards.

Commissioner Staniforth made a motion to amend the motion so that the proposed criteria for the Monument Signage be amended to maintain that such sign shall be 100

square feet in area and not exceed six (6) feet in height. The motion was seconded by Commissioner Midgley.

**Upon roll call to amend the motion, the vote was as follows:**

**Aye: Commissioner Midgley, Commissioner Staniforth, Chair Tilman**

**Nay: Commissioner Bilgram, Commissioner Choate, Commissioner Chohan, Commissioner Harris, Commissioner Marino**

**The motion failed by a vote of 3 to 5.**

**Upon roll call, the vote to approve the original motion for Gateway Studios, Lot 1A was as follows:**

**Aye: Commissioner Bilgram, Commissioner Choate, Commissioner Chohan, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Staniforth**

**Nay: Chair Tilman**

**The motion passed by a vote of 7 to 1.**

B. **Summit Topgolf, Lot C1:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a retail building located on a 2.16-acre tract of land located north side of north outer 40 road, zoned "PC"-Planned Commercial.

**Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Summit Topgolf, Lot C1**. The motion was seconded by Commissioner Choate.

**Upon roll call, the vote to approve Summit Topgolf, Lot C1, was as follows:**

**Aye: Commissioner Bilgram, Commissioner Choate, Commissioner Chohan, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Staniforth, Chair Tilman**

**Nay: None**

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

**UNFINISHED BUSINESS**

**A.** Election of Officers

Commissioner Marino explained that the By-Laws only allow an Officer to serve three (3) terms, so in order for Mr. Wuennenberg to serve another term as Vice-Chair, a section of the By-Laws needs to be suspended.

**Commissioner Marino made a motion to amend the By-laws pursuant to Article VIII, Section 1 of the Planning Commission's By-Laws to suspend Article III, Section 6 of the By-laws for the 2024 nomination and election of officers.** The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 8 to 0.**

**Commissioner Marino made a motion recommending the approval of the following slate of officers for 2024-2025:**

| | |
|---|---|
| Chair: | Guy Tilman |
| Vice-Chair: | Steve Wuennenberg |
| Secretary: | Gail Choate |

The motion was seconded by Commissioner Midgley.

Commissioner Marino thanked Commissioner Staniforth for serving as the Secretary for the past three (3) years.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Bilgram, Commissioner Choate, Commissioner Chohan, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Staniforth, Chair Tilman**

**Nay: None**

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

**VIII. NEW BUSINESS** – None.

**X. COMMITTEE REPORTS** – None.

**XI. ADJOURNMENT**

The meeting adjourned at 7:21 p.m.

Gail Choate

Gail Choate, Secretary