

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
JULY 27, 2020**

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

**I. ROLL CALL**

**PRESENT**

**ABSENT**

Commissioner Allison Harris  
Commissioner John Marino  
Commissioner Debbie Midgley  
Commissioner Gene Schenberg  
Commissioner Jane Staniforth  
Commissioner Guy Tilman  
Commissioner Steven Wuennenberg  
Chair Merrell Hansen

Mayor Bob Nation  
Councilmember Dan Hurt, Council Liaison  
Mr. Christopher Graville, City Attorney  
Mr. Justin Wyse, Director of Planning  
Mr. Chris Dietz, Planner  
Ms. Annisa Kumerow, Planner  
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Mayor Bob Nation and Councilmember Dan Hurt, Council Liaison.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS – None**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Midgley made a motion to approve the Meeting Summary of the June 22, 2020 Planning Commission Meeting. The motion was seconded by Commissioner Schenberg.

Upon roll call, the vote to approve was as follows:

**Aye: Commissioner Midgley, Commissioner Schenberg,  
Commissioner Staniforth, Commissioner Tilman,  
Commissioner Wuennenberg, Commissioner Harris,  
Commissioner Marino, Chair Hansen**

**Nay: None**

The motion passed by a vote of 8 to 0.

## VI. PUBLIC COMMENT

Mr. Dan Bogaski, representing the petitioner – ZH Asset Management, Inc., 240 Larkin Williams Industrial Court, Fenton, MO.

Mr. Bogaski stated that they are requesting an amendment to the Site Development Plan for Wildhorse Acres that was approved in 2004 in order to move a lot line. He explained that access from the western lot would be off Wild Horse Creek Road, and access from the eastern lot would be off Harvester Road.

The petitioner also stated that the property owner had approached the developer of Fienup Farms to see if they would like to include the subject property as part of the Fienup Farms development. At that time, the developer for Fienup Farms declined.

*Due to technical difficulties, Chair Hansen dropped from the meeting at this point, and Commissioner Wuennenberg assumed the role of Acting Chair.*

## VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Alexander Woods Sign Package**: A request for a Sign Package for a 20.26-acre residential development located along Nardin Drive, north of its intersection with Swingley Ridge Road (18S230367).

**Acting Chair Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Alexander Woods.** The motion was seconded by Commissioner Tilman and **passed by a voice vote of 7 - 0.**

- B. **Wildhorse Acres (16931 WHC Road)**: An Amended Site Development Plan for a 2.52 acre tract of land zoned "E-1AC" Estate District located north of Wild Horse Creek Road east of Harvester Road.

Mayor Nation asked for clarification as to whether both proposed lots would have access off Wild Horse Creek Road, or whether an easement is being requested off Harvester Road coming down from Fienup Farms. If access is provided off Harvester Road, he inquired as to who is responsible for the costs for such construction.

Mr. Justin Wyse, Director of Planning, replied that the petitioner is proposing that the eastern lot connect through the easement that was dedicated as part of Fienup Farms, and that the cost for this driveway connection would be the sole responsibility of the property owner.

*Chair Hansen rejoined the meeting at this point.*

**Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan for Wildhorse Acres (16931 WHC Road).** The motion was seconded by Commissioner Tilman.

Upon roll call, the vote to approve was as follows:

**Aye:** Commissioner Staniforth, Commissioner Tilman,  
Commissioner Wuennenberg, Commissioner Harris,  
Commissioner Marino, Commissioner Midgley,  
Commissioner Schenberg

**Nay:** Chair Hansen

The motion passed by a vote of 7 to 1.

## VIII. UNFINISHED BUSINESS

### Update to Comprehensive Plan

Mr. Justin Wyse provided a brief progress report on the updates to the Comprehensive Plan noting that Staff has been working on the graphic display of the Land Use Map and depicting all the common ground throughout the City as conservation areas.

Staff has also been working on the Vision portion of the Plan, which includes recommendations received from the Commission, along with public comments. It is anticipated that the next meeting will be scheduled in late August or early September.

Commissioner Tilman requested that the Commission members be given ample time to review the updates prior to the next meeting. Commissioner Marino requested that notes from the previous discussions be sent to the Commissioners at the time the updated Plan is distributed.

### Virtual Meetings

Due to the current pandemic, Chair Hansen announced that future Planning Commission meetings will continue to be posted noting whether the meeting will be conducted virtually or at City Hall.

## IX. NEW BUSINESS - None

## X. COMMITTEE REPORTS - None

## XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

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Gene Schenberg, Secretary