

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
JULY 26, 2021**

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

**I. ROLL CALL**

**PRESENT**

**ABSENT**

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

Mayor Bob Nation  
Councilmember Mary Monachella, Council Liaison  
Mr. Christopher Graville, City Attorney  
Mr. Justin Wyse, Director of Planning  
Mr. Mike Knight, Assistant City Planner  
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Mary Monachella, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Dan Hurt, Ward III; and Councilmember Michael Moore, Ward III.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS - None**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the July 12, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and **passed** by a voice vote of 8 to 0. (*Commissioner Roach abstained.*)

**VI. PUBLIC COMMENT - None**

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

- A. **Downtown Chesterfield Category C, Lot B (AC Hotel) Sign Package**: A request for a Sign Package to establish sign criteria for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

**Commissioner Staniforth**, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for **Downtown Chesterfield Category C, Lot B (AC Hotel) Sign Package**. The motion was seconded by Commissioner Marino.

Commissioner Marino noted that while the applicant is requesting one more sign than what the Unified Development Code (UDC) permits, the total square footage of signage being requested is far below what the UDC allows – 536 sf vs. 900 sf. He also referenced the quality of the signage and how each sign serves a purpose.

Chair Hansen pointed out that each sign package stands on it own without setting a precedent for any other project. She added that the location of the signs, along with their size, will help direct traffic in this area.

The motion to approve **passed** by a voice vote of 9 to 0.

**VIII. UNFINISHED BUSINESS - None**

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORT**

Commissioner Marino reported that he met with Justin Wyse, Director of Planning, to outline general strategies for the Ordinance Review Committee to follow when reviewing ordinances for Chesterfield Valley and the City Center. It is anticipated that the first meeting will be the evening of August 3<sup>rd</sup> via Zoom.

Chair Hansen asked the Commissioners to forward suggestions to Mr. Wyse and herself on topics that might be reviewed on evenings when the Planning Commission agenda is light – such as training or updates on items of interest.

**XI. ADJOURNMENT**

The meeting adjourned at 7:08 p.m.

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Jane Staniforth, Secretary