



**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
NOVEMBER 14, 2022**

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

**I. ROLL CALL**

**PRESENT**

Commissioner Gail Choate  
Commissioner Khalid Chohan  
Commissioner Allison Harris  
Commissioner John Marino  
Commissioner Debbie Midgley  
Commissioner Jane Staniforth  
Acting Chair Steven Wuennenberg

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

**ABSENT**

Commissioner Nathan Roach  
Chair Guy Tilman

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

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS** - Commissioner Staniforth read the "Opening Comments" for the Public Hearing.

- A. P.Z. 11-2022 Estates at Fire Rock (St. Austin School):** A request for a change in zoning from a PUD - Planned Unit Development to E-1 AC Estate District for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

**STAFF PRESENTATION:**

Planner Shilpi Bharti gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Bharti then provided the following information about the subject site:

## Request

The applicant is requesting to rezone three parcels from “PUD” to “E-1AC” Estate District to allow *school* as a permitted use.

## Site History

The site was zoned “NU” Non-Urban prior to the City’s incorporation. A Conditional Use Permit was issued in 1990 for 17803 Wild Horse Creek Road for the sale of sand, mulch, gravel, and similar supplies. In 1999, the properties at 17815 and 17831 Wild Horse Creek Road were rezoned to “LLR” District to accommodate a proposed private school use, followed by 17803 Wild Horse Creek Road being rezoned and incorporated into the “LLR” District in 2015 for a proposed accessory dormitory use.

In 2021, all three parcels were rezoned to “E-1AC” and then from “E-1AC” to a “PUD” Planned Unit Development to develop 35 single family homes. The Site Development application was withdrawn and the site has not been developed.

## Comprehensive Plan

The subject site is designated as *Suburban Neighborhood* on the Future Land Use Map, which is characterized primarily by single-family detached homes with uniform housing densities.

## Design Standards for the requested E-1AC Estate District

Min. Lot Size:	1 acre
Max. Height:	50 feet
Front (ROW) Setback:	25 feet
Side Setback:	25 feet
Between Structures:	40 feet
Landscape Buffers:	Required

## Permitted Uses allowed in the E-1AC Estate District

1. Churches and other places of worship
2. Dwelling, single-family
3. Educational facility: Kindergarten, Primary, Junior high, Senior high, College/university
4. Golf courses
5. Home occupation
6. Public utility facility
7. Sewage treatment facility
8. Wildlife reservation, forest and conservation project

## Survey

The applicant has provided a survey of the property. It was noted that a Preliminary Development Plan is not required since the requested zoning of E-1AC Estate District is a conventional zoning.

## PETITIONER’S PRESENTATION:

1. Mr. Mike Doster, 16839 Chesterfield Bluffs Circle, Chesterfield, MO

Mr. Doster stated that he is speaking on behalf of the Petitioner, St. Austin School, which is a non-profit Catholic school. The intent is to operate a school at the subject location in the existing buildings with no changes to the exterior or any new additions. It was noted that two different schools have operated in this location and that the property is now

owned by Midland States Bank. Earlier this year, McBride Homes had the property under contract with the intent of developing a residential subdivision, which required rezoning to E-1AC and then to PUD Planned Unit Development. That specific contract terminated and the bank now wishes to sell the property to St. Austin School. However, the PUD zoning does not permit *school* as a use so the Petitioner is seeking to rezone back to the E-1AC District, which does allow the *school* use.

2. Mr. Jim Spellmeyer, 1944 Lanchester Court, Chesterfield, MO

Mr. Spellmeyer stated that he is the Business Manager and President of the Board of St. Austin School, which was founded in 2011. The school opened with 72 students and now has 160 students from Pre-K thru Grade 8.

Mr. Spellmeyer was then advised that there is an historic Native American mound on the site and that specific provisions will need to be in place to both ensure its protection and to allow restricted access to it for research and study. Mr. Spellmeyer indicated that this would not be a problem for the school.

## V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the October 24, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Harris and **passed by a voice vote of 7 to 0.** (*Commissioner Midgley abstained.*)

## VI. PUBLIC COMMENT

### King of Kings Sign Package

1. Mr. Jon Krone, Warren Sign, 2955 Arnold Tenbrook Road, Arnold, MO – representing the Petitioner was available for questions.
2. Mr. Will Steffen, Olive Blvd. Chesterfield, MO – in favor of the sign package passed on speaking.

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

- A. **King of Kings Sign Package:** A Comprehensive Sign Package for a 7.0 acre tract of land zoned R2 – Residence District located north of Olive Blvd. and west of River Valley Drive.

Acting Chair Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for King of Kings. The motion was seconded by Commissioner Midgley.

Commissioner Harris stated that this sign is very important to the church and to the community, and she feels it will be a great addition along Olive Blvd.

The motion to approve passed by a voice vote of 6 to 0 with Commissioner Harris abstaining.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:12 p.m.

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Jane Staniforth, Secretary