

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
MARCH 25, 2024**

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

**I. ROLL CALL**

**PRESENT**

**ABSENT**

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

Councilmember Merrell Hansen, Council Liaison  
Mr. Nathan Bruns, representing City Attorney Christopher Graville  
Ms. Alyssa Ahner, Senior Planner  
Ms. Shilpi Bharti, Planner  
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Monachella, Ward I; 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 March 11, 2024 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth and passed by a voice vote of 6 to 0. (Commissioners Bilgram, Marino, and Tilman abstained.)**

## VI. PUBLIC COMMENT

### A. 13426 Olive Blvd. (Total Access Urgent Care)

**Representing the Petitioner** – available for questions:

1. Kara Neubauer, Excel Signs & Design, 9621 Sterling Pl., St. Louis, MO
2. Joe Godfrey, 13861 Manchester Rd., Ballwin, MO

### B. Tpheris Israel Chevra Kadisha

**Representing the Petitioner** – available for questions:

1. Peter Tao, Tao & Lee Associates, 411 N. 10<sup>th</sup> St., St. Louis, MO
2. Tim Spiegelglass, Spiegelglass Construction, 533 White Rose Ln., Olivette, MO
3. Tyler Ruckman, Tao & Lee Associates, 411 N. 10<sup>th</sup> St., St. Louis, MO

### Neutral

1. Mary Monachella, President of Village of Greentrails, 14164 Trailtop Dr., Chesterfield, MO

Ms. Monachella expressed her concerns regarding the use of heavy equipment on the dam road, which connects Ladue Road to Tpheris Israel Chevra Kadisha. She explained that the synagogue has an agreement with The Village of Green Trails that allows them to use the road because they needed to have a way to enter/exit their property. The agreement between Tpheris Israel Chevra Kadisha and The Village of Green Trails was updated last year due to other issues related to the dam. The Village of Green Trails Association is requesting that dam road not be used for a construction entrance and that a different construction route be created. Mr. Tao clarified they are not trying to dictate which road is used for the project. He acknowledged they are aware of the agreement, of which parts they have seen, but stated the agreement is between the synagogue and The Village of Green Trails. Commissioner Choate asked Mr. Tao if they were looking into construction access. Mr. Tao stated they want the most efficient way to get in and out of the site. Commissioner Wuennenberg asked Mr. Tao if he could acknowledge if the road was unable to handle the heavy traffic. Mr. Tao stated he is unable to say if the road can or cannot handle the heavy traffic because they have not seen any data about the road. They have only seen the language in the agreement that says, “no heavy equipment unless agreed to and proven otherwise”. Commissioner Staniforth asked if dam road is private and if they would need written permission to bring heavy construction equipment on the road. Mr. Tao confirmed the road is private and they would need to reach an agreement with The Village of Green Trails. Chair Tilman stated the issue is not in the Planning Commission's purview. He added, that they can make sure as the project goes forward to the Planning and Public Works Committee and City Council the staff has enough documentation to ensure the issue gets resolved. Mr. Nathan Bruns, representing City Attorney Christopher Graville confirmed that based on the information he has this would be a private matter and is beyond the scope of the zoning approval. Alyssa Ahner, Senior Planner explained that after the Site Development process, they are required to go through the Improvement Plan process, which is reviewed by Public Works and Ms. Ahner, Senior Planner, who is assigned to this project. Some of the items that are reviewed during the approval process are, the construction entrance, and the haul route (all material, etc.) Ms. Ahner reviewed the project with Public Works to confirm if there are other options for a construction route, and it appears Brayhill Court, a City of Chesterfield-owned road could be a feasible route. If any damage should occur to Brayhill Court, the City of Chesterfield would not

release the Grading Surety until repairs are completed, or a pavement restoration bond would need to be submitted before work begins. Commissioner Marino recommends that Ms. Monachella submit the private agreement to the Planning Commission to have on file. Ms. Monachella explained the agreement doesn't have a numeric value to the load on the dam, because the engineers they hired said they would need the plans for the dam, and the synagogue would not give them to the association. Therefore, the agreement states no heavy vehicles like those used to carry rock or asphalt. The Village of Green Trails attorney told them if no agreement is made, they have the right to block the road. Councilmember Merrell Hansen, Council Liaison, asked if the City has the authority to say, this is how you will enter the property, and to not approve the project. Mr. Bruns explained the City is typically not going to dictate details of how the construction projects occur. He was unable to speak about not approving the project in regards to an item that is reviewed during a separate process.

Commissioner Chohan asked for clarification on the process for approval. Ms. Ahner explained if the Site Plan is approved, they would request mylars of the plans to be recorded, Improvement Plans, and a Grading Surety would need to be submitted. The City of Chesterfield's website explains in more detail the process and can be found here, [Improvement Plan Checklist.pdf \(chesterfield.mo.us\)](#).

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

- A. 13426 Olive Blvd. (Total Access Urgent Care):** A sign package for 13426 Olive Blvd. located on a 3.19-acre tract of land located south of Olive Boulevard and east of North Woods Mill Road, zoned "PC" – Planned Commercial.

**Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the modified Sign Package for 13426 Olive Blvd. (Total Access Urgent Care). The motion was seconded by Commissioner Choate and **passed by a voice vote of 8 to 1**. (*Commissioner Midgley voted "no".*)**

The modifications are:

- 1 sign on the western wall to be 5% or less
- 2 signs on the north wall as presented

### Discussion

Commissioner Marino explained that the purpose of allowing the variance on the front signs is due to the safety concerns related to volumes of traffic. Commissioner Wuennenberg commented that they did approve setting back from the road according to the UDC.

- B. Tpheris Israel Chevra Kadisha:** An Amended Site Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.45-acre tract of land located southwest of Ladue Road and north of Brayhill Court.

**Commissioner Staniforth representing the Site Plan Committee, made a motion to further discuss the Amended Site Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Tpheris Israel Chevra Kadisha. The motion was seconded by Commissioner Marino and **passed by a voice vote of 9 to 0**.**

## Discussion

Commissioner Marino acknowledged the public comment concerns related to the construction entrance and dam road located on the Southeast corner of the property in question. The concerns with the use of the road and the possibility of a Civil Settlement with the synagogue property owners will be forwarded to the Planning Commission but reiterated it's not the Planning Commission's purview to dictate the location of the construction entrance. Chair Tilman stated the assigned staff person related to the project will ensure the concerns are communicated as it moves through the approval process.

Commissioner Wuennenberg addressed the landscaping plans that show evergreen trees to be planted on the southeast corner of the property which currently consists primarily of deciduous trees and wanted to confirm if everyone agreed to the plans. Mr. Marino stated he would like to ensure the trees are planted and done well. He had concerns with the existing conditions and said it looked sloppy. Commissioner Harris asked what the height of the evergreen trees would be. Ms. Ahner stated that City code requires a minimum of six (6) feet. Ms. Staniforth asked if the construction access is changed and if landscaping needs to be relocated or removed will it change the approval process. Ms. Ahner explained the City would have an Arborist inspect the site to make sure it meets the approved Landscape Plan. If for some reason it doesn't conform to the plan then the property owner would be sent a deficiency letter of items to correct. An amendment to an approved landscape plan generally requires review by City staff and Planning Commission.

Commissioner Choate asked for clarification regarding the Lighting Plans and how many single lights will be installed. Mr. Tao confirmed there will be ten (10) total lights. Eight (8) will be single lights.

Commissioner Midgley asked if Brayhill Court becomes the construction access point, will the homeowners receive notification of the project. Ms. Ahner stated the homeowners will not receive notification; however, the City has regulations in code about construction, including hours of operation of heavy equipment.

Mr. Wuennenberg stated for the record there are smaller trucks that can take the path and not damage roads.

**Commissioner Staniforth representing the Site Plan Committee, made a motion to approve an Amended Site Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Tpheris Israel Chevra Kadisha. The motion was seconded by Commissioner Marino and **passed by a voice vote of 9 to 0.****

## VIII. UNFINISHED BUSINESS

### Nominating Committee

Commissioner Marino asked if anyone has an interest in serving as an officer to reach out to him in the next four (4) months. Commissioner Choate offered to maintain her position.

## IX. NEW BUSINESS - None

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:32 p.m.

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Jane Staniforth, Secretary