

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – MAY 8, 2023
7:00 PM**

[Link to Site Plan Committee Agenda](#)

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. [P.Z. 02-2023 City of Chesterfield \(Unified Development Code – Article 2 & 4\)](#):** An ordinance amending Article 2 and Article 4 of the Unified Development Code to do modification in Improvements Installed or Guaranteed and Stormwater Standards.

The public may speak on this item tonight. This item is also on the Agenda under “Unfinished Business” if the Planning Commission chooses to vote tonight

- B. [P.Z. 07-2023 Ballwin Acres, Lot 15 \(William G. Vellios\)](#):** A request to rezone an existing “NU” Non-Urban District to an “R3” Residence District for a 3.9-acre tract of land located east of Kehrs Mill Rd, south of Wendimill Dr, west of Meadowbrook Country Club Estates, and north of Coventry Woods Ct. (21S410088).

The public may speak on this item tonight. This item is also on the Agenda under “Unfinished Business” if the Planning Commission chooses to vote tonight.

- C. [P.Z. 09-2023 City of Chesterfield \(UDC – Article 4\)](#):** An amendment to Article 4 of the Unified Development Code for modifications to the City’s zoning districts and locations for where recreational uses are appropriate.

The public may speak on this item tonight. This item is also on the Agenda under “Unfinished Business” if the Planning Commission chooses to vote tonight.

V. APPROVAL OF MEETING SUMMARY

- A. [Approval of April 24, 2023 Planning Commission Meeting Summary](#)**

VI. PUBLIC COMMENT

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

- A. [Schaeffer's Grove \(RP 1\)](#): Record Plat 1 of the 2 Record Plats for a 26.8 acre development known as Schaeffer's Grove located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive.

The Planning Commission may vote on this item tonight.

- B. [Schaeffer's Grove \(RP 2\)](#): Record Plat 2 of the 2 Record Plats for a 26.8 acre development known as Schaeffer's Grove located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

- A. [P.Z. 02-2023 City of Chesterfield \(Unified Development Code – Articles 2 & 4\)](#): An ordinance amending Article 2 and Article 4 of the Unified Development Code to do modification in Improvements Installed or Guaranteed and Stormwater Standards.

The Planning Commission may vote on this item tonight.

- B. [P.Z. 07-2023 Ballwin Acres, Lot 15 \(William G. Vellios\)](#): A request to rezone an existing "NU" Non-Urban District to an "R3" Residence District for a 3.9-acre tract of land located east of Kehrs Mill Rd, south of Wendimill Dr, west of Meadowbrook Country Club Estates, and north of Coventry Woods Ct (21S410088).

The Planning Commission may vote on this item tonight.

- C. [P.Z. 09-2023 City of Chesterfield \(UDC – Article 4\)](#): An amendment to Article 4 of the Unified Development Code for modifications to the City's zoning districts and locations for where recreational uses are appropriate.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE McGOWND AT (636) 537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.