

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
MONDAY – AUGUST 26, 2024**

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

**I. ROLL CALL**

**PRESENT**

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

Mayor Bob Nation  
Councilmember Merrell Hansen, Council Liaison  
Mr. Nathan Bruns, representing City Attorney Christopher Graville  
Mr. Justin Wyse, Director of Planning  
Mr. Isaak Simmers, Planner  
Ms. Erica Blesener, Recording Secretary

**ABSENT**

Commissioner Walter Bilgram  
Commissioner Khalid Chohan

Chair Tilman acknowledged the attendance of Mayor Bob Nation; and Councilmember Merrell Hansen, Council Liaison.

**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 August 12, 2024 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 0.**

**VI. PUBLIC COMMENT – None**

**VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS – None**

**VIII. UNFINISHED BUSINESS**

- A. P.Z. 05-2024 16624 Old Chesterfield Road:** A request for an ordinance amendment to modify the permitted uses for a 0.226-acre tract of land zoned “UC” Urban Core District with a Landmark Preservation Area overlay located on the south side of Old Chesterfield Road and its intersection with Santa Maria Drive (Ward 4).

Planner Isaak Simmers gave a PowerPoint presentation showing photographs of the site and surrounding area. Then provided the following information about the subject site:

**Request Summary**

A request for an ordinance amendment to modify the permitted uses for a 0.226-acre tract of land zoned “UC” Urban Core District with a Landmark Preservation Area overlay located on the south side of Old Chesterfield Road and its intersection with Santa Maria Drive, also known as Lot 1 of Burkhardt Place Subdivision, Ward 4.

**Request**

To request the permitted uses of “Bakery”, “Grocery-Neighborhood”, Restaurant-Neighborhood”, and “Retail Sales Establishment-Neighborhood”. All of which are permitted in an Urban Core District and can be considered by Planning Commission. There are no other requested changes to the development criteria for the site. Mr. Struckman owns four additional properties on Old Chesterfield Road (16635 Old Chesterfield Road, 16626 Old Chesterfield Road, 16630 Old Chesterfield Road, and 16636 Old Chesterfield Road) and has stated in the provided narrative that it is his goal and intent to expand the permitted uses of the property with the hope to attract more business to compliment the historic character of the area.

The primary goal for this ordinance amendment is to add four permitted uses, and remove two existing permitted uses that would no longer be considered in an Urban Core District. The uses proposed to be removed are “Warehouse, general” and “Plumbing, Electrical, Air Conditioning & Heating Equipment Sales, Warehousing & Repair Facility. These two uses are not permitted in the “UC” District but were originally incorporated in 2011 as part of the allowable incentive requests for the establishment of a Landmark Preservation Area (LPA). Following City Code revisions, overlay districts are no longer allowed permitted uses outside of what is permitted in the underlying zoning district thus removing “Warehouse, general” and “Plumbing, Electrical, Air Conditioning & Heating Equipment Sales, Warehousing & Repair Facility” would bring the site further into compliance.

**Public Hearing**

A Public Hearing was held on August 12th, 2024 at which time the Planning Commission discussed the proposed request. Questions were raised on how the parking requirements would be calculated for the new requested permitted uses and if there’s any flexibility from what is required per Code. Staff responded that modifications to parking requirements may be established through planned districts and this has been accounted for in the existing site-specific ordinance. The existing language permits a total of ten (10) parking spaces.

**Commissioner Marino made a motion to approve P.Z. 05-2024 16624 Old Chesterfield Road.**

The motion was seconded by Commissioner Staniforth.

**Upon roll call, the vote was as follows:**

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

**Nay: None**

**The motion passed by a vote of 7 to 0.**

**IX. NEW BUSINESS – None**

**X. COMMITTEE REPORTS – None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:05 p.m.



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Gail Choate, Secretary

