

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
OCTOBER 28, 2024**

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

I. ROLL CALL

PRESENT

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

ABSENT

Commissioner Allison Harris
Commissioner Debbie Midgley

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Dan Hurt, Ward III.

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 October 14, 2024 Planning Commission Meeting, with the following corrections;

- Page 4 the Staff Presentation of Alyssa Ahner gave a Power Point presentation and provided the following information about the proposal.
- Page 7 under Unfinished Business missing the Commissioner's name who made the motion to approve P.Z. 08-2024.

The motion was seconded by Commissioner Marino and **passed by a voice vote of 5 to 0.** (*Commissioners Bilgram and Staniforth abstained*)

VI. PUBLIC COMMENT

A. Carshield

Mr. Tim Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Pkwy, Chesterfield, MO – representing the Petitioner for Carshield.

B. Chesterfield Village Mall

Mr. Tim Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Pkwy, Chesterfield, MO – representing the Petitioner for Chesterfield Village Mall.

Mr. Tim Lowe, Senior Vice President of Development, The Staenberg Group, 2127 Innerbelt Business Center Dr. St. Louis, MO – representing the Petitioner for Chesterfield Village Mall.

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

A. Carshield: A Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 32-acre tract of land located east of N. Eatherton Rd.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Carshield. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0.

Commissioner Wuennenberg made a motion to amend the motion with the condition to work with staff to increase landscaping within the seepage berm. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0.

The motion to approve the original motion, as amended, passed by a voice vote of 7 to 0.

B. Chesterfield Village Mall: A Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan, Landscape Plan, and Lighting Plan for Chesterfield Village Mall. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS – None.

IX. NEW BUSINESS – None.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:05 p.m.



Gail Choate, Secretary