PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
SEPTEMBER 27, 2021

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

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Caryn Carlie	Commissioner John Marino
Commissioner Allison Harris	
Commissioner Debbie Midgley	
Commissioner Nathan Roach	
Commissioner Jane Staniforth	
Commissioner Guy Tilman	
Commissioner Steven Wuennenberg	
Chair Merrell Hansen	

Mayor Bob Nation
Councilmember Mary Monachella, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Mike Knight, Assistant City Planner
Ms. Mary Ann Madden, Recording Secretary

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the September 13, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and **passed by a voice vote of 7 to 0.** *(Commissioner Harris abstained)*

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. **Wildhorse Village (Record Plat):** A Record Plat for a 78.4 acre tract of land zoned PC&R Planned Commercial and Residence District located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Wildhorse Village. The motion was seconded by Commissioner Tilman and **passed by a voice vote of 8 to 0.**

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS

Chair Hansen updated the Commission on discussions held at the most recent City Council meeting. She noted that concern had been expressed that a recommendation made by the Planning Commission doesn't align with the updated Comprehensive Plan.

For the record, Chair Hansen stated that the Planning Commission appreciates the Council's feedback, which gives the Commission an opportunity to discuss its vote and ensure that it reflects the guidelines found in the Comprehensive Plan.

A review of the Comprehensive Plan with respect to the use of art within the City Center suggests that public art should be incorporated into new construction and re-development projects throughout the City Center. Consequently, she believes that the Planning Commission's decision is within the guidelines of the Comprehensive Plan and is a good decision for the City Center.

General discussion followed wherein it was noted that the Commission had had lengthy discussions with the applicant about their request, and based on the applicant's explanation of the proposed art and where it would be installed, the Commission ultimately agreed with their request. It was the general consensus of the Commission that their prior vote is not in violation of the Comprehensive Plan.

Mayor Nation stated that he does not believe the Planning Commission's vote went against the Comprehensive Plan and thanked them for their diligence.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

Jane Staniforth, Secretary