

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
NOVEMBER 28, 2022**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner Khalid Chohan

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Aaron Wahl, Ward II; Councilmember Michael Moore, Ward III; 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 November 14, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 6 to 0. (*Chair Tilman and Commissioner Roach abstained.*)

VI. PUBLIC COMMENT

1. Mr. Mike Vorwerk, Civil Engineering Design Consultants, 10820 Sunset Office Drive, Sunset Hills, MO - representing the Petitioner for **1330 Schoettler Road (Church of the Resurrection)** – available for questions
2. Mr. Michael Doster, 16839 Chesterfield Bluffs Circle, Chesterfield, MO representing the Petitioner for **P.Z. 11-2022 Estates at Fire Rock (St. Austin School)** – available for questions

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

- A. **1330 Schoettler Road (Church of the Resurrection)**: Amended Site Development Plan and Amended Architectural Elevations for a church located on a 5.2-acre tract of land located east of Schoettler Road and south of South Outer 40 Road, zoned “R2” Residential District.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan and Amended Architectural Elevations for **1330 Schoettler Road (Church of the Resurrection)**. The motion was seconded by Commissioner Wuennenberg.

Commissioner Wuennenberg noted that the utility meter is situated near the street and questioned whether it could be moved closer to the building. Mr. Mike Vorwerk of Civil Engineering Design Consultants explained that such a move would be rather difficult as it involves over 70 feet of conduit going underneath an existing parking lot and through existing retaining walls.

Commissioner Wuennenberg stated that he wanted this information available for Council’s review, if deemed necessary, and also asked Mr. Vorwerk to share this concern with the property owner.

The motion to approve **passed** by a voice vote of 8 to 0.

- B. **Spirit Valley Business Park, Lot 6 (SDSP)**: Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an office/warehouse building located on a 3.3-acre tract of land located west of Spirit Valley West Drive, zoned “PI”-Planned Industrial.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **Spirit Valley Business Park, Lot 6**. The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 8 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 11-2022 Estates at Fire Rock (St. Austin School)**: A request for a change in zoning from a PUD – Planned Unit Development to E-1AC Estate District for 35.0 acres located at 17803, 17815 and 17831 Wild Horse Creek Road (18V130099, 18V140065, & 18V140098).

Request

Planner Shilpi Bharti stated that the applicant is requesting to rezone three parcels from “PUD” to “E-1AC” Estate District to allow *school* as a permitted use.

The Public Hearing for this petition was held on November 14, 2022 at which time no issues were raised.

Commissioner Wuennenberg made a motion to approve **P.Z. 11-2022 Estates at Fire Rock (St. Austin School)**. The motion was seconded by Commissioner Staniforth.

Upon roll call, the vote was as follows:

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

Nay: None


The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.



Jane Staniforth, Secretary