



**NOTICE OF MEETING
NOVEMBER 12, 2025 – 6:00 PM
PLAN COMMISSION
TENTATIVE AGENDA**

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES FROM OCTOBER 8, 2025
- IV. FENCE VARIANCE REQUEST : MIMI SCHAEFER, 935 CHELSEA AVENUE
- V. FENCE CODE REVIEW
- VI. ADJOURNMENT

Gabrielle Wesche
Community Engagement Officer

POSTED: 12:45 P.M., NOVEMBER 7, 2025



MINUTES
PLAN COMMISSION MEETING
September 10, 2025 –6:00 p.m.

CALL TO ORDER

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, September 10, 2025. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present

Members Absent

John Emert
Chairman Fernhoff
Reed Voorhees
Brad Weitekamp
Mike Moran
John Falk
Laura Switzer (joined at 6:02 p.m.)

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Community Engagement Officer; Allie Sievers, City Attorney; and Scott Smitt, City Engineer.

APPROVAL OF MINUTES

Moved by Mr. Moran, seconded by Mr. Emert and unanimously carried, to approve the minutes from the August 13, 2025 meeting as submitted.

**FINAL PLAT REVIEW –
Westborough Country Club,
720 W. Lockwood Ave.**

Chairman Fernhoff introduced the final plat review request from Westborough Country Club located at 720 W. Lockwood Ave. Mr. Jim Capek attended the meeting, representing Westborough.

Mr. Lisinski explained that Westborough Country Club is consolidating four parcels into one property.

Chairman Fernhoff clarified that there were no changes made to the plans presented to the ARB at the last meeting. Mr. Lisinski confirmed no.

There was no public comment made regarding this project.

Mr. Voorhees made a motion to approve the applicant’s plat as submitted. The motion was seconded by Mr. Moran. The motion passed with a vote of 7 “Aye”, 0 “Nay,” and 0 Absent. The votes was as follows:

Chairman Fernhoff	“Aye”
Reed Vorhees	“Aye”
John Falk	“Aye”
Mike Moran	“Aye”
Laura Switzer	“Aye”

Jon Emert
Brad Weitekamp

“Aye”
“Aye”

ADJOURN

Ms. Moran motioned to adjourn the meeting. The motion was seconded by Mr. Emert and unanimously carried to adjourn the meeting at 6:05 p.m.

Rec. on 10/6/25



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPEAL TO THE PLANNING COMMISSION

APPLICANT: Mimi Schaefer DATE: 10-5-2025
 PROPERTY OWNER: Mimi Schaefer ZONING DISTRICT: _____
 ADDRESS of PROPERTY: 935 Chelsea Avenue Glendale, MO 63122
 TELEPHONE: Day (314) 780 6867 Home (314) 780 6867

Section 1: Basis for Granting Variances:

The Plan Commission, or the designated committee thereof, may consider and allow exceptions from the strict application of Fence Code:

1. When a person subject to the provisions of this Section can show that the strict application of the terms hereof will substantially impair the reasonable use and enjoyment of property, such person may apply for an exception to the provisions of this Section by filing a written application with the Plan Commission.
2. If such exceptions are in harmony with the purpose and intent of this Section, and if they will not be injurious to the surrounding property or otherwise detrimental to the public welfare, taking into account the location of the property, the permitted uses of the property and nearby properties, the prevailing traffic conditions on adjoining roadways and in the vicinity, and the configuration of the property and improvements thereon.
3. In granting an exception, the commission or the designated committee may attach such conditions as they deem necessary relating to location, design, and landscaping to mitigate the impact of the fence variance on the adjoining property or general neighborhood.

1. There shall be no appeal from a decision of the Building Commissioner pertaining to fences under this Section under the provisions of Section 400.930 or Section 500.050 of the Municipal Code. If a person has sought an exception to the provisions of this Section by filing a written application with the Plan Commission and the Plan Commission denies such application for an exception, such person may appeal the Plan Commission's negative recommendation to the Board of Aldermen within thirty (30) days of such denial.

Section 2: Explanation for Applicant's Appeal:

Please explain the basis for the appeal. In order to qualify for a variance, you must provide information as to why the variance request fits within at least one of the reasons under Section 1 above.

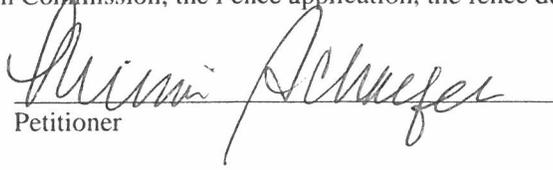
I am requesting a variance to the fence height
limit for the privacy terrace along the west
edge of my patio. Due to the height of the home
at 933 Chelsea Ave, an eight foot height
is needed to provide privacy.

The Planning Commission meeting is the second Wednesday of every month at 6:00 p.m. All petitions for exceptions to the provisions of this Section of the Municipal Code relating to fences shall be accompanied by a payment of a fee of fifty dollars (\$50.00) payable at the time such appeal is submitted.

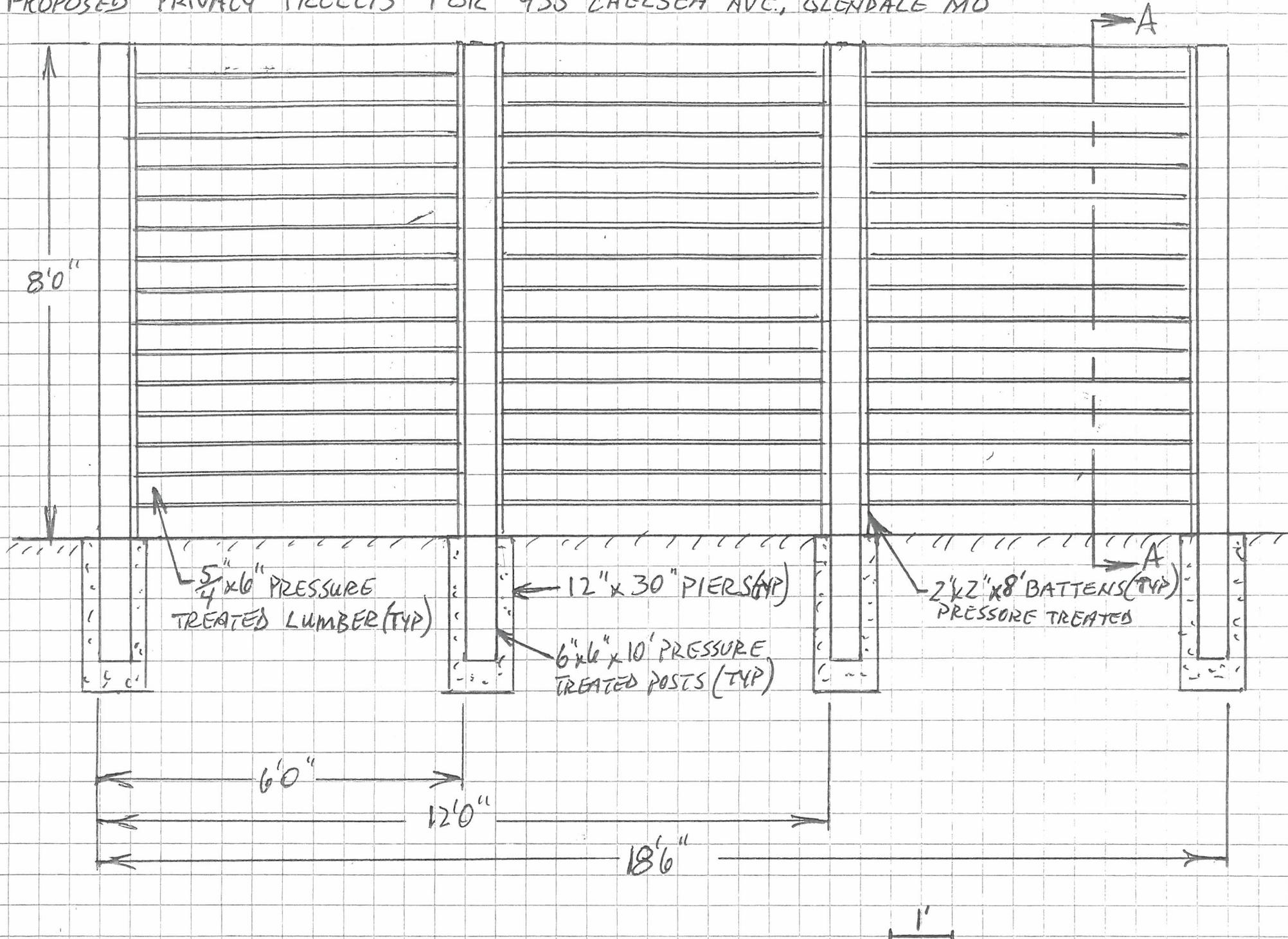
The reason(s) for the variance under the Board's authority (see above).

- 1.) Ten (10) copies to include the Appeal to the Plan Commission, the Fence application, the fence design, location of fence at scale and site plan of property.

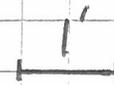
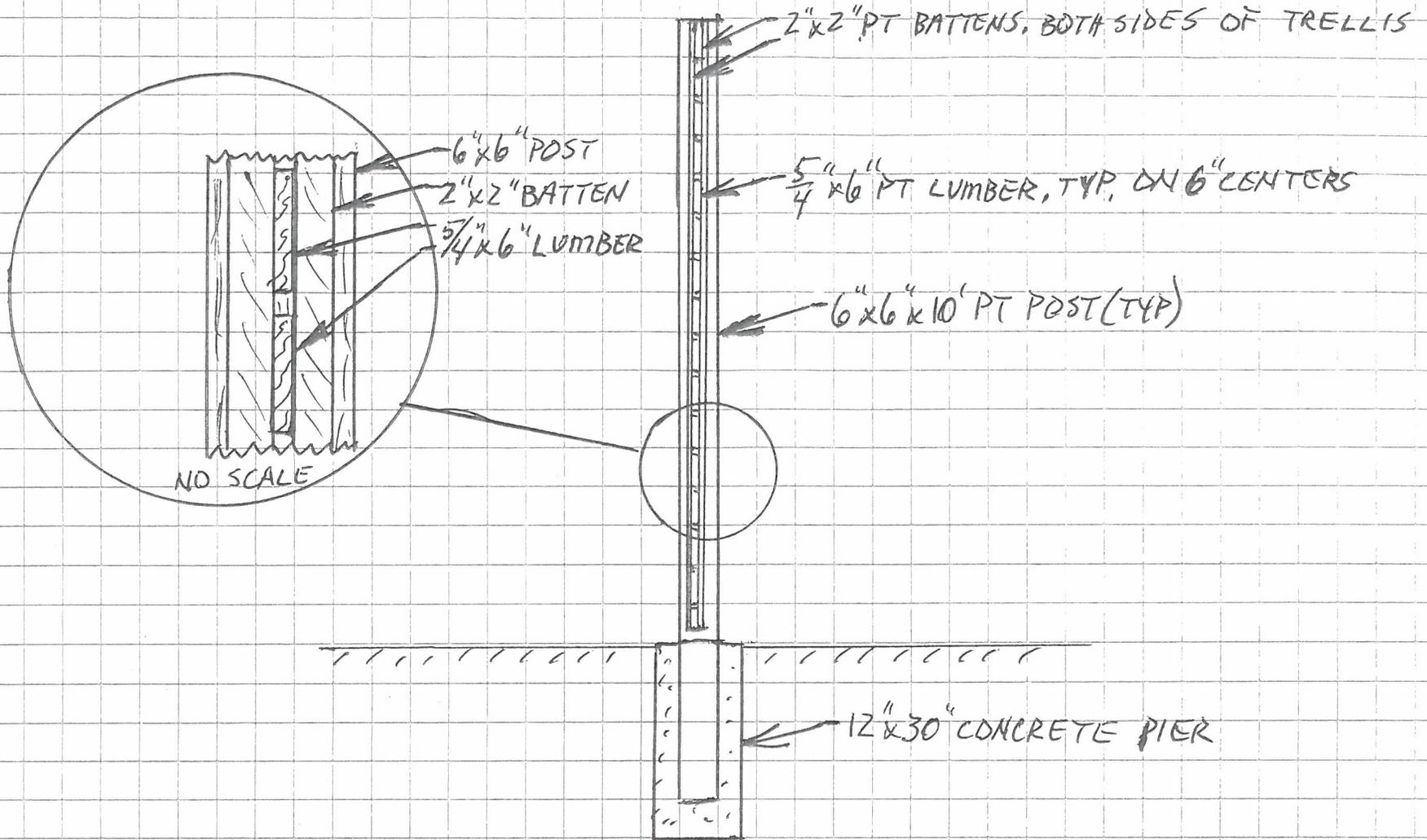
updated 9/20


Petitioner

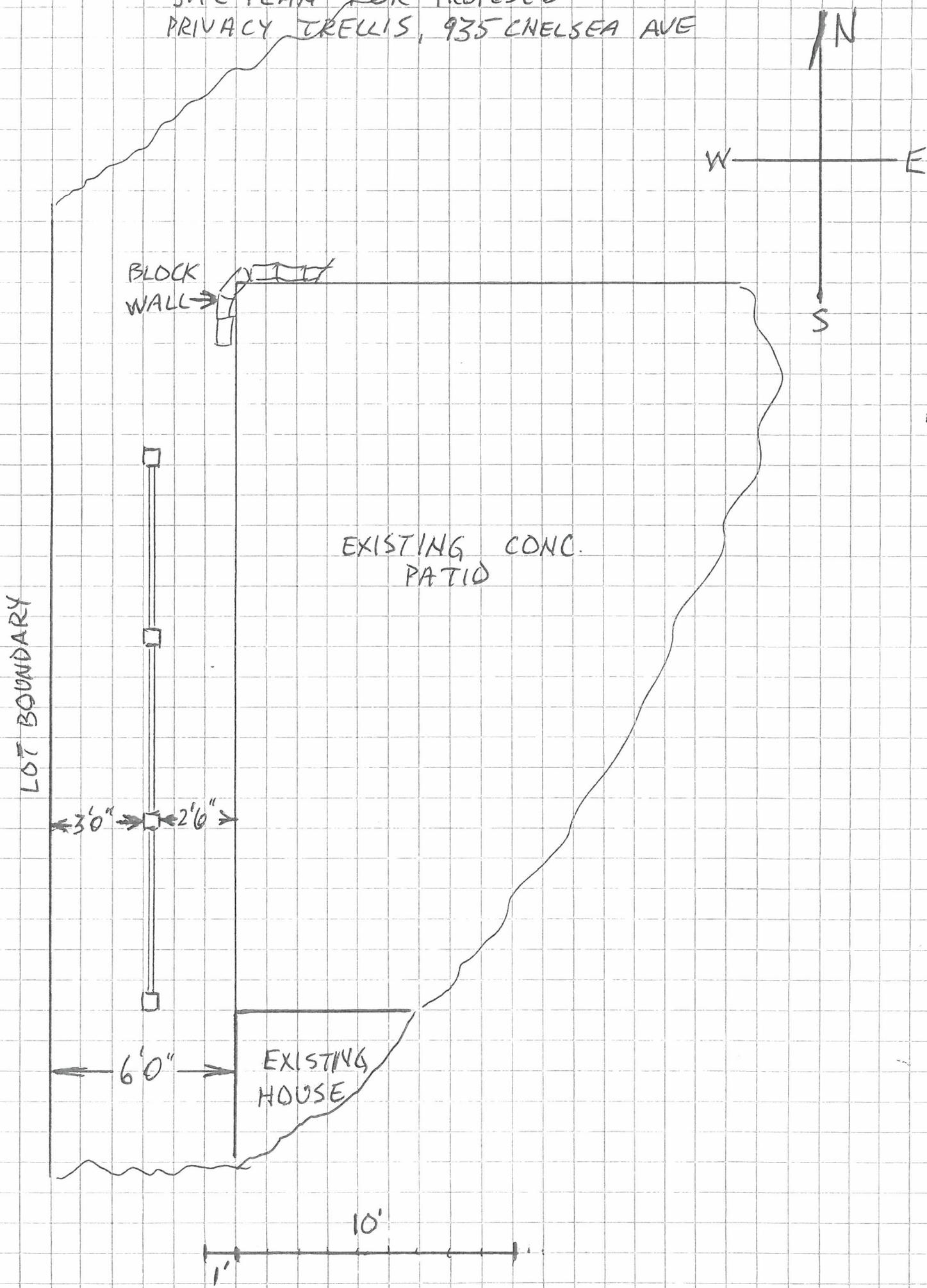
PROPOSED PRIVACY TRELLIS FOR 935 CHELSEA AVE., GLENDALE MD



SECTION A-A



SITE PLAN FOR PROPOSED
PRIVACY TRELLIS, 935 CHELSEA AVE





ALTEA
GEOSPATIAL LAND SERVICES
WWW.ALTEALS.COM

DATE: 6/12/2019
ALTEA FILE #: 19-1057

PURCHASER: MAUREEN E SCHAEFER

PROPERTY ADDRESS: 935 CHELSEA AVENUE, ST. LOUIS COUNTY, MISSOURI

LOT / PARCEL #: 42 IN BLOCK 1

SUBDIVISION: CHELSEA



PLAT BOOK: 5 PAGE: 16
OF THE:
ST. LOUIS
COUNTY RECORDS

**FOR THE BENEFIT AND USE OF:
REGENCY TITLE GROUP & ROBERT
DIVALERIO AND EMILY DIVALERIO**

**POTENTIAL ENCROACHMENTS OR
VIOLATIONS OBSERVED:**

NONE REPORTED



MAIL@ALTEALS.COM

3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO, 63304

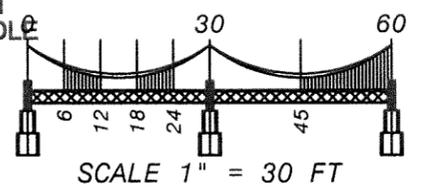
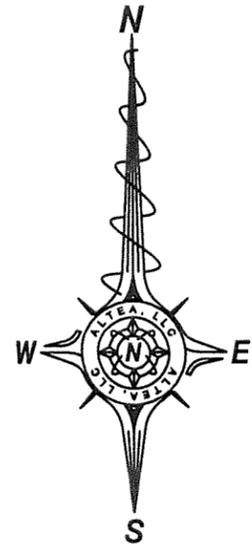
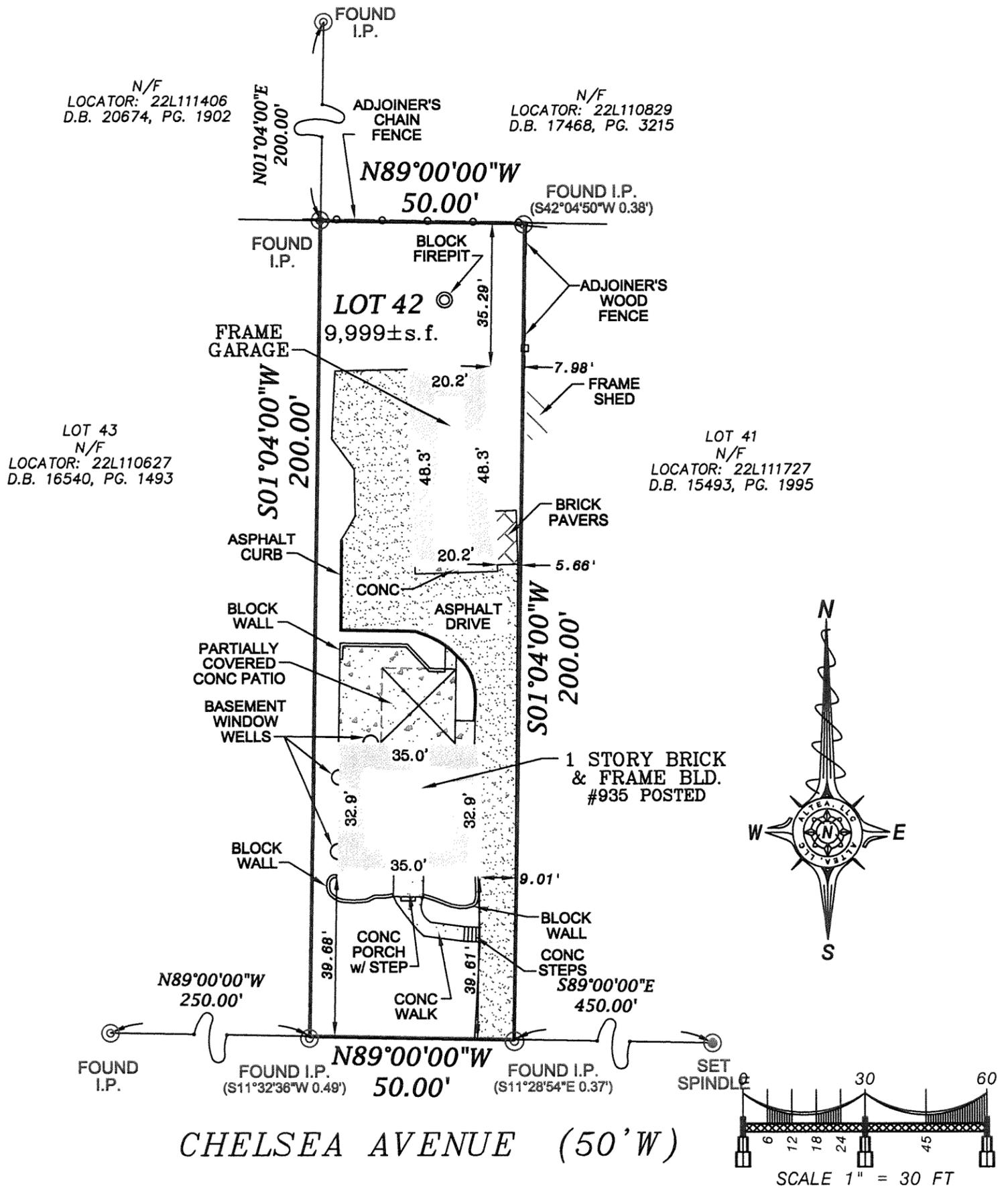
ALTEA LAND SERVICES

WWW.ALTEALS.COM
PHONE: 636-477-6000
FAX: 636-898-0950

BOUNDARY AND IMPROVEMENT SURVEY

LOT 42 IN BLOCK 1 OF CHELSEA

PLAT BOOK: 5 PAGE: 16
ST. LOUIS COUNTY, MO



TITLE NOTES

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY REGENCY TITLE GROUP, COMMITMENT NUMBER 19-244310-RTS.

BASIS OF BEARINGS

SCALED BEARING OF NORTH 89°00'00" WEST ALONG THE SOUTHERN PROPERTY LINE AS SCALED OFF OF THE ST. LOUIS COUNTY ASSESSOR'S WEBSITE. ADOPTED INTERIOR ANGLES FROM THE RECORD PLAT.

- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- CENTERLINE
- PARCEL LINE

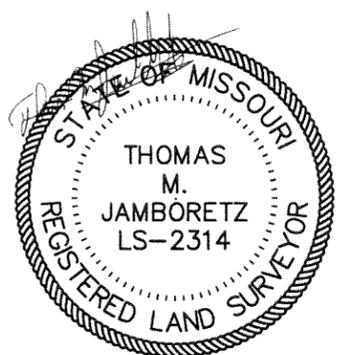
I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED
D.B. = DEED BOOK PG. = PAGE
N/F = NOW OR FORMERLY NR = NON-RADIAL

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO MAUREEN E. SCHAEFER AND REGENCY TITLE GROUP, THAT AT THEIR REQUEST, ALTEA, LLC., HAS DURING THE MONTH OF JUNE, 2019, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 42 IN BLOCK 1 OF CHELSEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 16 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES.

6-12-19

DATE



ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
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ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

PROJECT NUMBER: **19-1057**

SHEET 1 OF 1	FIELD CREW:	JAM
	DRAFTER:	WAE
	DRAFTED ON:	6/12/2019
	REVIEWER:	BLH
	REVIEWED ON:	6/12/2019

Public Comment Received Regarding Fence Variance Request for 935 Chelsea Ave.

From: [Leslie Stocker Dill](#)
To: [Gabrielle Wesche](#)
Subject: Proposed fence height exception for 935 Chelsea
Date: Monday, October 27, 2025 10:59:44 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Macaluso,

I received the City of Glendale's Oct 7 letter regarding the proposed fence height exception for 935 Chelsea. I reside at 956 Kirkham; their rear property line adjoins my rear property line. Ms Schaefer requested an exception for an 8 foot fence due to a 2 story home at 923 Chelsea 3 houses to the west of 935 Chelsea. As the lot widths for 931 Chelsea and 927 Chelsea are 50 feet each for a total of 100 feet; her claim for a higher fence is due to a 2 story home 100 plus feet to the west at 923 Chelsea. Ms. Schaefer and her son claim residents at 923 Chelsea can see into their backyard from 2 story windows. A 2 story home to the east of 935 Chelsea doesn't create problems for them.

Glendale has many 2 story homes; owners of 2 story homes on Cornelia overlook backyards on Trevillian Ave behind them. Developers tear down many Glendale single story homes replacing them with larger 2 story properties or homeowners add a second story. Unless Glendale intends to raise the height of approved fences for everyone, I don't see the reason to approve an exception for 935 Chelsea particularly since they already have a good privacy solution by planting arborvitae as many other Glendale homeowners have.

Thanks for your consideration,

*Leslie Dill
956 Kirkham
Glendale MO 63122*

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