



**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – FEBRUARY 13, 2025
5:30 PM
CONFERENCE ROOM 102/103**

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. John Lavrich
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

Mr. Doug DeLong

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Liaison, Steve Wuennenberg
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Mr. Shane Streiler, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Weber called the meeting to order at **5:30 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. November 14, 2024

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 6-0.**

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- A. Chesterfield Executive Park, Lot 1:** An Amended Site Development Section Plan, Amended Landscape Plan, and Amended Architectural Elevations for a 1.08-acre tract of land zoned "M3" Planned Industrial located south of Chesterfield Airport Road and east of Cepi Drive.

STAFF PRESENTATION

Shane Streiler, Planner explained that Staff discovered that the building's elevations and the site's landscaping had been substantially modified without applicable City approval.

Following discussion with the applicant, it was discovered that these changes had been completed by the previous building owner. Through this review, the applicant is seeking a relocation of their freestanding monument sign and retroactive approval for the changes to the elevations and landscaping. No other changes are proposed.

Elevations

The previously red brick masonry building has been painted white on the building's faces with accents of black on the corners. The insulated glass windows have remained unchanged, but the green aluminum frame on the south elevation has been painted black.

Landscaping

Since the original approval, modifications include the removal of two (2) landscape islands near the entrance to accommodate ADA ramps and mulch has been replaced with rock. The new landscaping is proposed to compliment the revised monument sign location.

Project representation was available to answer any questions from the Board.

DISCUSSION

During discussion the following information was provided.

- Per email correspondence from Board Member DeLong
 - The building is adequate except for the north side. The plant beds could be expanded and either ornamental or columnar trees could be added that would not interfere with the overhead power lines.
 - The dumpster enclosure needs to have screen plantings.
 - There is a lack of canopy trees around the parking lot. The staff is addressing this issue.
- It was confirmed that any redevelopment must adhere to current landscape and architectural design standards.
- Any potential exterior modifications would require ARB approval.
- The Board felt that the project was pretty straight forward and the changes were a vast improvement to the building.

Motion

Vice-Chair Starling made a motion to forward Chesterfield Executive Park, Lot 1 with a recommendation of approval with the following conditions:

- Increase the plantings along Chesterfield Airport Road.
- Add ornamental or columnar trees along Chesterfield Airport Road. Attention should be paid to the overhead power lines.
- Add screen plantings around the dumpster enclosure.
- Continue to work with staff on the addition of parking lot trees.

Board Member Adams seconded the motion. **The motion passed by a voice vote of 6-0.**

After the Motion

Because the project will be forwarded back to Staff for administrative approval, discussion was held regarding steps to allow the Planning Commission and City Council the opportunity to review the landscaping plans and upkeep of existing plans within the Chesterfield Valley corridor.

V. OTHER

VI. ADJOURNMENT 5:55 p.m.