



**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
THURSDAY – APRIL 10, 2025  
5:30 PM  
CONFERENCE ROOM 102/103**

**ATTENDANCE:**

Mr. Mick Weber, Chair  
Mr. Scott Starling, Vice-Chair  
Mr. Doug DeLong  
Mr. John Lavrich  
Mr. Kristopher Mehrtens

**ABSENT:**

Mr. Matt Adams  
Ms. Susan Lew

**ALSO IN ATTENDANCE:**

Mayor Elect Dan Hurt  
Councilmember Merrell Hansen  
Councilmember Mary Ann Mastorakos  
Planning Commission Liaison, Allison Harris  
Ms. Shilpi Bharti, 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. March 13, 2025**

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of **5-0**.

**III. UNFINISHED BUSINESS – None at this time.**

**IV. NEW BUSINESS**

- A. Dierbergs The Market Place (Billy G's):** An Architectural Specialty Lighting Package for a 11.35-acre tract of land zoned "C8" – Planned Commercial District, located on the northeast side of Clarkson Road, southwest of its intersection with Baxter Road.

**STAFF PRESENTATION**

Ms. Shilpi Bharti, Planner explained that the applicant is requesting approval to install an LED light strip on the canopy and tower of the existing Billy G's tenant space, located in an outlot building. Ms. Bharti then provided history of the site along with the UDC requirements associated with the request.

The proposed LED strip will be installed using two (2) different fixtures for the vestibule roof, and canopy. The LED strip on the vestibule roof will be mounted with knuckle mounting accessories, which will angled downward to prevent light trespass. The LED strip on the canopy will consist of a flexible, bendable light strip.

Representatives were available to address questions from the Board.

#### **DISCUSSION**

During discussion the following information was provided.

- Although the lights have already been installed without proper approval, the Board felt that they accentuate the building and fit with the overall motif.
- In response to Board Member Mehrtens, Ms. Bharti confirmed that the proposed red LED light strips will remain static and will not change color.
- The applicant confirmed that no light spillage will occur.

#### **Motion**

**Vice-Chair Starling made a motion to forward Dierbergs the Market Place (Billy G's)**, as presented, to Planning Commission with a recommendation of approval. Board Member Lavrich seconded the motion. **The motion passed by a voice vote of 5-0.**

- B. Long Road Lipton Parcel, Lot 8:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a medical office building located on a 3.16-acre tract of land located east side of Chesterfield Industrial Blvd., zoned "PI"-Planned Industrial.

#### **STAFF PRESENTATION**

Ms. Shilpi Bharti, Planner explained that the request is for a proposed 18,883 square foot single-story medical office building to be known as Onyx Spine and Orthopedic Institute Ambulatory Surgery Center and Clinic. The height of the proposed building is 19 feet, with an additional nine (9) feet for rooftop mechanical equipment.

#### **Access**

A cross-access easement will be provided for Lot 10, located to the south of the site. The proposed access does not align with the Amended Site Development Concept Plan, so the applicant has submitted a revised plan to update the access for Lot 8.

#### **Mechanical Equipment**

Rooftop mechanical equipment will be installed, screened by 9-foot-high EIFS wall. The mechanical equipment will be positioned toward the eastern side of the building to minimize visibility from the front.

#### **Trash Enclosure**

The trash enclosure is located at the southeast corner of the property and is screened by evergreen trees.

#### **Materials and Color**

The building features five (5) primary materials across all four (4) elevations which includes, brick, aluminum panels, aluminum storefronts, single-skin rolled metal panels, and EIFS.

### Lighting

There are two types of lights fixtures proposed for the development, one for parking and another for wall pack lights. All the light fixtures comply with the code.

### Landscaping

The proposed landscape plan for the site includes shade trees, ornamental trees, evergreen trees, shrubs, and ground cover. Three (3) bio-retention basins are planned, located on the east, west, and south sides of the site. The development is designed to provide nearly 57% open space.

Color and materials samples were provided and the applicant was available to answer any questions from the Board.

### **DISCUSSION**

During discussion the following information was provided.

- The mechanical equipment has been sized to fit the use and size of the building.
- Dead-end parking and open space will accommodate a future expansion, which has not yet been determined.
- Limitations of plantings along the bio-retention basin.
- The front entrance pre-fabricated metal canopy will be internally drained.
- Scuppers and downspouts will match the building materials.
- Joint patterns were added to the east elevation to help break up the EIFS.

The Board complimented the variation and high-quality design of the building to the area.

### Landscaping

Board Member DeLong had no substantial issues or concerns with the proposed landscaping, but suggested the addition of landscaping to the parking lot islands along Chesterfield Industrial Boulevard.

### **Motion**

**Board Member DeLong made a motion to forward Long Road Lipton Parcel, Lot 8** to Planning Commission with a recommendation of approval with the following condition:

- Provide additional landscaping within the two (2) parking lot islands along Chesterfield Industrial Boulevard.

Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 5-0.**

### **V. OTHER**

Chair Weber observed an increase of unconventional balcony lighting particularly along Chesterfield Parkway. Staff noted that there are a few developments within the City that do not have approval for specialty lighting and the property owners are in the process of being notified. There is the potential for the Board to see additional specialty lighting requests in the near future.

### **VI. ADJOURNMENT 6:23 p.m.**