



**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
THURSDAY – MAY 15, 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  
Ms. Susan Lew

**ABSENT:**

Mr. Matt Adams

**ALSO IN ATTENDANCE:**

Mayor Dan Hurt  
Councilmember Merrell Hansen  
Planning Commission Liaison, Gail Choate  
Mr. Justin Wyse, Director of Planning  
Mr. Isaak Simmers, Planner  
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. April 10, 2025**

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

**III. UNFINISHED BUSINESS - No unfinished business at this time.**

**IV. NEW BUSINESS**

**A. Carshield:** An Amended Site Development Plan, Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for a 32-acre tract of land zoned “PI” Planned Industrial located east of N. Eatherton Rd.

**STAFF PRESENTATION**

Mr. Justin Wyse, Director of Planning explained that the site is currently under construction but the applicant is requesting a modification in order to construct a 1,000 square foot restroom facility, and an approximate 2,000

square foot concession/storage building in between the outdoor athletic fields. A pavilion would be located in between both buildings to provide a shaded sitting area.

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

### **DISCUSSION**

During discussion the following information was provided.

- The proposed mechanical equipment will be concealed by the parapets.
- The roof will be internally drained.
- Center canopy is slightly sloped to address water.
- Use of existing site trash collectors.
- No ground-mounted equipment.
- No concerns with landscaping.
- Accent blue colors were identified.
- Wall reveals will match the building.
- No proposed roof-mount film equipment.
- No wall mount lighting.

### **Motion**

**Vice-Chair Starling made a motion to forward Carshield to Planning Commission with a recommendation of approval, as presented. Board Member Mehrtens seconded the motion. **The motion passed by a voice vote of 6-0.****

- B. **Chesterfield Ice and Sports Complex, Lot A:** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Amended Architectural Elevations, and Architect’s Statement of Design for an existing ice and sports complex located on a 10.11-acre tract of land zoned “PC” Planned Commercial District north of Chesterfield Industrial Boulevard, and east of its intersection of Wings of Hope Boulevard and a Private Road.

***Due to a conflict of interest, Board Member DeLong recused himself from the discussion and vote.***

### **STAFF PRESENTATION**

Mr. Isaak Simmer, Planner explained that the request is for a Phase 2 construction for Chesterfield Ice and Sports Complex. Phase 2 of the expansion will consist of two separate construction phases, Phase 2-A and Phase 2-B:

#### Overview

- Phase 2-A: The goal is to provide additional locker rooms and amenities for Maryville University Hockey Team.
- Phase 2-B: Provide a third practice rink only for the Chesterfield Hockey Association.

#### Addendum

It has just come to Staff’s attention, that Chiodini Architects is requesting a last-minute revision to the elevations. An explanation of those revisions is provided below:

North and West Elevations – Façade Addendum Memo

- Phase 2-B East Elevation will be a continuation of existing materials – Thin Brick Veneer

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- Phase 2-B North and West Elevation have been revised – Brick-look form liner in concrete tilt-up panels painted to match thin brick.

#### Landscape

Minor amendments have been made to the existing landscape plan with phased installation. Additional landscaping has been included around the trash enclosure which is to be installed during Phase 2-A of the construction. Phase 2-B will include a mixture of bushes and shrubs along the north and east elevations of the proposed expansion.

#### Mechanical Equipment

The rooftop mechanical equipment has been screened using a minimum of two (2) feet from roof to parapet.

#### Lighting

Three (3) wall pack lighting fixtures will be relocated along the north elevation to adjust to the expansion and additional protection bollards have been included along the east elevation for patron safety.

### DISCUSSION

During discussion the following information was provided.

- The project team was available to answer questions from the Board; however, there were substantial concerns that color and material samples were not available.
- Lack of quality and consistency to the proposed use of materials along the highly visible Highway 40 corridor.
- Parking has been met and anticipated for the proposed expansion.
- The roof will be internally drained.

There was considerable discussion pertaining to the timeline of the proposed expansion by utilizing “temporary materials” during the phased construction.

#### Applicant Comments/Solution

Mr. Tim Lowe, representing the Petitioner, explained that the buildings are independent and constructed by separate groups. He further provided the basis to temporary use of materials mainly due to funding and availability. Upon further discussion, the project team agreed to; remove the EIFS and form liners, submit revised elevations, replace with painted concrete tilt-up panels, and brick veneer. The building now provides consistency with the previous approval with one change - the EIFS wall will no longer be proposed.

#### Motion

**Board Member Mehrtens made a motion to forward Chesterfield Ice and Sports Complex, Lot A** to Planning Commission with a recommendation of approval with the following conditions:

- The proposed phased additions, both 2-A & 2-B, shall utilize painted concrete tilt-up panels and thin-brick veneer cast into the tilt-up panels on the front (east), rear (west) and side (north) elevations to match the existing facades as discussed with and agreed upon by the petitioner to create a consistent and cohesive facility.

Vice-Chair Starling seconded the motion. **The motion passed by a voice vote of 5-0. As previously mentioned, Board Member DeLong recused himself from the vote.**

- C. **Herman Stemme Office Park, Lot 2B (Waterway)**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for a gas station and car wash located on a 1.33-acre tract of land zoned “PC” Planned Commercial located southeast of Olive Boulevard, northeast of Olive’s intersection with Swingley Ridge Road.

### **STAFF PRESENTATION**

Mr. Shane Streiler, Planner explained that the request is for modifications for an outdoor waiting area addition, a right car wash lane extension, a fuel pump canopy reduction, and substantial changes to the building’s facades.

#### **Proposed Waiting Area**

The waiting area will feature the existing stone landscaping beds and new aluminum railings. The existing chairs will be replaced. A new self-supporting prefinished metal canopy will be added.

#### **Proposed Car Wash Lanes**

The two (2) canopies covering the pay stations will be replaced with two (2) light “Waterway” blue entrance poles. The existing asphalt pavement will be expanded to the east to increase the width of the right car wash lane.

#### **Proposed Fuel Station Canopy**

The fuel station canopy will be reduced in length by 30 feet and painted pure white and cobalt blue.

#### **Landscaping**

The landscaping surrounding the entrance monument sign, the perimeter of the building, and the perimeter of the property will remain. Minor landscaping changes are proposed at the outdoor waiting area, the car wash entrance, and the landscape buffer along Olive Boulevard, where three (3) ginkgo trees will be added.

Mr. Streiler then provided color and material details to the north, south, east, and west elevations. The project meets all UDC requirements.

Corporate brand color and material samples were provided and the applicant was available to answer questions from the Board.

### **DISCUSSION**

During discussion the following information was provided.

- Mechanical equipment will be screened.
- The Board complimented the look and cleanliness of the facility.
- No concerns with the landscaping.
- The proposed (pergola style) design canopy has a slight slant for water collection.
- Concerns about the lack of materials along the north and south elevations.
- Signage locations were identified.
- No concerns with the proposed corner concrete modular versa-lok retaining wall.

### **Motion**

**Vice-Chair Starling made a motion to forward Herman Stemme Office Park, Lot 2B (Waterway)** to Planning Commission with a recommendation of approval with the following condition:

- Provide to Staff updated north and south elevations, by adding vertical joints to the EIFS walls to help break up the façades.

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

- D. **The Wedge:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 5.04-acre tract of land zoned “PC” Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

**STAFF PRESENTATION**

Mr. Justin Wyse, Director of Planning explained that the applicant has submitted plans for the redevelopment of an existing gas station into a mixed-use development. Mr. Wyse gave a PowerPoint presentation providing history of the site and the surrounding area. He further explained the ongoing litigation and details of the settlement agreement.

The Planning Commission had recommended approval with the condition that the applicant work with Staff to increase the landscaping, particularly along roadway frontages.

The mixed-use development will consist of;

- A new gas station with a car wash and convenience store on the western portion of the site.
- A multi-tenant retail building just to the east of the gas station.
- The existing gas station on site will be demolished.

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

**DISCUSSION**

During discussion the following information was provided.

- The area on the parking lot striped and marked with “No Parking Loading Zone” is blocked off for easy access to the underground fuel tanks.
- In response to Commissioner Choate, it was confirmed on the colored site plan that the stations along Chesterfield Airport Road at the right-turn only access point are “air” stations only – *not “air/vac” stations.*
- There is no residential district within the surrounding area.
- Issues with the stark white gas pump canopies. The canopy color is dictated by corporate branding.
- Suggested use of stone or continuation on the canopy columns.
- Colors and use of the safety bollards.
- Board Member DeLong suggested additional landscaping throughout the site particularly an increase along the road frontage. Considerations need to be made near utility lines and proposed monument sign. All issues will be identified and addressed prior to Planning Commission review.

**Motion**

**Board Member Mehrrens made a motion to forward The Wedge to Planning Commission with a recommendation of approval with the following conditions:**

- Provide additional landscaping along Chesterfield Airport Road, Olive Street Road, along the southern property line behind the vehicle vacuum stations and the two islands in front of the retail building.

- Provide a sketch to Staff for review to incorporate the adhered stone veneer of the buildings to the columns of the gas pump canopies to create a more unified appearance.

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

**V. OTHER**

Board Member Lavrich brought to the attention of an unscreened ground-mount mechanical unit at the newly renovated Amphitheater. Staff will look into the matter.

**VI. ADJOURNMENT 7:12 pm**