



**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – AUGUST 14, 2025
5:30 PM
CONFERENCE ROOM 102/103**

ATTENDANCE:

Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. John Lavrich
Ms. Susan Lew
Mr. Kristopher Mehrrens

ABSENT:

Mr. Mick Weber, Chair

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Planning Commission Liaison, Debbie Midgley
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Ms. Shilpi Bharti, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Vice-Chair Starling called the meeting to order at **5:30 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. June 18, 2025

Board Member Lavrich made a motion to approve the meeting summary as written. Board Member Lew seconded the motion. The motion passed by a voice vote of 5-0. Board Member Adams arrived after approval of the meeting summary.

III. UNFINISHED BUSINESS

No unfinished business at this time.

IV. NEW BUSINESS

- A. Baxter Office Park, 510 Baxter Road: An Amended Architectural Elevation for an existing office building on a 2.12-acre tract of land located on the east side of Baxter Road, zoned "C8"-Planned Commercial.**

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the proposed changes aim to update the building's appearance by replacing the asphalt shingles with new metal panels and stained wood. Ms. Bharti, further provided history of the site and the surrounding zoning.

Site Plan

The new materials will match the previously approved color scheme. No changes are proposed to the building height or the site's circulation system.

Materials and Color

The west elevation, facing Baxter Road, will feature black metal panels on both the walls and roof. The applicant intends to repair the existing cedar boards on the side of the building as needed, and will stain the wood with the 'Wood Shed' color.

Trash Enclosure

The existing trash dumpster will be screened from public view by a 6' tall fence constructed of aluminum frame and vinyl slats.

Mechanical Equipment

The existing rooftop mechanical equipment will be screened from public view by a 35" high vertical-style Envisor system.

Landscaping

No overall changes. The applicant is enhancing the courtyard area with new shrubs and the addition of landscape lighting.

DISCUSSION

During discussion the following information was provided.

- Proposed materials for the roof screening.
- The trash enclosure materials will match visual appearance of the building.
- Entrance doors and windows to be painted. The applicant explained disrepair of two existing panes of glass which will be replaced. Faded mullions of the window units will be painted to match the new standing-seam metal roof.
- Upgrades to the existing parking lot and existing aggregate sidewalks.
- Addition of landscaping around the trash enclosure.
- Improvements to the existing monument sign cabinet. Ms. Bharti added that the monument sign has been reviewed and approved by Staff.
- The building will provide leased office space.
- Density of existing landscaping.
- Investigate maintenance of the meter boxes units.

Motion

Board Member Mehrstens made a motion to approve the Amended Architectural Elevation of Baxter Office Park, 510 Baxter Road, as presented, with the following conditions:

- Consider sealing and striping of the existing parking lot.
- If permitted by the electric company, consider painting the interior courtyard meter boxes.
- Landscape Architect to provide Staff a landscape plan for review.

- Provide landscaping to screen the trash enclosure.
- Consider correcting and updating the exposed interior courtyard aggregate sidewalk to provide uniformity of appearance.

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

OTHER

VI. ADJOURNMENT 5:58 p.m.