

II. A.



THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – OCTOBER 16, 2025
5:30 PM
CONFERENCE ROOM 102/103

ATTENDANCE:

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

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Mayor Dan Hurt
Councilmember Mary Ann Mastorakos
Planning Commission Liaison Khalid Chohan
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
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. August 14, 2025

Vice-Chair Starling made a motion to approve the meeting summary with the following additions shown below in *green*:

- Motion, page 2: If permitted by the electric company, consider painting the interior *courtyard* meter boxes.
- Motion, page 3: Consider correcting and updating the exposed interior *courtyard* aggregate sidewalk to provide uniformity of appearance.

Board Member Mehrtens seconded the motion. The motion passed by a voice vote of 4-0. *Since Chair Weber was not present at this meeting, he recused himself from the vote.*

III. UNFINISHED BUSINESS - There was no unfinished business at this time.

IV. NEW BUSINESS

- A. Chabad of Chesterfield: Amended Architectural Elevations for a proposed Chabad of Chesterfield building located on a 1.49-acre tract of land, zoned "PC" Planned Commercial District.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the project was reviewed in 2022 but now the applicant is requesting modifications to the previously approved elevations. Ms. Bharti further provided background history along with an explanation of the previous and proposed materials and colors.

Scale and Topography

The proposed building is 30 feet tall, compared to the previously approved height of 29 feet. The finished elevation of the site will be 5 feet lower from East Chesterfield Parkway.

Trash Enclosure

No changes are proposed to the location of the enclosure which will be constructed using painted tilt-up concrete panels.

Mechanical Equipment

The rooftop units will be screened by the parapet walls.

Lighting

The applicant is only updating the wall pack fixture which will be cylindrical-shaped light with an open top and bottom feature.

Color and material samples were provided and the architect was available to answer any questions. The color sample for painted concrete tilt-up panel was provided.

DISCUSSION

During discussion the following information was provided.

- Concerns with the amount of tilt-up concrete material along the highly visible south elevation which faces the highway.
- Smaller mechanical units are proposed and zoned as necessary. Although the roof-mount mechanical units will be screened by the building's parapet walls, a sight-line diagram was requested.
- Columns and accent lighting add elegance to the building.
- Updated Landscape Plan will be presented to the ARB for review.
- Screening around the perimeter of the property.
- Question was raised as to necessity of modifications. Due to contractual issues a new architectural firm "Osnova Architecture" was selected.

After considerable discussion, the petitioner requested to **hold** the project to allow time to address the concerns raised from the Board.

Motion

Board Member Mehrstens made a motion to accept the petitioners request to **HOLD** Chabad of Chesterfield. Vice-Chair Starling seconded the motion. The motion passed by a voice vote of 5-0.

- B. Wings Corporate Estates, Consolidated Lot A: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 13.61-acre tract of land zoned "PI" Planned Industrial District located south of Wings Corporate Drive and east of Buzz WestFall Drive.

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the request consists of a 109,000 square foot warehouse and office building. The area of the building used for warehouse/manufacturing is a single-story design while the office portion of the building is a two-story design. A lot consolidation plat will be reviewed by City Council to legally consolidate the eight (8) lots into one (1).

Ms. Ahner further provided history along an aerial image showing the current status of the site and the surrounding development.

Circulation & Access

There are a total of three (3) driveways proposed. The driveway along Buzz Westfall Drive will be gated to serve as the entrance to the loading area. The site meets parking standards along with five (5) ADA spaces near the main entrance of the building that fronts on Wings Corporate Drive.

Materials & Design

The building will be constructed primarily of concrete tilt-up panels with reveals and painted with a three-tone grey palette.

- *Warehouse/manufacturing* - the building will have clerestory windows with a low-e glazing in a prefinished black aluminum framing system. A concrete patio with a prefabricated metal shade structure in black is proposed along the west elevation to serve as an employee break area.
- *Office* - the building will be accented with a feature wall clad with stone in addition to a multi-level patio. The multi-level patio will utilize ACM paneling in matte black while the underside will feature a wood look metal panel. Windows with a low-e tinted glazing will wrap around this corner of the building.

Landscaping

The site exceeds the required openspace requirement. A total of 98 trees (32.6% fast growing and 67.4% slow growing) have been dispersed throughout the site while a mixture of shrubs, forbs, grasses, and annuals will make up the remainder of the landscaping.

Utility Equipment

Attention has been paid to existing and proposed ground-mounted utility boxes by providing additional plantings where feasible.

Bioretention

A Bioretention wraps around the southern property boundary and will have native grasses per MSD requirements.

Fence

The entirety of rear of the site will be fenced off with a 6' tall vinyl fence in grey. Trash will be located within this fence area so a separate enclosure is not being proposed.

Lighting

Parking lot light poles will be 20' tall and are spread throughout the site. Two (2) different types of wall-mounted lights have been chosen.

DISCUSSION

During discussion the following information was provided.

- Purpose to the undeveloped lot which will serve as a future manufacturing plant. Preferred "office" use at the corner of Wings Corporate Drive and Buzz WestFall Drive. The applicant prefers a multi-level patio to have a view of the airport.
- Metal wood finish material will be used beneath the canopies with stone cladding around the patio base.
- FAA approval has been granted.
- There will be three (3) recycling units and one (1) trash dumpster inside the fenced area.
- Future knock-out doors are a possibility.
- The use is a single-tenant – Pier Tech Systems.
- Use of landscaping was discussed due to proximity with the airport. Selection of natural grasses along the bioretention area per MSD requirements.
- A sight-line diagram was discussed but deemed not necessary.

Motion

Vice-Chair Starling made a motion to forward Wings Corporate Estates, Consolidated Lot A to Planning Commission, as presented, with a recommendation of approval. Board Member Lew seconded the motion. The motion passed by a voice vote of 5-0.

C. Proposed 2026 Meeting Calendar

The Board motioned to unanimously approve the 2026 meeting schedule.

V. OTHER

VI. ADJOURNMENT 6:40 p.m.