

II. A.



THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – JANUARY 15, 2026
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 Mehrstens

ABSENT:

ALSO IN ATTENDANCE:

Mayor Dan Hurt
Councilmember Mary Ann Mastorakos
Councilmember Merrell Hansen
Councilmember Patricia Tocco
Planning Commission Liaison, Steve Wuennenberg
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Ms. Shilpi Bharti, Planner

I. **CALL TO ORDER**

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

II. **APPROVAL OF MEETING SUMMARY**

A. November 13, 2025

Board Member Mehrstens 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**

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

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner provided background and a development timeline for the proposed Jewish facility.

CHANGES SINCE OCTOBER 2025

- The applicant has updated the building elevations and provided a sight diagram for the rooftop mechanical equipment.
- The revised elevations now include additional brickwork and a sunshade on the south elevation facing I-64.
- Four (4) glass windows on the east elevation facing Chesterfield Parkway East.
- EIFS has been added to the west elevation.

The architect was available to answer questions and identify the material samples. No color changes.

DISCUSSION

During discussion the following information was provided.

- Typo to the notation of "Paint Type B".
- Preference for the metal door to match the field location. Exit only door with no outside hardware.
- Suggestion to add mullions to the three (3) windows facing I-64.
- Playground area security fence was discussed. The applicant is applying for a Homeland Security Grant.
- Add articulation to the wing wall along the southeast elevation.
- Identified location of the natural drain.

Motion

Vice-Chair Starling made a motion to forward Chabad of Chesterfield, with a recommendation to approve with the following conditions:

- The hollow metal exterior doors painted to match the field in which they are located on.
- Add mullions to the three windows along I-64.
- Add articulation to the wing wall along the southeast elevation.
- Submit playground screen wall design to City for review if modified.

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

IV. **NEW BUSINESS**

- A. Chesterfield Village Mall: An Amended Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned "PC&R" Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway.

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner provided a timeline and site progress since 2024 for the area commonly known as Chesterfield Mall. Modifications that pertain to ARB review are as follows:

- *Removal of the grand staircase from the developer's construction obligations.*
 - The developer will convey lot 3A to the city in addition to a payment to assist with design and engineering services of a grand entry. The city will then be tasked with the design and construction.
- *Modification to the four (4) raised intersections and roundabouts.*
 - Staff requested further construction specifications to ensure long term viability and maintenance and it was determined that stamped concrete may be a more feasible option given the anticipated traffic load.
- *Revised streetscape landscape plan.*
 - The landscape architect for the development has changed hands. Due to this, a new landscape plan for the streetscape plantings has been compiled. The main change from the previous landscape plan is the type/species of trees and plants being proposed.

Representatives of the Staenberg Group were available to answer questions.

DISCUSSION

During discussion the following information was provided.

- Project and infrastructure progression.
- Residential single family is not under ARB purview.
- Tree grate material and maintenance.
- Feasibility of obtaining samples of the stamped concrete for review. Must match what was originally presented.

Motion

Board Member Mehrtens made a motion to forward Chesterfield Village Mall to Planning Commission with a recommendation of approval with the following condition:

- The raised intersections and roundabouts will be constructed with stamped concrete with the look of pavers in the same shape, size, color, and variation as shown in the design packet dated 12/29/25.

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

After the Motion

The conversation continued with Mayor Hurt's desire for ARB to review the future design of the grand staircase. Councilmember Hansen then shared her perspective on the staircase.

V. **OTHER**

VI. **ADJOURNMENT** 6:35 p.m.