

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
NOVEMBER 18, 2004**

- I. CALL TO ORDER:** Mr. Dave Whitfield, calls the meeting to order at 7:00 p.m.

PRESENT

Mr. Matt Adams
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. John Langa
Mr. Dave Whitfield
Mr. Bud Hirsch , ARB Committee Member
Ms. Lu Perantoni, Planning Commissioner
Mr. Dan Hurt, P&Z Committee Member
Ms. Annissa McCaskill-Clay, Senior Planner
Mr. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Bob Boland

II. PROJECT PRESENTATIONS:

- A. Delmar Gardens Amended Site Development Plan:** An Amended Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for office and medical office buildings in a "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Delmar Gardens at 14825 and 14805 North Outer 40 Road.

Project Planner Aimee Nassif presents the project to add a one-story covered parking deck (59 parking spaces) to the NW corner of an existing building, and enhance existing landscaping adding a water feature. Same color palette will be used on addition. The Department of Planning reviewed the project and found no outstanding issues.

Bryant Conant makes a motion to forward the project for approval.

John Langa seconds the motion.

The motion passes by voice vote 5-0

- B. **Annie Gunn's / Smokehouse Market Expansion (Thomas & Jane Sehnert)**: An Amended Site Development Plan, Landscape Plan and Architectural Elevations for parcels containing 2.90 acres of private property and Saint Louis County right-of-way.

Project Planner Christine Smith Ross presents the project to expand the east side of building, re-orient parking, and to change the front access to match existing building. The Department of Planning reviewed the project and found outstanding issues.

Items Discussed:

- Re-location of trash dumpster
- Re-location of smokehouse
- Western entry indicated as a service entry
- Gap between buildings

The Architectural Review Board will not move on the western entry issue. The Department of Planning will forward this issue to Public Works for their recommendations.

Bud Gruchalla makes a motion to forward the project for approval with the following recommendation:

1. **Dwarf Fountain Grass hedge be extended to the back**

Bryant Conant seconds the motion

The motion passes by voice vote 5-0

The Architectural Review Board commended the architect on the design.

- C. **Gascony (Fischer & Frichtel)**: Architect's Statement, Architectural Elevations and Landscape Plan for an "R-3" Planned Environment Unit (PEU)-zoned residential development located on the north side of Clayton Road, west of the intersection of Clayton Road and Schoettler Road.

Senior Planner Annissa McCaskill-Clay presents the project to construct 14 single detached villa homes with a gated entry consisting of the same materials as the homes. Unit materials on Clayton Road will be consistent with other buildings as seen on Clayton Road. The Department of Planning reviewed the project and found no outstanding issues.

Items Discussed:

- Landscaping past Clayton Road
- Western end elevation

- Rear screening consisting of landscaping and fencing
- 6' Stone wall with iron fence
- Buffered detention area
- Material/color continuity

**Bryant Conant makes a motion to forward the project for approval.
Matt Adams seconds the motion.**

The motion passes by voice vote 5-0

III. APPROVAL OF THE OCTOBER 14, 2004 MEETING SUMMARY

The meeting summary was accepted as amended.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Dan Hurt informed the Board of the newspaper article repeating the compliment that the Mayor of Maplewood made regarding the City of Chesterfield's Wal-Mart. Mr. Hurt commended this Board for their efforts and recommendations for such a nice building.

Meeting adjourned at 8:00 p.m.