II. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – SEPTEMBER 14, 2023

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:
Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. John Lavrich
Mr. Kris Mehrtens

ABSENT:
Ms. Susan Lew

ALSO IN ATTENDANCE:
Councilmember Merrell Hansen
Planning Commission Chair/Liaison Guy Tilman
Ms. Petree Powell, Assistant City Planner/Staff Liaison
Ms. Shilpi Bharti, Planner
Mr. Isaak Simmers, Planner

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. August 10, 2023

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member Mehrtens 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

A. Damian Kroenung Estate (SDP): Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an office/warehouse building located on a 7.1-acre tract of land located south side of Edison Avenue, zoned "PI"- Planned Industrial.

STAFF PRESENTATION
Ms. Shilpi Bharti, Planner explained that the request is for a proposed 70,000 square foot, single-story Office/warehouse building.

At the August 10th ARB meeting, several issues were raised related to general building design, and screening resulting with the applicant requesting to Hold the project in order to address the concerns. Since then, the applicant has revised their submittal.

Changes since August ARB

- Updated elevations include 1" deep reveals.
- Painted tilt-up panels on the four sides of the building.
- Proposed painted 8' concrete garbage enclosure.
- A sight section to show the roof top equipment and screening.
- Site Plan, access and circulation remains the same.
- No changes to the previous landscape plan or lighting plan.

DISCUSSION

Chair Weber opened the discussion by thanking the applicant for listening to the Boards concerns. He suggested that the same considerations be implemented during phase II of the development.

During discussion the following information was provided to the revised elevations.

- Question was raised as to whether the roof-top units are concealed on the south side of the building. Although not shown on the site section, the applicant explained that the mechanical equipment will be fully screened by the parapet on the front and partially on the sides. Additionally, the mechanical unit screen will be painted to match the parapet color.
- Paint color of the proposed trash enclosure and roof-top material.
- Signage has not yet been determined.
- Consider minimizing the stark white grout joint color of the darker brick.
- Prefabricated metal canopies and drainage.

Motion

Board Member Mehrtens made a motion to forward the revised elevations for Damian Kroenung Estates to Planning Commission with a recommendation of approval as presented. Vice-Chair Starling seconded the motion. The motion passed by a voice vote of 6-0.

IV. NEW BUSINESS

A. Jewish Community Center Association, 3rd ASDP: An Amended Site Development Plan, Landscape Plan, Lighting Plan, Amended Architectural Elevations, and Architectural Statement of Design for an 11.4-acre tract of land located at the NE corner of the intersection of Baxter Road and Wild Horse Creek Road.

STAFF PRESENTATION

Isaak Simmers, Planner explained that the the request is for proposed exterior renovations, which include; a new entrance façade at the existing main entrance, a new adult day care entrance, as well as enhanced landscaping and a garden for patrons.

Mr. Simmers then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the project.

Circulation and Access
The proposed amendment includes the addition of three landscape islands and a drive aisle, which will shift existing parking and alter traffic circulation at the entrance off Baxter Road. The plan also includes a proposed drop-off zone in front of the adult daycare entrance.

Materials & Color
The orange brick veneer of the existing building will be painted to coordinate with the proposed metal panels surrounding the renovated front entrance. Ornamental black iron gates and fencing are proposed along the garden outside the adult day care.

Landscape Design & Screening
The applicant has provided a mixture of trees and shrubs for Parking Islands. There are various screening methods already established for the site and there is no new screening proposed.

Lighting
The plan proposes the relocation of an existing art installation and light pole, in addition to new Bollard lighting along the new landscaped sidewalk. Site lighting exists and will be upgraded to new LED light fixtures.

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

DISCUSSION

During discussion the following information was provided.

- Asphalt shingle roof material and drainage.
- No additional lighting.
- Style and safety of the fencing materials.
- Drop off lane in front of the adult day care.
- Intent to modernize and differentiate the existing building with the surrounding churches.
- Parking spaces have been met.
- The stained concrete walk way to direct pedestrian traffic.
- Proposed art sculpture within the parking island.

Landscaping
Board Member DeLong asked for clarification to the basis of the front parking island and paving. Overall he had no concerns with the proposed landscape plan.

Motion
Vice-Chair Starling made a motion to forward the Jewish Community Center Association 3rd ASDP 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.

V. OTHER

VI. ADJOURNMENT 6:08 p.m.