

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
APRIL 27, 2006**

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

PRESENT

Mr. Matt Adams
Mr. Bryant Conant
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Dave Whitfield
Ms. Lu Perantoni, PC Liaison
Mr. Dan Hurt, P&Z Committee
Ms. Annissa McCaskill-Clay, Asst. Director of Planning
Ms. Mary Ann Madden, Planning Assistant

ABSENT

Mr. Jerry Right

II. **PROJECT PRESENTATIONS:**

- A. **Spirit Airpark (Spirit Air Hangers):** A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 5.5 acre lot of land located to the West of Aviation Museum Road and South of Chesterfield Airport Road

Asst. Director of Planning Annissa McCaskill-Clay presented the project for an office and airport storage hanger. Building materials will consist of two metal panels, and tinted gray glass in bronze aluminum frames. The roof materials will also consist of metal. After review of the project, the Department of Planning found issues relating to the following:

NOTE: ARB member Matt Adams recused himself from the discussion and voting of this project.

Item(s) Discussed:

- Dome and cones shown on rendering have been removed
- Taxi-way
- Wrought iron fencing between buildings
- Trash enclosure materials

Area(s) of Concern:

- ❖ None

The Board commended the design.

A motion was made by Rick Clawson to forward the project for approval

Bud Gruchalla seconded the motion.

The motion passed by voice vote 4-0

B. Stallone's Formal Wear: Architectural Elevations and Landscape Plan for a retail establishment in a "PC" Planned Commercial District located on the south side of Conway Road, 700 feet west of its intersection with Chesterfield Parkway East

Asst. Director of Planning Annissa McCaskill-Clay presented the project for a re-use of an existing structure. Plans for expansion include re-siding of the building, minimal accents, and additional landscaping to create a more residential appearance. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Planting types

Area(s) of Concern:

- ❖ Massive amounts of planting to be added

A motion was made by Bryant Conant to forward the project for approval

Rick Clawson seconded the motion.

The motion passed by voice vote 5-0

C. St. John's Rehabilitation Facility: Architectural Elevations and Landscape Plan for a 6.048-acre "PC" Planned Commercial District located South of Conway Road, approximately 900 feet east of Still House Creek Road

Asst. Director of Planning Annissa McCaskill-Clay presented a project for additional surface parking. Building materials consist of pre-cast concrete veneer, aluminum & glass pre-finish canopy, sunshade, accent fans above and below windows, and EIFS. After review of the project, the Department of Planning found no outstanding issues.

NOTE: ARB member Rick Clawson recused himself from the discussion and voting of this project.

Item(s) Discussed:

- Grading

- Secondary access
- Paving materials (colored asphalt for Fire Dept. vehicles travel)
- Outdoor seating

Area(s) of Concern:

- ❖ Grass paver lane instead of asphalt

A motion was made by Bud Gruchalla to forward project for approval with the following recommendation:

- 1.) **Replace the asphalt fire access from asphalt to a plantable paver block if political entities are in agreement.**

Bryant Conant seconded the motion

The motion passed by voice vote 4-0

The Board commended the building architecture.

III. APPROVAL OF THE MARCH 9, 2006 MEETING SUMMARY

The meeting summary was approved as written.

IV. OLD BUSINESS

None

V. NEW BUSINESS

- Election of Officers
 - Held during June Meeting

VI. MISCELLANEOUS

- ❖ **P&Z Committee member Dan Hurt asked for the ARB's opinion regarding a cross access road among developments on the outer road.**
 - **The Board discussed, forming a general consensus that considerable attention be given regarding ease of transition.**
- ❖ **Architectural Guidelines - Currently being reviewed by Director of Planning and City Attorney.**

VII. ADJOURNMENT

Meeting adjourned at 8:00 p.m.