

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
April 17, 2008**

PRESENT

Mr. Matt Adams
Mrs. Mary Brown
Mr. Bryant Conant
Mr. Gary Perkins
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Rick Clawson
Mr. Michael Watson, Planning Commission Liaison
Ms. Amy Nolan, Planning Commission Member
Ms. Lu Perantoni, Planning Commission Member
Ms. Mara Perry, Senior Planner
Mr. Justin Wyse, Project Planner
Ms. Carol Olejniczak, Administrative Secretary

ABSENT

- I. **CALL TO ORDER:** Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.
- II. **PROJECT PRESENTATIONS:**

- A. **Spirit Valley Business Park Lot 15 (Vermeer):** A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 6.5 acre parcel located at 621 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Project Planner, Justin Wyse, presented the project request for a new 31,690 square foot building that provides sales and support of new and used environmental and underground equipment, located on a 6.5 acre parcel zoned "PI" Planned Industrial District. Site provides full access on Spirit Valley Central Drive and Spirit Valley East Drive. Site will be accessed on the northern property line and provides shared access on both the northeast and northwest portions of the line. The southern portion of the site is fenced and will be used as a sales/storage lot with east and west gated access. Materials for fence were not submitted. The exterior building materials will be comprised of a conventional steel frame with tilt-up concrete panels. The building will have a metal roof with no rooftop units.

Item(s) Discussed:

- Views from adjacent property
- Sight proofing
- Consistency of matching trash enclosure material to building
- Height, material, and color of fencing
- What is to be stored on site
- Construction of trash receptacle
- Landscaping of site around fencing
- Fence types to be consistent throughout the development
- Security
- Colors of building and colors of fencing
- Cooling unit placement and screening

Area(s) of Concern:

- Trash enclosure materials to be of same material as the building
- Fence material and color
- Landscape screening for on-grade cooling units
- Additional landscaping around outside of fenced area

Rick Clawson made a motion to forward the project for approval, with the following recommendations:

- 1. Trash enclosure to match the materials of the building**
- 2. Sight proof fence to be at a height of 6 feet with material to be chain-link with vinyl slats, preferably brown in color to match the building color**
- 3. Landscape screening around on-grade cooling units**
- 4. Additional landscaping around fencing along the southern property line**

Dave Whitfield seconded the motion.

The motion passed by voice vote 7-0

III. APPROVAL OF THE MEETING SUMMARY

A. March 13, 2008

Discussion of the meeting summary to be approved as written.

Rick Clawson made a motion to approve the meeting summary as written.

Gary Perkins seconded the motion.

The motion passed by voice vote 7-0

IV. OLD BUSINESS

None

V. NEW BUSINESS

Mara Parry informed the board and petitioners that if they choose to not keep their packets, they are recycled.

VI. ADJOURNMENT

Meeting adjourned at 7:03 p.m.

Bryant Conant made a motion to adjourn the meeting.

Mary Brown seconded the motion.

The motion passed by voice vote 7-0