

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
March 13, 2008**

PRESENT

Mr. Bryant Conant
Mr. Gary Perkins
Mr. Bud Gruchalla
Mr. Dave Whitfield
Mr. Rick Clawson
Ms. Wendy Geckler, Planning Commission Liaison
Ms. Amy Nolan, Planning Commission Member
Ms. Lu Perantoni, Planning Commission Member
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, Project Planner
Mr. Shawn Seymour, Project Planner

ABSENT

Mrs. Mary Brown
Mr. Matt Adams

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

- A. **Chesterfield Commons Six Outparcel One (54th Street Grill):** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 1.50 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road, and west of Boones Crossing.

Project Planner, Shawn Seymour, presented the project requesting for a new 5,865 square foot restaurant located in Chesterfield Commons Six. Site will be accessed on the north end and provides cross access with the bank. Trees along Chesterfield Airport Road are already exiting. Exterior materials include brick, stone, glass, and architectural metals with a flat membrane roof. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Height of the parapet wall
- Roof well on the back side of the building
- Location of scuppers on the back of the building
- Primary roof drain system is internal
- Similarities to the Wentzville location – materials and colors tied to the colors in the Commons
- Proximity of sidewalk to parking – ability to pull it away from the parking
- Hedgerow between parking and sidewalk along Chesterfield Airport Road

- Keeping location of access aisle in place

Bryant Conant made a motion to forward the project for approval, with the change of the location of the sidewalk and a hedge row along Chesterfield Airport Road.

Rick Clawson seconded the motion.

The motion passed by voice vote 5-0

- B. Spirit Trade Center, Lot 25 (Experitec):** An Amended Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 5 acre lot of land zoned “M-3” Planned Industrial District, located at 504 Trade Center Boulevard.

Project Planner, Charlie Campo, presented the project requesting an approximately 13,291 Square foot addition to an existing office/warehouse building in Spirit Trade Center. Most of the new landscaping will be on the side of the new addition. The exterior building materials will be comprised of title up concrete panels, sheet metal, steel and glass with a flat roof. All materials and elements to match the existing building. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Materials to match the existing
- Tree types in the windy location

Rick Clawson made a motion to forward the project for approval as presented.

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0

III. APPROVAL OF THE MEETING SUMMARY

A. February 14, 2008

The meeting summary was approved as written.

David Whitfield made a motion to approve the meeting summary as written.

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0

IV. OLD BUSINESS

None

V. NEW BUSINESS

New staff member will be coming to do minutes and administrative duties for the ARB starting at the next meeting.

VI. ADJOURNMENT

Meeting adjourned at 6:50 p.m.

Rick Clawson made a motion to adjourn the meeting.

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0