

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – APRIL 13, 2023

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Doug DeLong
Mr. Kristopher Mehrrens

ABSENT:

Mr. Matt Adams
Ms. Susan Lew

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Merrell Hansen
Mr. Justin Wyse, Planning Director
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. March 9, 2023

Board Member Mehrrens made a motion to approve the meeting summary as written. Vice-Chair Starling seconded the motion. The motion passed by a voice vote of **4-0**.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

Due to a conflict of interest, Board Member Mehrrens recused himself from the discussion and vote.

- A. Rivers Crossing, Lot 7 (Holman Motorcars St. Louis) AAE:** Amended architectural elevations for a 1.4-acre tract of land zoned "PC" Planned Commercial located north of Arnage Blvd and south of Interstate 64.

STAFF PRESENTATION

Ms. Alyssa Ahner, Planner explained that the request is for an existing car dealership. The modifications include the addition of an architectural feature for one of the tenants, new entryway canopy, replacing the glass storefront, and adding a new sliding glass door.

Materials & Design

The applicant is proposing modifications to the south elevation and the east elevation of the existing building. One modification includes a new glass storefront with an aluminum anodized frame.

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

DISCUSSION

The following information was provided during discussion:

- The applicant explained differences between the existing low-e grade insulated glass to the proposed clear glass.
- Intent of the design is to accommodate secondary main entrance.
- Operation of the sliding entry door. Photos were provided of other locations with the same style of door.
- One light will be removed where the proposed purple architectural metal panel will be installed on the southern elevation.
- Signage to be located within the architectural metal panel feature.
- Canopy drainage.

Motion

Vice-Chair Starling made a motion to forward Rivers Crossing, Lot 7 (Holman Motorcars St. Louis) Amended architectural elevations as presented to Planning Commission with a recommendation of approval. Board Member DeLong seconded the motion. **The motion passed by a voice vote of 3-0. As previously mentioned, Board Member Mehtens recused himself from the vote.**

- B. 633 S. Goddard Ave. (Architectural Specialty Lighting Package):** An Architectural Specialty Lighting Package for a 5.50-acre tract of land zoned "M3" – Planned Industrial District, located on the west side of Goddard Avenue, south of its intersection with Chesterfield Airport Road.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that Legacy Performance is requesting the Architectural Specialty Lighting Package.

As per UDC, ARB review is required prior to Planning Commission review for the Architectural Lighting Package. There are no architectural lights proposed for the building.

- Six (6) outdoor lighting poles for a multi-purpose field, with a mounting height of 76 feet.
- With the average illumination levels that range between 30 and 50 footcandles (Fc) onsite,
- The spill over on property to the west is 2fc levels.

DISCUSSION

The following information was provided during discussion:

- Conditional approval has been provided by Spirit of St Louis Airport but must adhere to airport guidelines.
- Staff has not received any negative feedback from the surrounding properties.
- Lighting will be fully shielded.
- Property to the west with similar use - Rawlings Training Facility.
- Applicant is in compliance with the hours of operation.

Motion

Vice-Chair Starling made a motion to forward 633 S. Goddard Ave. (Architectural Specialty Lighting Package) as presented to Planning Commission with a recommendation of approval. Board Member DeLong seconded the motion. The motion passed by a voice vote of 4-0.

V. [OTHER](#)

VI. [ADJOURNMENT 5:48 p.m.](#)