

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JUNE 11, 2015
Room 101

ATTENDANCE:

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Mr. Bud Gruchalla, Chair
Mr. Mick Weber, Vice-Chair

ALSO IN ATTENDANCE:

Planning Commission Chair, Stanley Proctor
Mr. Jonathan Raiche, Senior Planner, Staff Liaison
Ms. Jessica Henry, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at 6:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. May 14, 2015

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Weber seconded the motion. The motion passed by a voice vote of 5 – 0.

III. PROJECT PRESENTATION

- A. Clarkson Square, Lot 2:** Amended Architectural Elevations and Architect's Statement of Design for an 8.25 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Baxter Road, west side of Clarkson Road.

STAFF PRESENTATION

Jessica Henry, Project Planner explained that the request is for modifications to accommodate a new tenant Total Wine & More located within the Clarkson Square development. During the May 14, 2015 ARB meeting, numerous concerns regarding the scale, proportions, and building materials were raised. The *applicant requested that the project be held* until a future ARB meeting in order to address those concerns.

Ms. Henry provided comparison photos of the existing, previously proposed and revised elevations for review.

Ms. Henry then provided further information about the revised Amended Architectural Elevations as follows:

- The revised submittal utilizes the existing canopy with the clipped gable roofline modified into a peaked roofline.
- As with the previous submission, the existing brick entry vestibule will be removed and a new glass storefront will be installed.
- The previously proposed Longboard extruded aluminum cladding is still present; however, the application has been changed from a vertical to horizontal orientation to correspond with other features throughout the development. All other materials are to match the existing materials.
- The existing horizontal fascia banding and wood trim will remain in place.

DISCUSSION

Material samples were provided and the applicant was available to explain the details and answer questions.

Chair Gruchalla was pleased with the overall scale and extension of the banding which he believes is an improvement over what was previously presented. He felt that the changes are compatible with the rest of the development.

Landscaping

In response to Board Member Weber's question, Ms. Henry explained that existing landscaping will be fully maintained. She pointed out that because the site was developed prior to the City's incorporation an approved Landscape Plan is not available. No additional landscaping is being proposed.

Signage

Ms. Henry explained that signage is not part of the proposal. It was noted that signage will be under separate review. The applicant added that the proposed storefront signage will drop down slightly over the fascia banding – similar to the existing Toys R' Us signage. Mr. Raiche reiterated that signage is not for the Board's consideration, but any proposed signage must meet all code requirements.

Board Member Clawson thanked the petitioner for listening to the concerns raised and felt the new materials and changes will fit well within the overall development.

Board Member Clawson made a motion to forward the Amended Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot 2 as presented, *to City Staff with a recommendation for approval.*

Board Member Weber seconded the motion. **The motion passed by a voice vote of 5 – 0.**

IV. OLD BUSINESS

V. NEW BUSINESS

Introduction

Planning Commissioner Stanley Proctor introduced himself to the Board and explained that he has been elected the new Planning Commission Chair. He pointed out that the substantial work the ARB does as a recommending body is extremely important to the Planning Commission.

Meeting start time

Mr. Raiche opened up discussion as to whether the Board would be in favor of altering the meeting start time. After minimal discussion the Board agreed to move the meeting start time to **6:00 pm**.

Board Member Brown made a motion to move the meeting start time to **6:00 pm**. **Board Member Weber** seconded the motion. **The motion passed by a voice vote of 5 – 0.**

VI: ADJOURNMENT

Board Member Weber made a motion to adjourn the meeting. **Board Member Brown** seconded the motion. **The motion passed by a voice vote of 5 – 0 and the meeting adjourned at 6:47 p.m.**