

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD

THURSDAY – AUGUST 10, 2023

5:30 PM

CONFERENCE ROOM 102/103

**ATTENDANCE:**

Mr. Mick Weber, Chair  
Mr. Scott Starling, Vice-Chair  
Mr. Doug DeLong  
Mr. John Lavrich  
Ms. Susan Lew  
Mr. Kristopher Mehrrens

**ABSENT:**

Mr. Matt Adams

**ALSO IN ATTENDANCE:**

Planning Commission Liaison, Steve Wuennenberg  
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.** He then introduced and welcomed newly appointed Board Member Mr. John Lavrich.

**II. APPROVAL OF MEETING SUMMARY**

**A. July 13, 2023**

Board Member DeLong made a motion to approve the meeting summary with the following clarification on page 4, second bullet point under the motion for the Porsche Service Center to read as follows:

- *Relocate the access door for the rooftop unit screen wall to the north end.*

The Board concurred and **the motion then passed by a voice vote of 4-0.** Since Board Member Mehrrens was absent at the July meeting, he abstained from the vote.

Vice-Chair Starling arrived after approval of the meeting summary.

**III. UNFINISHED BUSINESS - None**

**IV. NEW BUSINESS**

- A. Damian Kroenung Estate (SDP):** Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an office/warehouse building located on a 7.1-acre tract of land located south side of Edison Avenue, zoned "PI"- Planned Industrial.

## STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the request is for a proposed 70,000 square foot, single-story Classroom Library Company Office/warehouse building.

Ms. Bharti then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the development.

### Site Access

The site has two (2) access points from Edison Avenue located north of the subject site with a shared access to the east.

### Retaining Wall

Retaining walls are proposed on the west, south and east sides of the site.

### Mechanical Equipment

The roof-top mechanical equipment will be screened by a parapet with an access roof hatch.

### Trash Enclosure

The garbage compactor is located in the rear of the building at one of the bays and is contained by an 8' tall, corrugated metal enclosure.

### Materials and Color

The building façade consists of concrete tilt-up panels painted with charcoal black color on the top and sides. The front of the building has a combination of two painted concrete panels, thin Brick and metal canopy. The windows on the north will be black aluminum storefront system with low-e glass.

### Lighting

There are five (5) different types of light fixtures proposed for this development.

### Landscaping

The proposed landscape plan of the site consists of a mixture of tree canopies, evergreen trees, shrubs and ground cover, and flowering trees. There are five (5) bio-retention basins on the south and north of the subject site.

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

## DISCUSSION

### Opening Comment

Chair Weber described how projects are evaluated particularly; character, location within the community, and proximity with arterial roadways along or surrounding the proposed development. Focus is to enhance the front and side elevations.

During discussion the following information was provided

- Due to location and visibility along Edison Avenue, the Board had concerns over the massing of the raw finish, flat tilt-up concrete along the front façade.
- Does not meet “human or pedestrian” scale.
- Lacks articulation, consistency, and relief patterns. Suggestion to incorporate horizontal or vertical reveals, wainscots, etc. to help break up the long façade.
- Concerns whether the roof-top mechanical equipment will be adequately screened. The Board requested a sight-line study to verify, and provide a sight section to show how the equipment is covered from Edison Avenue.
- Concerns with the downspouts, scuppers and gutters along the front façade and whether options were available for rear discharge.
- Concerns about corrugated metal material for the trash enclosure.
- Applicant explained design and color selection but noted added articulation can result in increased costs. However, they were not opposed to paint the concrete tilt-up panels.
- The recessed brick with gray grout within the front façade.
- It was noted limitations due to proximity with Spirit of St. Louis Airport.
- Expansion area was identified.
- Suggestion to carry the front awnings over the windows of the front façade.
- Retaining walls will be constructed of poured concrete.

#### Landscaping

Board Member DeLong had no issues with the proposed landscape selection.

After considerable procedure and timing discussion, the applicant requested to **HOLD** the project to allow time to address the substantial concerns raised from the Board. No action necessary at this time.

V. **OTHER**

VI. **ADJOURNMENT 6:15 p.m.**