

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY – FEBRUARY 8, 2024

5:30 PM

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Ms. Susan Lew
Mr. Kris Mehtens

ABSENT:

Mr. Doug DeLong
Mr. John Lavrich

ALSO IN ATTENDANCE:

Planning Commissioner, Jane Staniforth
Ms. Alyssa Ahner, Senior 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. **January 11, 2024**

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

Board Member Adams arrived after approval of the meeting summary.

III. **UNFINISHED BUSINESS**

IV. **NEW BUSINESS**

- A. **Tpheris Israel Chevra Kadisha:** An Amended Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for a 5.45-acre tract of land located southwest of Ladue Road and north of Brayhill Court.

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the request is for a proposed 24' tall, 9,000 sq. ft. addition-event center to an existing synagogue and new playground area. The site is surrounded by single-family residential subdivisions and a cemetery.

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

Access

Existing access is obtained from a private driveway on Ladue Road and there are no proposed changes to this. The site also has an existing walking path that connects to the adjacent Brayhill Court subdivision. Sidewalk will be required along the Brayhill Court frontage thus completing the sidewalk in the neighborhood.

Materials & Design

The materials and color scheme of the addition is proposed to match the existing building as closely as possible. The synagogue was built in 1972 so exact matches for materials/colors may not be available per the applicant.

Landscape Design and Screening

With a large portion of the lot being densely wooded, the addition brings the site to an open space percentage of 73% which exceeds the 35% requirement. An additional layer of evergreen trees will be provided along Brayhill Court to add an extra layer of buffer for year-round screening of any car headlights onto the adjacent neighborhood.

Playground

The new fenced playground area will be surrounded by a mixture of shrubs and trees.

Trash Enclosure

A new trash enclosure is to be built in the southwest corner of the site and will be constructed of a matching white vinyl fence.

Fence

An existing wood fence will be replaced with a new white vinyl fence on the southern property boundary to provide privacy to those entering the Mikvah.

Mechanical Equipment

The proposed rooftop equipment of the addition will be fully screened by the parapet. The rooftop mechanical equipment that exists on site today would continue to be visible in areas.

Lighting

The applicant is proposing new lighting throughout the entirety of the development with this addition.

Color and material samples of fiber cement and brick veneer were provided and the applicant was available to answer any questions.

DISCUSSION

During discussion, the following information was provided.

- Suggestion of bullet-proof glass to the windows for added security.
- The window AC units on the east elevation will remain.

- Color and material of the proposed retaining wall around the five parking spaces in the southwest lot area.
- Internal drainage of the proposed downspouts.
- The existing trash enclosure to be removed and relocated to the southwest corner of the site.
- Concerns of visibility to the proposed roof-top mechanical units to the residential neighborhood.
- Pole lights will be added to illuminate the renovated parking lot.

Landscape comments

- No exceptions with the plant selection. All trees are on the approved plant list.
- There is a requirement for a tree to be within 50 feet of any parking space. That is not the case in some areas. The sumac selected for some locations is a shrub and not a tree.
 - Staff noted that there are existing trees just outside the perimeter fencing which remediates the concern of any parking stall not being within 50 ft of a tree.
- It is typically requested that transformers and other equipment be screened; however, this site has no exposure to the general public so may not be necessary.
 - Staff confirmed there is a cemetery just south of the transformer in addition to a white vinyl fence.

Motion

Vice-Chair Starling made a motion to forward the [Tpheris Israel Chevra Kadisha](#) to Planning Commission with a recommendation of approval with the following condition:

- Submittal of a sight-line diagram with a view point from Brayhill Court confirming that the roof-top mechanical equipment will be fully screened by the parapet.

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

V. **OTHER**

VI. **ADJOURNMENT** 6:13 p.m.