

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
February 14, 2008**

PRESENT

Mr. Matt Adams
Mrs. Mary Brown
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Michael Watson, Planning Commission Liason
Ms. Lu Perantoni, Planning Commission Liason
Ms. Annissa McCaskill-Clay, Assistant Director of Planning

ABSENT

Mr. Rick Clawson
Mr. Dave Whitfield

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

- A. Children's Discovery Learning Center:** Amended Site Development Plan, Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement for a child care center located at 940 North Woods Mill Road.

Assistant Director of Planning Annissa McCaskill-Clay presented the project which requested an expansion on the existing child care center with substantial changes to the overall architectural elevations. The existing center consists of two (2) separate structures with a covered walkway serving as a connection. The proposed changes by Children's Discovery Learning Center seek to connect the two buildings and create an enclosed foyer at a new entrance. The pole sign located on the site, which is currently located in Missouri Department of Transportation right-of-way, is proposed to be relocated to an island within the parking lot. This location is currently being reviewed for any site distance issues it may cause for the development. The proposed materials are brick and hardy siding to match the exiting development. After review of the project, the staff has no outstanding issues.

Item(s) Discussed:

- Improvement of aesthetics by placing the center under one roof.
- Compatibility of the residential scale with the adjacent properties.
- Temporary chain link fence.
- Renovations to the parking lot.

- Dedication of sidewalk along Woods Mill Road.
- Drainage of the site.
- Entrance into the building/change to the drop-off area.

Bryant Conant made a motion to forward the project for approval, stating that the improvements were an “all plus” to the overall site.

Mary Brown seconded the motion.

The motion passed by voice vote 5-0

III. APPROVAL OF THE MEETING SUMMARY

A. January 17, 2008

Mary Brown made a motion to approve the meeting summary as written.

Bryan Conant seconded the motion.

The motion passed by voice vote 5-0

IV. OLD BUSINESS

None

V. NEW BUSINESS

None

VI. ADJOURNMENT

Matt Adams made a motion to adjourn the meeting.

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0

Meeting adjourned at 6:43 p.m.