THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
APRIL 12, 2007

PRESENT	**ABSENT**
Mr. Rick Clawson	Mr. Matt Adams
Mr. Bud Gruchalla	Mr. Bryant Conant
Mr. Dave Whitfield	
Ms. Wendy Goeckler, PC Liaison	
Ms. Mara Perry, Senior Planner	
Ms. Joyce Collins-Catling, Executive Secretary	

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m. stating that the Board would only make recommendations of projects since there is no quorum present tonight.

II. PROJECT PRESENTATIONS:

A. MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for two office buildings with first floor retail in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

Board member Clawson recused himself from the discussion of this project due to his direct involvement.

Senior Planner Mara Perry presented the project requesting two office buildings with first floor retail on Lot A of the development (66,000 sq. ft./building). Exterior materials will consist of architectural precast, brick accent panels and glass; roof materials will be a flat membrane. After review of the project, the Department of Planning found no outstanding issues, but is currently addressing landscaping issues; and a new Fire Department regulation regarding the width of the drive aisle for fire truck ladders reaching a three-story building.

Item(s) Discussed:

- Rear of building is located in seepage berm; no planting
- Landscape Plan allows for more planting in front
- No trees can be planted in the rear
- Two buildings will mirror each other
- Materials match
- Mechanical screen will be a matching colored metal

Area(s) of Concern:

- None

The Board recommended that the project be forwarded for approval with the following comments:

1.) **Modifications be made per Fire Department regulations**
2.) **Landscaping in the front of building since no planting will be allowed in the rear**

The Board complimented the attractiveness of the building design, and commended the architect.

III. APPROVAL OF THE FEBRUARY 15, 2007 MEETING SUMMARY

The approval of the meeting summary was tabled until the next meeting.

IV. OLD BUSINESS

- **ARB Guidelines**
  - **The Department of Planning will send the latest version to this Board and the Planning Commission simultaneously**

V. NEW BUSINESS

- **Online Packets**
  - **The Board is pleased with the ability to review the entire meeting packet online prior to scheduled meeting**

VI. ADJOURNMENT

Meeting adjourned at 6:45 p.m.