THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
April 12, 2012

PRESENT	**ABSENT**
Ms. Mary Brown	Mr. Matt Adams
Ms. Carol Duenke	Mr. Rick Clawson
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mr. Robert Puyear, Planning Commission Liaison	
Ms. Mara Perry, Senior Planner	
Mr. Kristian Corbin, Project Planner	
Ms. Kathy Juergens, Recording Secretary	

I. CALL TO ORDER

Vice-Chair Gary Perkins called the meeting to order at 6:32 p.m.

II. PROJECT PRESENTATION

A. Spirit Trade Center, Lot 12A (Pets and Company): Amended Architectural Elevations and Amended Architect's Statement of Design for a 2.01 acre "LI" Light Industrial District – zoned property located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard.

Mr. Kristian Corbin, Project Planner, presented the project request for amended architectural elevations for a 10,297 square foot pet kennel located approximately one-half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard. Changes to the previously submitted project include the deletion of the mansard roof on the west elevation, vinyl siding replacing E.I.F.S. siding on all elevations, the stone veneer base has been deleted in its entirety on the west elevation and has been reduced around the base of the building on the north and south elevations. There have been no changes to the site development plan or landscape plan.

Discussion:

Vice-Chair Perkins felt the proposed changes were a step backward in terms of meeting the Architectural Review Board Standards. The north and south elevations are marginal in meeting the standards and the west elevation does not comply at all. He stated that even though the proposed project is not visible from the main road and the western elevation would only be visible to patrons, it is still

not acceptable as presented. Board Member Carol Duenke concurred. The petitioner stated the flat sloped membrane roof is being proposed in order to eliminate the internal drains which is a cost saving measure. He verified that the wall above the sloped roof is vertical and the adjoining mansard portions are vertical walls with vinyl siding on the back side. Board Member Bud Gruchalla also concurred with the feeling that it was a step backwards and in particular, he did not like the west elevation with the flat sloped roof and suggested using scupper drains in lieu of internal drains.

Vice-Chair Perkins asked if there were any other buildings in the area with vinyl siding. Ms. Mara Perry, Senior Planner, said the only other structure that might have vinyl siding was a nearby daycare center behind Long Road.

There was a discussion about the doors shown on the west elevation and their intended use. The petitioner stated there would be frosted glass on the double doors leading into the storage area.

Vice-Chair Perkins commented that possibly the paved area could be reduced on the western side to allow for the planting of trees which would help screen the flat roof portion if there was not any other solution to the flat roof line.

Vice-Chair Perkins suggested bringing the stone veneer around both corners of the west elevation to mimic the north and south elevations. Board Member Mary Brown agreed with this suggestion and asked why stone was not proposed for the west elevation. The petitioner stated it was due to cost constraints. After some discussion it was felt that the stone around the windows at the entryway could be eliminated and placed at wainscot height on the western side.

Board Member Gruchalla suggested adding a fence railing along the roofline on the western side that would actually screen it somewhat and add detail on that side. The petitioner indicated that HVAC units will be located on the roof but the screening method has not been determined at this time. Board Member Duenke cited many reasons to go back to the original roof design and Board Member Gruchalla concurred. The petitioner suggested a faux mansard that would provide the appearance of the original façade.

Board Member Carol Duenke made a motion to forward the Amended Architectural Elevations for Spirit Trade Center, Lot 12A (Pets and Company), to the Planning Commission with the following recommendations:

1. **Eliminate the stone from the upper portion of the walls along the front elevation.**
2. **Use stone as a wainscot extending down the side elevations and wrap the corners of the west elevation.**

3. **Revise the roof on the west elevation to mimic the appearance of the original roof design and incorporate visual screening of the planned rooftop mechanical equipment.**

Board Member Mary Brown seconded the motion.

Vice-Chair Perkins clarified that the stone should wrap the corners of the north and south elevations also. Board Member Duenke and Vice-Chair Perkins also clarified that the stone should be consistently kept at wainscot height all the way around rather than full height at the corners.

In response to Board Member Gruchalla's question regarding the material of the trash enclosure, Mr. Corbin verified that it would be a frame with vinyl siding.

After further discussion, **Board Member Duenke amended recommendation number 2 of her motion as follows:**

> **2. Stone should be added at wainscot height on all four sides of the building but at least on both corners of the north, south and west elevations.**

Board Member Brown seconded the amended motion.
Motion passed with a voice vote of 4-0.

III. APPROVAL OF MEETING SUMMARY

A. March 8, 2012

Board Member Carol Duenke made a motion to approve the meeting summary as written.

Board Member Mary Brown seconded the motion.
Motion passed with a voice vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

Ms. Mara Perry informed the Board that Chair Tim Renaud has resigned. His employer has relocated him to the Chicago area. She asked Vice-Chair Perkins to step in as Chair for the May meeting at which time new

officers will be elected. The Mayor is currently looking for someone to fill the vacancy. Mara was asked to send out an email reminding all Board members to be present at the May meeting for the election of new officers.

VI: ADJOURNMENT

Board Member Bud Gruchalla made a motion to adjourn the meeting.

Board Member Carol Duenke seconded the motion.

The motion passed by voice vote of 4-0 and the meeting adjourned at 7:07 p.m.