

**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
April 17, 2008**

**PRESENT**

Mr. Matt Adams  
Mrs. Mary Brown  
Mr. Bryant Conant  
Mr. Gary Perkins  
Mr. Bud Gruchalla  
Mr. Dave Whitfield  
Mr. Rick Clawson  
Mr. Michael Watson, Planning Commission Liaison  
Ms. Amy Nolan, Planning Commission Member  
Ms. Lu Perantoni, Planning Commission Member  
Ms. Mara Perry, Senior Planner  
Mr. Justin Wyse, Project Planner  
Ms. Carol Olejniczak, Administrative Secretary

**ABSENT**

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

**II. PROJECT PRESENTATIONS:**

**A. Spirit Valley Business Park Lot 15 (Vermeer):** A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 6.5 acre parcel located at 621 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Project Planner, Justin Wyse, presented the project request for a new 31,690 square foot building that provides sales and support of new and used environmental and underground equipment, located on a 6.5 acre parcel zoned "PI" Planned Industrial District. Site provides full access on Spirit Valley Central Drive and Spirit Valley East Drive. Site will be accessed on the northern property line and provides shared access on both the northeast and northwest portions of the line. The southern portion of the site is fenced and will be used as a sales/storage lot with east and west gated access. Materials for fence were not submitted. The exterior building materials will be comprised of a conventional steel frame with tilt-up concrete panels. The building will have a metal roof with no rooftop units.

Item(s) Discussed:

- Views from adjacent property
- Sight proofing
- Consistency of matching trash enclosure material to building
- Height, material, and color of fencing
- What is to be stored on site
- Construction of trash receptacle
- Landscaping of site around fencing
- Fence types to be consistent throughout the development
- Security
- Colors of building and colors of fencing
- Cooling unit placement and screening

Area(s) of Concern:

- Trash enclosure materials to be of same material as the building
- Fence material and color
- Landscape screening for on-grade cooling units
- Additional landscaping around outside of fenced area

**Rick Clawson made a motion to forward the project for approval, with the following recommendations:**

- 1. Trash enclosure to match the materials of the building**
- 2. Sight proof fence to be at a height of 6 feet with material to be chain-link with vinyl slats, preferably brown in color to match the building color**
- 3. Landscape screening around on-grade cooling units**
- 4. Additional landscaping around fencing along the southern property line**

**Dave Whitfield seconded the motion.**

**The motion passed by voice vote 7-0**

**III. APPROVAL OF THE MEETING SUMMARY**

**A. March 13, 2008**

**Discussion of the meeting summary to be approved as written.**

**Rick Clawson made a motion to approve the meeting summary as written.**

**Gary Perkins seconded the motion.**

**The motion passed by voice vote 7-0**

**IV. OLD BUSINESS**

**None**

**V. NEW BUSINESS**

**Mara Parry informed the board and petitioners that if they choose to not keep their packets, they are recycled.**

**VI. ADJOURNMENT**

**Meeting adjourned at 7:03 p.m.**

**Bryant Conant made a motion to adjourn the meeting.**

**Mary Brown seconded the motion.**

**The motion passed by voice vote 7-0**