

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, JULY 11, 2019
CONFERENCE ROOM 101

ATTENDANCE:

Mr. Matt Adams
Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla, Chair
Mr. Craig Swartz
Mr. Mick Weber, Vice-Chair

ABSENT:

Mrs. Jessica Stoll

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Councilmember Mastorakos
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Debbie Midgley
Mr. Justin Wyse, Director of Planning & Development Services
Mr. Andrew Stanislav, Planner
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at **6:00 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. June 13, 2019

Board Member Clawson made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of 6 – 0.

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

- A. Hilltown Village Center (15525 Olive Blvd):** An Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for a 1.48-acre tract of land zoned "C-8" Planned Commercial District located at the northern corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S520943).

STAFF PRESENTATION

Andrew Stanislav, Planner explained that the applicant is proposing a 489 square foot cooler addition on the north (rear) elevation of the existing Charlie Gitto's restaurant. Mr. Stanislav then provided a color aerial along with images of the internal and external site.

Parking

One parking space is proposed for removal to accommodate the location of the cooler addition; however, the property will remain in compliance with the City's parking requirements.

Design, Materials, and Color

The existing restaurant building is primarily composed of a brick veneer along with black painted wood accent features on the parapet. No changes to the existing exterior materials and colors.

A black prefinished aluminum siding is proposed for the 9'-8" tall cooler addition to match the existing black accents of the building.

Trash Enclosure

A new trash enclosure is also proposed at the rear of the building in a brick veneer to match what is existing.

Landscaping

The applicant has noted that a landscape area near the parking space to be removed will be relocated and replanted in accordance with the approved landscaping.

Applicant Comment

Mr. Steven Feeler, Feeler S. Architects explained that the addition will be constructed of prefabricated black metal panels. In response to Board Member Weber, the applicant clarified that that trash enclosure will emulate the character of the existing building. The roof-top mechanical units will be fully screened by the parapet wall of the existing building.

DISCUSSION

Board Member Clawson pointed out the lack of articulation of the proposed structure and recommended that the addition match the existing building and the trash enclosure.

Board Member Clawson made a motion to forward the Hilltown Village Center (15525 Olive Blvd) Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design back to Staff with a recommendation of approval with the following condition:

- Provide a screen wall around the **three (3) exposed sides** of the cooler to match the materials and banding of the existing building and proposed trash enclosure, with a height to be **no less than** the height of the cooler or any mechanical equipment on top of the cooler.

Board Member Weber seconded the motion. **The motion passed by a voice vote of 6 - 0.**

V. **OTHER**

VI. **ADJOURNMENT 6:10 p.m.**