THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
October 15, 2009

PRESENT	**ABSENT**
Ms. Mary Brown	Mr. Matt Adams
Mr. Bryant Conant	Mr. Rick Clawson
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mr. Dave Whitfield	

Mr. Mike Watson, Planning Commission Liaison
Ms. Wendy Geckeler, Planning Commission Member
Ms. Mara Perry, Senior Planner
Mr. Charlie Campo, Project Planner
Ms. Kathy Juergens, Recording Secretary

I. CALL TO ORDER:

Vice-Chair Gary Perkins called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Woodsmill Park Apartments (542 Kingscross Lane): An Amended Site Development Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 16.8 acre tract of land zoned R-6AA Residence District with a Planned Environment Unit (PEU) Procedure, located at the corner of Woodsmill Road and Kingscross Lane.

Charlie Campo, Project Planner, presented the project request for an approximately 2,900 square foot clubhouse building within the existing apartment complex. The current clubhouse is being demolished due to MoDot road construction on Highway 141. The plan also includes the addition of a swimming pool, three gazebos, bar-b-que pits, playground and pavilion. Exterior building materials will be brick veneer with Hardi board siding and the roof will be gabled with architectural shingles. The submittal has been reviewed by staff for compliance with the City's design guidelines. The landscape and lighting are being addressed through site plan review for adherence to the Tree Preservation and Landscape Requirements and also the Lighting Ordinance.

Items Discussed:

- The owner's intent is for the building to blend in with the existing buildings and to maintain a park-like setting for the residents.
- Discussed the addition of more trees by the existing parking lot if possible but it is not required.
- The site plan calls for three new gazebos. Staff is reviewing the site specific ordinance that governs this area. The ordinance is very specific with the number of buildings allowed. Per St. Louis County ordinances, if a gazebo is over 120 square feet, it becomes a structure. Once it becomes a structure, it counts toward the number of buildings. Some of the proposed gazebos are less than 120 square feet and staff is still reviewing this for compliance.
- The proposed gazebos are prefabricated with two-tiered shingled roofs.
- The road construction will be removing the tennis courts, basketball courts, playgrounds, clubhouse and pool. The owners are trying to restore green space.

Bud Gruchalla made a motion to forward the project for approval as presented.

Bryant Conant seconded the motion.
Motion passed by voice vote of 5-0.

III. APPROVAL OF MEETING SUMMARIES

A. September 17, 2009

A correction is to be made on page 3 of the meeting summary to correct the spelling of Mr. Conant's name.

Mary Brown made a motion to approve the meeting summary as written with the above noted correction.

Bud Gruchalla seconded the motion.
The motion passed by voice vote of 5-0.

IV. OLD BUSINESS

None.

NEW BUSINESS

A. <u>Green Screening Methods:</u> A presentation and discussion regarding the use of methods of plant based hybrid screening for commercial properties.

Mara Perry, Senior Planner, stated that staff would like to present something that could potentially be coming before both the Board and the Planning Commission in the future. A lot of different green type methods are becoming more prevalent, such as the rain gardens that were previously presented. Due to the fact that this method is rather new, staff felt that it would be beneficial to discuss it in more general terms and not as a site-specific project so when it does come forward as a project, the Board will be better able to understand the method of how this comes together and then talk about it in its context. Staff would like the Board's thoughts on the general concept, how it fits in with the City's guidelines regarding screening and how it relates to the landscaping guidelines. For discussion purposes, consider this in multiple places, whether in the front, side or rear of the building. Rick Clawson, Chair, was not able to attend tonight but did forward his comments/concerns on this item.

<u>Items Discussed:</u>

- Comments should focus on commercial buildings due to screening requirements for commercial buildings, however, this can also be used for educational, institutional and residential uses.
- This is basically fence used as a trellis.
- Photos provided depict this used in a tropical area where plantings will stay green year round. However, due our climate, if evergreens are not used, plantings will lose their leaves in the winter and become an eyesore.
- Plant selection is severely limited and would consider this as high maintenance as the plantings may require annual trimming or replacement.
- Low plantings may also be required to screen the base of the trellis.
- Concern that new plantings will not completely cover the surface at first and may take years to completely cover the trellis.
- Basically a good idea but requires careful plant selection.
- Discussed material quality and aesthetics of the trellis.
- Something this large becomes an architectural statement as well as a landscaping problem. Not as simple as it seems.
- Open to something like this but it would have to have some controlling parameter like type of vegetation, what trellis looks like as chain link fencing is generally discouraged.
- Staff has not yet contacted Monarch Fire Protection to receive their position on this type of screening.

Summary of Comments:

- Generally like the idea of creative screening but plant selection needs to be carefully considered.
- The Board is open to alternative types of screening methods that would provide more design options.

VI. ADJOURNMENT

Mary Brown made a motion to adjourn the meeting.

Bud Gruchalla seconded the motion.

The motion passed by voice vote of 5-0 and the meeting adjourned at 7:06 p.m.