THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
October 20, 2011

PRESENT	**ABSENT**
Mr. Matt Adams	Mr. Rick Clawson
Ms. Mary Brown	Mr. Tim Renaud
Ms. Carol Duenke	Mr. Gary Perkins
Mr. Bud Gruchalla	

Mr. Robert Puyear, Planning Commission Liaison
Ms. Amy Nolan, Planning Commission Member
Ms. Aimee Nassif, Planning and Development Services Director
Mr. Shawn Seymour, Senior Planner
Ms. Kathy Juergens, Recording Secretary

I. CALL TO ORDER

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

Ms. Aimee Nassif, Planning and Development Services Director, informed the Board that this project will not be going to the Planning Commission as it can be administratively approved. Staff is requesting the Board's recommendations on this project in order to assist them in their review process.

II. PROJECT PRESENTATION

A. Chesterfield Village Mall (Edge Wild Restaurant & Winery): Amended Architectural Elevations and Amended Architect's Statement of Design for a 3.51 acre tract of land zoned "C8" Planned Commercial District located south of South Outer Forty Road west of its intersection with Chesterfield Center, more specifically addressed 550 Chesterfield Center.

Mr. Shawn Seymour, Senior Planner, presented the project request for Amended Architectural Elevations for the Edge Wild Restaurant & Winery which is the former Bahama Breeze site. The request is for approval of amendments to the color palette of the existing structure. This property has been vacant since 2007 and, thus, has fallen in disrepair. The existing building is comprised of brick, stone and wood. The roof is standing seam metal and wood shingles. The petitioner is proposing a change in the color palette and presented samples. The petitioner has also made changes to the porte-cochere at the entryway. It has been scaled back and does not extend as far into the parking lot as it previously did.

Discussion

Board Member Gruchalla asked about the reasoning behind the change in the porte-cochere. The petitioner stated that he thought it was unattractive.

Board Member Mary Brown inquired about the landscaping plan. Mr. Seymour stated that it will be spruced up/trimmed up and stated that the petitioner has not submitted any changes to the existing landscaping.

Board Member Gruchalla stated that other than a few cosmetic changes, the rest of the existing site will not be changed and this was confirmed by the petitioner. Board Member Brown stated the proposed changes will give the site a whole different look and the color combination will give it a rustic look versus a Caribbean influence.

Board Member Gruchalla asked if there were any proposed changes to the red roof. The petitioner stated that it will remain the same. If it was painted, it would not withstand weather conditions and the paint would chip off. It is structurally sound and safe.

In response to Ms. Nassif's questions regarding landscaping, the petitioner stated that many of the plantings and shrubbery throughout the property are beyond their useful life because they were not maintained for four or five years. They will have to be removed or replaced. They hired a company to clean up and assess what is there and that company will submit their recommendations next week. However, given the timing of the project and the current season, they probably will not be able to make any improvements until spring. He also stated they want to resurface the parking lot which will have to wait until after construction is completed and the weather permits. They are planning to open the restaurant November 21 in time for Thanksgiving week.

Board Member Brown made a motion to forward the Amended Architectural Elevations for Edge Wild Restaurant & Winery as presented to Staff with the following comments:

1. **The Board approves the modification to the porte-cochere.**
2. **Existing shrubbery is to be trimmed.**
3. **The parking lot will be resurfaced as soon as possible.**
4. **The Board recommends that landscaping in the parking lot islands is to be replanted.**

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

II. APPROVAL OF MEETING SUMMARY

A. September 15, 2011

<u>Board Member Brown</u> made a motion to approve the meeting summary as written.

<u>Board Member Duenke</u> seconded the motion.
Motion passed with a voice vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI: ADJOURNMENT

<u>Board Member Duenke</u> made a motion to adjourn the meeting.

<u>Board Member Brown</u> seconded the motion.
The motion passed by voice vote of 4-0 and the meeting adjourned at 6:15 p.m.