



JANUARY 18, 2023

ARCHITECTURAL REVIEW BOARD

Posted: 2:00 p.m., Friday, January 13, 2023

This meeting of the Council will be in-person. For viewing only, a livestream of the meeting will be available, go to <https://www.ellisville.mo.us/386/Meetings-Portal>.

IMMEDIATELY FOLLOWING THE COUNCIL'S REGULAR MEETING (7:00 p.m.)

- I. Call to Order – Chairman Roemerman
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes – October 19, 2022 [Page 2](#)
- V. Public Comments
- VI. Request of Seven Brew Drive Thru Coffee for review and approval of the design and materials associated with a new Drive Through Facility and Sign Code Waivers at 309 Clarkson Road within the C-5 Planned Commercial District. [Pages 3-8](#)
- VII. Adjournment

Respectfully submitted,

LEIGH A. DOHACK
City Clerk

The City of Ellisville is currently working to comply with the Americans With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact our office at least 48 hours in advance at City Hall 636-227-9660 (V/TDD).

ARCHITECTURAL REVIEW BOARD MEETING

OCTOBER 19, 2022

At 7:45 p.m., Board Member Duffy opened the meeting of the Architectural Review Board. Also, in attendance were Board Members McGrath, Compton, Cahill, Sanborn, and Boggs. Chairman Roemerman was excused.

Also present were: City Atty. Malone, City Manager Schwer, City Planner Hood, and City Clerk Dohack.

APPROVAL OF AGENDA

Board Member Duffy moved to approve the evening's Architectural Review Board meeting agenda, seconded by Board Member Compton. The votes on the motion were all "AYES".

APPROVAL OF MINUTES

Board Member Duffy moved to approve the minutes from the September 7, 2022 Architectural Review Board meeting, seconded by Board Member Compton. The votes on the motion were all "AYES".

PUBLIC COMMENTS

There were no public comments.

199 Clarkson Road (Montgomery Bank), sign code waivers

Request of Montgomery Bank for review and approval of Sign Code Waivers at 199 Clarkson Road within the C-1 Open Space Commercial Zoning District.

Steve Behrens with Warren Sign was present to answer questions and explained the signage package for the Montgomery Bank which has taken over the form Meramec Valley Bank building.

Discussion took place pertaining the signage on the building and the proposed monument sign. The Board Members discussed the height of the monument sign and Mr. Behrens noted that the height on the proposed sign is 7.5 feet, which lower then the allowable height of 10 feet. Mr. Behrens also noted that the plan was keep the monument sign consistent with the style of the building. It was noted that the base of the sign will be utilized. The increased size of the sign was discussed and it was asked if there would be a site issue.

Board Member McGrath moved to add a condition of Site Evaluation by staff prior to issuance of sign permits. The motion to amend were seconded by Board Member Duffy. The votes were all "AYES".

Discussion ensued pertaining to the lighting on the signage.

Chairman Roemerman moved to approve the petition as amended, seconded by Board Member Compton. The votes were: McGrath "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Duffy "AYE", and Boggs "NAY".

Chairman Roemerman adjourned the meeting at 8:04 p.m.

Minutes taken by City Clerk Dohack



1 Weis Avenue, Ellisville, Missouri 63011

Memo

To: Chairman Roemer and Members of the Architectural Review Board
From: Ada Hood, City Planner
Meeting
Date: January 18, 2023
Re: Request of Seven Brew Drive Thru Coffee for review and approval of the design and materials associated with a new Drive Through Facility and Sign Code Waivers at 309 Clarkson Road within the C-5 Planned Commercial District

SUMMARY

The applicant is proposing to construct a 540 SF building with a 150 SF cooler to operate a drive-through coffee kiosk at the subject site.

Building

The proposed building will measure 19' in height and feature fiber cement siding and all four elevations. The proposed standing seam metal roof and the 9' high canopies on either side of the building will be blue in color. The design of the building will be modern featuring a flat roof.

HVAC

The HVAC units will be located on the flat roof and fully screened via the parapet wall.

Lighting

The applicant is requesting to submit lighting information for staff review and approval.

Trash Enclosure

The applicant is proposing a CMU trash enclosure.

Drive Through

The proposed drive through facility will feature a canopy to match the proposed roof.

Signage

The applicant will request various waivers from the sign code and ARB approval for the menu boards and directional signage.

- Wall (painted or decal) signs all four elevations, including QR Code, Iced Beverages, Monthly Special, decorative arrows.
- Directional signage on the right-side elevation
- A Pylon sign is called out on the site, but there are no specifics. As a Sign Code variance is not requested, it is assumed the monument sign will comply with the code.

Menu boards are not depicted and will need subsequent ARB approval.

VISUAL IMPACT

Overall, the applicant is proposing a modern looking design.

RECOMMENDATION

Staff recommends that the Architectural Review Board approves the project, if deemed appropriate.



City of Ellisville
One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR ARCHITECTURAL REVIEW

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
A \$50.00 APPLICATION FEE MUST ACCOMPANY THIS APPLICATION.
NO FEE REQUIRED FOR TEMPORARY SIGN VARIANCES.**

Property Address: 309 Clarkson Road

Applicant: Brandon Sebald

Project Name: Seven Brew Drive Thru Coffee

PART A: BUILDING CONSTRUCTION

Estimated Cost of Construction: _____ No. of Stories: 1-Story

Total Height of New Structure/Addition: 19.75' (measured from the lowest point, to the highest point on the building)

Existing Grade: 864.66 Proposed Grade: 864.32 Existing Foundation Ht: _____ Proposed Foundation Ht: _____

Existing Foundation Height (for abutting properties on either side): _____

Total Building size: 540 S.F. Existing Building Size: 1263 S.F. Addtn Size: _____

Exterior Walls: Brick _____ Wood _____ Stucco _____ Siding x EIFS: _____ Other _____
Fiber Cement Panel

Siding Material: (Nichiha Canyonbrick/Modernbrick) Exterior Wall Color: Shale Brown / Midnight

Location of Siding: All around building Percent of Exterior Surface: 100%

Roofing/Material: Metal Roofing Color: Slate Blue

Window Style: Fixed-pane Color: _____

Wall Lighting Type: n/a Hght: n/a Location: _____

Parking Lot Lighting Type: n/a Hght: n/a Location: _____

Garage (if applicable) - Attached/Detached (circle one) Garage Door Style & Color: n/a

PART B: ALTERATIONS/EXTERIOR RENOVATIONS

Please describe all alteration/renovation: n/a

Revised: March 3, 2022

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PART C: ACCESSORY BUILDINGS, SCREENING AND FENCING

HVAC Units/other equipment: HVAC Location: Roof mounted Screening: Enclosed
Fence Location: East boundary Type/Material: Wood Height: 6-ft
Wall (Screen/Sound): n/a Type/Material: _____ Height: _____
Retaining Walls: Location: n/a Height _____ Material _____
Trash enclosure: Location: South-east corner Height 7-ft Material CMU Block

PART D: APPEAL/WAIVER TO SIGN CODE

Description of Request: n/a
Is the sign temporary (i.e. banner, yard sign, etc.)? n/a
Ordinance Number or Description for variance requested: n/a
Explain why the requirements cannot be met: n/a

FINDINGS: The Architectural Review Board may modify one or more of the requirements and restrictions of the Sign Code, but only to the extent necessary to alleviate the unnecessary hardship or unwarranted practical difficulty. Mark the correct response:

YES NO

Will compliance with the applicable provision of this Chapter impose unnecessary non-economic hardship? (Does following the rules impose a burden that has nothing to do with money)?




Will the requested modification provide a result that is aesthetically equal to or superior to that which would result through complete compliance with the all the requirements (Does the sign you are proposing look equal to or better than what the sign would have looked like, if you had followed the rules)?

Is strict compliance with the relevant provision necessary to promote the general spirit and intent of this Chapter (Should the City require that you follow the rules)?

PART E: PROCESS

1. The City offers all applicants the opportunity to meet with City staff at any time to discuss a project. Please contact the City Planner to schedule a meeting: Ada Hood, ahood@ellisville.mo.us or via phone 636-227-9660.
2. The City also offers all applicants the opportunity to meet with the City Council in a Preliminary Conceptual Meeting. The Preliminary Conceptual Meeting is designed to provide the applicant with an opportunity to present a concept to the City Council for initial feedback, before the applicant incurs significant costs for detailed drawings or plans. The meeting is informal and non-binding. There is no cost to schedule a meeting, an applicant need only submit the Preliminary Conceptual Meeting form at least seven (7) days prior to the regularly scheduled City Council meeting date.

Exterior Finish Legend

	Nichia Charcoal Brick Slate Brown
	Nichia Modern Brick Slate Brown
	Slate Blue Metal Standing Seam Roof Base Metal Fasco
	Matte Black Metal Slat Panels
	Zinc Gray Brake Metal Slat Panels

TORGERSON DESIGN PARTNERS
ARCHITECTURE • REAL ESTATE • INTERIORS

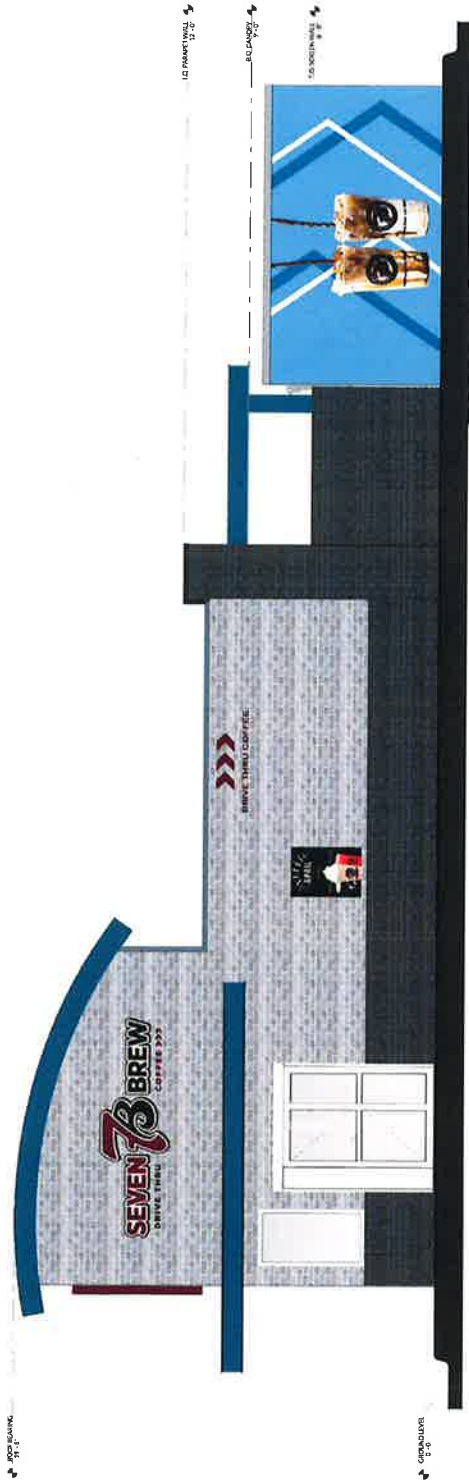
115 NORTH 2ND AVENUE • OZARK, MO 65712 | (417) 581-8899 | (417) 581-9022
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-201011427

**7 BREW COFFEE
STANDARD PROTOTYPE**

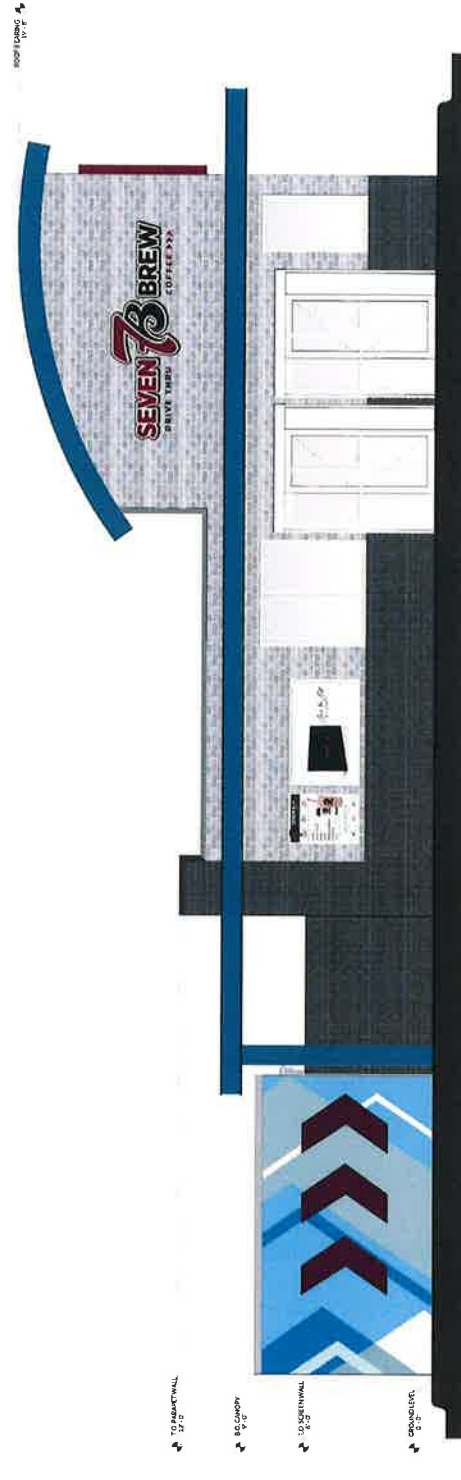
ANYWHERE, USA

ARCHITECT OF RECORD
NAME: ADAM KREHER
LICENSE NO.: 20131002754
PROJECT NUMBER
230775601
REVISION:

A2.2
EXTERIOR
ELEVATIONS
DATE: MAY 6, 2022



1 EXTERIOR ELEVATION - RIGHT SIDE



2 EXTERIOR ELEVATION - LEFT SIDE