



FEBRUARY 18, 2026
TENTATIVE AGENDA

ARCHITECTURAL REVIEW BOARD

Posted: 2:00 p.m., Friday, February 13, 2026

This meeting of the Council will be in-person at the Ellisville Government Center, #1 Weis Avenue, Ellisville, MO 63011. For viewing only, a livestream of the meeting will be available, go to www.ellisville.mo.us for link.

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 – September 17, 2025 [Page 2](#)
- V. Public Comments
- VI. Request of Spiegelglass Construction Co., Inc., on behalf of Wasabi Express for review and approval of the design and materials associated with a new fast-casual restaurant with pick up window at the location known and numbered as 309 Clarkson Road and zoned “C-5” Planned Commercial Zoning District. [Pages 3-7 and plans](#)
- VII. Adjournment

Respectfully submitted,

LEIGH A. DOHACK, CMC/MRCC
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

SEPTEMBER 17, 2025

At 8:07 p.m., Chairman Roemerman opened the meeting of the Architectural Review Board. Also, in attendance were Board Members Niebling, Compton, Cahill, Sanborn, Hildebrand, and Boggs.

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Chairman Roemerman moved to approve the minutes from June 18, 2025 Architectural Review Board meeting, seconded by Board Member Compton. The votes on the motion were: Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", Boggs "AYE", Roemerman "AYE", Niebling "AYE" and Compton "AYE".

PUBLIC COMMENTS

There were no public comments.

15552 Manchester Road (Auto Spa Express), sign variances

Request of Auto Spa Express seeking Architectural Review Board approval for sign variances at 15552 Manchester Road in the C-2 Commercial Zoning District including flat lettering on monument sign and on two wall sign cabinets, west-facing wall cabinet, and oversized changeable character sign.

Phil Hurlbut with Auto Spa Express and Matt Meyer with Ziglin Signs were present to answer questions. Discussion ensued pertaining to the cabinet signs and Mr. Hurlbut stated the existing cabinets were being utilized. Discussion continued pertaining to signage at Mr. Hurlbut's other business located at 11 Ellisville Towne Centre Drive.

Chairman Roemerman moved to approve the request as presented, seconded by Board Member Hildebrand. The votes were: Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", Boggs "AYE", Roemerman "AYE", Niebling "AYE" and Compton "AYE".

Chairman Roemerman adjourned the meeting at 8:17 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 *AH*
Meeting
Re: Request of Spiegelglass Construction Co., Inc., on behalf of Wasabi Express for review and approval of the design and materials associated with a new fast-casual restaurant with pickup window at the location known and numbered as 309 Clarkson Road and zoned "C-5" Planned Commercial District

SUMMARY

The applicant is proposing to construct a new building measuring approximately 2,660 square feet in size featuring a pickup window.

Building

The proposed building will measure 18'-4" in height and feature EIFS on all four elevations, with black and wood Trespa panels on the west, north and south elevations. The building will feature a flat roof and have a modern look. Metal canopies will be installed on all four elevations over doors and windows. However, the walls will be well articulated through the use of varying materials and architectural trim and canopies.

HVAC

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

Lighting

Lighting is not called out on the elevations. However, a lighting plan was submitted with the Planned District and CUP Applications. The applicant has indicated they will comply with all applicable requirements, including but not limited to:

- For commercial or industrial uses, such lighting shall provide a minimum of one-half (0.5) footcandle of lighting and a maximum average of three (3) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles pertaining.

- Illumination at the ground level of the property line of subject property shall be zero (0) footcandles.
- Every reasonable effort shall be made (through placement and lighting control devices) to minimize the visibility of any lamp that is required to be fully shielded.
- Fixtures (building and parking) lighting the exterior area of non-residential property shall be turned off within one (1) hour after closing of business. Only security lighting may be used following one (1) hour after closing of business. Security lighting must be reduced to twenty-five percent (25%) or less of the normal lumen output. Motion sensor activation may be allowed to cause the light to resume normal lumen output only when activated and to be reduced back to twenty-five percent (25%) or less of normal lumen output within five (5) minutes after activation has ceased, and the light shall not be triggered by activity off the property.
- Light standards are limited to twenty (20) feet, measured from the ground to the highest point of the standard.
- Total outdoor light output, including proposed and existing street lights, pedestrian lights, building lights, landscape lights, and any other lighting and signage lighting, shall not exceed five footcandles (5 fc). The applicant must submit sufficient information to enable the Director of Planning to determine compliance.
- Every property along Manchester Road and along Clarkson Road shall be required to install sidewalk luminaires, in association with new construction.
- Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of two thousand seven hundred (2,700) K

VISUAL IMPACT

Overall, the applicant is proposing a modern looking design with quality materials.

RECOMMENDATION

Staff recommends that the Architectural Review Board approves the project.



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 Rd., Ellisville, MO 63011

Applicant: Spiegelglass Construction Co., Inc.

Project Name: Wasabi Express

PART A: BUILDING CONSTRUCTION

Estimated Cost of Construction: \$1,100,000.00 No. of Stories: 1

Total Height of New Structure/Addition: 18'-4" (measured from the lowest point, to the highest point on the building)

Existing Grade: 683.87' Proposed Grade: 684.00' Existing Foundation Ht: _____ Proposed Foundation Ht: _____

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

Total Building size: 2625 sf. Existing Building Size: _____ Addtn Size: n/a

Exterior Walls: Brick _____ Wood _____ Stucco _____ Siding EIFS: Other _____

Siding Material: Wood Look Tespa Panels and Black EIFS Exterior Wall Color: Wood Look Trespa and Black EIFS

Location of Siding: Please see attached Elevation Sheets Percent of Exterior Surface: Black Trespa Panels, Spandrel Glass

Roofing/Material: _____ Color: _____

Window Style: 1' insulated glass in prefinished aluminum storefront system Color: _____

Wall Lighting Type: _____ Hght: _____ Location: _____

Parking Lot Lighting Type: _____ Hght: _____ Location: _____

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

PART B: ALTERATIONS/EXTERIOR RENOVATIONS

Please describe all alteration/renovation: Existing Structure to be demolished

Revised: March 3, 2022

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PART C: ACCESSORY BUILDINGS, SCREENING AND FENCING

HVAC Units/other equipment: 1 Location: _____ Screening: Parapet
Fence Location: East of building Type/Material: Vinyl Height: 8'
Wall (Screen/Sound): n/a Type/Material: n/a Height: n/a
Retaining Walls: Location: _____ Height _____ Material _____
Trash enclosure: Location: Rear of building (east side) Height _____ Material _____

PART D: APPEAL/WAIVER TO SIGN CODE

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

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 | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 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)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 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)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 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.

3. All requests for Architectural Review must be made by submitting the Application Cover sheet, the Application for Architectural Review, plans/drawings and applicable fees.
4. To initiate the process, please submit one digital copy of the plans, all application forms, a letter addressed to the Architectural Review Board and to the City Planner via email (ahood@ellisville.mo.us). Once the plans, application and letter are reviewed, the City Planner will request eleven (11) sets of plans, one (1) original letter and one (1) original application with revisions, if applicable.

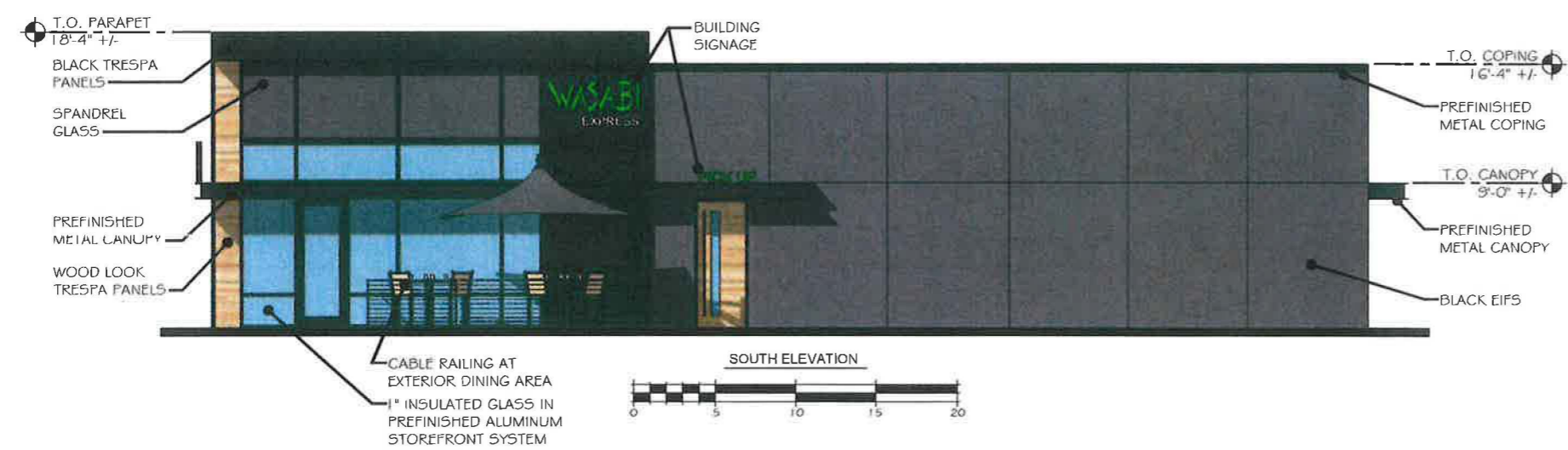
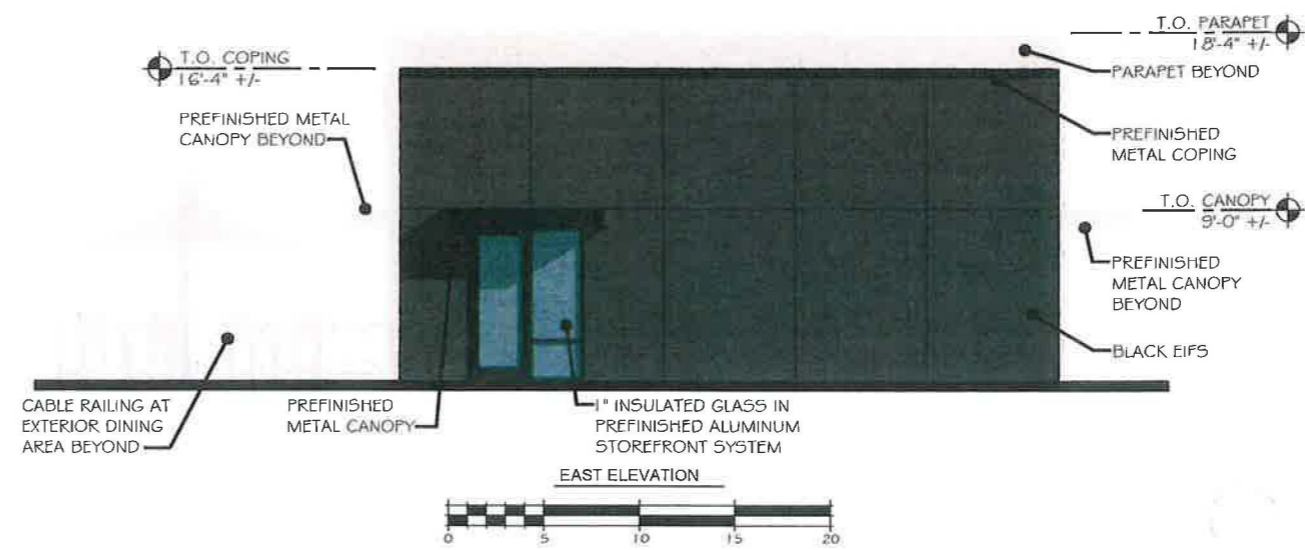
Plans shall be drawn up at a scale adequate for easy reading, or as may be required by the City and must be folded to approximately 8 ½ x 11 or 8 ½ x 14 IN SIZE. The list below identifies things which may be applicable to your specific application and should be included on your plans and/or submittal.

PART F: CHECKLIST

FOR CITY USE -- A.R.B. CHECKLIST (Provide only as applicable to specific project)

- Location map showing north arrow.
- Zoning district, subdivision name, lot number, dimensions and area. Include zoning of adjacent parcels where different than site.
- Location and identification of all setbacks and easements (existing and proposed).
- The materials and architectural style of all elevations.
- Type, location, height and degree of brightness of all exterior lighting.
- Landscaping plans must be very specific in terms of plantings and should provide maximum greenspace.
- Location and screening of trash and recycling containers.
- Location and screening of HVAC equipment.
- Elevations from all sides showing relationship to adjacent properties. Specify all colors and materials.
- Color rendering.
- Provide existing and proposed grade elevations.
- Provide existing and proposed foundation heights.
- Provide existing foundation heights for abutting properties on either side.
- Provide exact dimension of exposed foundation, where applicable.
- Deck details including type of wood, size of deck, railing detail, posts and balusters must be included on the plans.
- Plans must contain information related to permanent fences regarding the height, design, material, special features, if any, and the manner in which the proposed fence will relate to the structure to which it is attached and to adjacent properties.
- Retaining wall design, height and material must be shown on plan. Retaining walls should be constructed of material to match the main structure.
- Driveway design and material must be shown on plans.
- Detail on the garage door(s) and windows should include type of material, color, and design.
- Bring one set of color and material samples for all exterior materials including type and color of brick/stone/stucco, windows, siding and roofing to the ARB meeting.
- Photograph of property (front elevation)
- All amendments should be "clouded" and note referenced.
- Other materials deemed appropriate by staff and/or the Architectural Review Board

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| MATERIAL LEGEND | |
|-----------------|---------------------|
| | BLACK EIFS |
| | BLACK TRESPA PANELS |
| | WOOD TRESPA PANELS |



Ellisville, MO





VIEW 1



VIEW 2



VIEW 3



VIEW 4

WASABI

Ellisville, MO

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