

ARCHITECTURAL REVIEW BOARD MEETING

MARCH 3, 2021

At 7:10 p.m., Chairman Roerman opened the meeting of the Architectural Review Board. Also, in attendance were Board Members Chismarich, McGrath, Cahill, Pool and Duffy. Board Member Reel was excused.

Also present were: City Atty. Restovich, City Manager Schwer, City Planner Hood, Chief Lewis and City Clerk Dohack.

APPROVAL OF AGENDA

Chairman Roerman moved to approve the evening's agenda, seconded by Board Member Duffy. The votes on the motion were: Roerman "AYE", Chismarich "AYE", McGrath "AYE", Cahill "AYE", Pool "AYE", and Duffy "AYE".

APPROVAL OF MINUTES

Chairman Roerman moved to approve the minutes from the February 17, 2021 Architectural Review Board meeting, seconded by Board Member McGrath. The votes on the motion were: Roerman "AYE", Chismarich "AYE", McGrath "AYE", Cahill "AYE", Pool "AYE", and Duffy "AYE".

PUBLIC COMMENTS

There were no public comments.

15424 Manchester Road (Mueller Furniture), sign variances

Request for Architectural Review Board approval of sign variances associated with Mueller Furniture located at 15424 Manchester Road within the C-3 Commercial Zoning District.

Mark Mueller with Mueller Furniture and Chris Smith with Dale's Signs was present to answer questions from the Board Members. The discussion began with the variance specifics. Mr. Mueller noted that the request included signs on the east and front wall of the building. Mr. Smith noted that if the sign for the east side of the building would be approved it would be 200 square feet total instead of the noted 243 square feet from the original proposal. Discussion continued more on the size of the signs and how they will be seen from vehicles traveling on Manchester. Mr. Mueller noted that a larger sign would allow for cars to see the sign sooner and provide a longer amount of time to safely turn into the parking lot. The Board discussed the size of the sign and what would be allowed on the eastern elevation, staff noted that Sign Code regulations do not allow for a sign on the eastern elevation and that is why the variance is being considered. Board Member McGrath questioned why not utilize the monument sign more. Mr. Mueller stated that the existing monument sign will have just the logo "M" at this time and the wall signs would provide more visibility. Board Member Duffy noted that he was in favor of the variance and welcomed the business to Ellisville. Board Members McGrath and Cahill noted that current sign regulations should be followed or these rules should be reviewed and changes considered. Board Member Pool also discussed that the signs rules and enforcing what is in place.

Board Member Chismarich moved amend the request to require the sign on the eastern side of the building be no larger than 200 square feet. The motion was seconded by Board Member Duffy. The votes on the amendment were: Roerman "AYE", Chismarich "AYE", McGrath "AYE", Cahill "AYE", Pool "AYE", and Duffy "AYE".

Mayor Roerman moved to approve as amended, seconded by Board Member Duffy. The votes on the request, as amended, were: Roerman "AYE", Chismarich "AYE", McGrath "AYE", Cahill "AYE", Pool "AYE", and Duffy "AYE".

Chairman Roerman adjourned the meeting at 7:33 p.m.

Minutes taken by City Clerk Dohack