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City of Bridgeton

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DESIGN AND REVIEW BOARD MINUTES

FEBRUARY 7, 2023

The regular meeting of the Design and Review Board was called to order on Tuesday, February 7, 2023, at 7:00 p.m. in the Council Chambers at City Hall by Chairman Rick Valli.

Members present: Rick Valli
Mike Bailey
Kathy Luther
Jeff Risinger

Members absent: John Lupia

Also present: Bill Dempski, Deputy Code Official
Amy Morrow, Secretary

APPROVAL OF AGENDA

It was moved by Mr. Bailey and seconded by Ms. Luther to approve the agenda of February 7, 2023. The motion was **carried** by a unanimous voice vote.

APPROVAL OF MINUTES

It was moved by Mr. Bailey and seconded by Ms. Luther to approve the minutes of the January 3, 2023, meeting. It was **carried** by a voice vote of 4 ayes and 0 nays.

The Chairman announced to the applicants that they would be notified by the Public Works Department once the permits are issued and could be picked up. The Chairman informed the applicants that any work done prior to the issuance of the permit may result in a summons to Court.

NEW APPLICATIONS

22-0341 SPEEDIE WAY AUTO BODY
11976 Natural Bridge Road
Amend Permit #22-0147

It was moved by Mr. Bailey and seconded by Ms. Luther to consider Application 22-0341 for approval.

Jerome Logan and Abdulai Bah, the architects, were present to represent the application. Mohamed Almuttan, the owner, was also present to represent the application. The proposal is to install a paint booth. Mr. Valli asked if the paint booth was installed already. Mr. Logan said he is not sure because he is the architect and not the contractor. Mr. Logan said he does know that a paint booth was previously approved by the city and then installed and it caught on fire, so now they are proposing to replace the existing paint booth that caught on fire with a new paint booth. Mr. Valli said he drove by the property and there are two exhaust fans or something on the roof that stick up about 9 feet in the air. Mr. Valli said he does not see the 9-foot-tall exhaust fans or whatever they are on the drawings that were submitted to the city. Mr. Logan said the exhaust fans were approved by St. Louis County. Mr. Logan said he is unsure what the 9-foot tall structures are he is referring to and why they are so tall. Mr. Mohamed said that the City, the fire district, and St. Louis County have all already approved the 9-foot tall structures on the roof. Mr. Valli said he doesn't see anywhere on the drawings that were submitted where there is a 9-foot-tall fan sticking out of the roof of the building. Mr. Valli said the board cannot approve something that doesn't match what exists on the property. Ms. Luther agreed and said we should pause/table this and come back to it once the applicant can submit drawings that match what has been constructed on the roof. The board agreed.

Mr. Valli called for a vote in favor of the motion to **TABLE** the application until the applicants can resubmit proper drawings that match what has been constructed on the roof of the building. It was **carried** by a voice vote of 4 ayes and 0 nays.

Ayes – Bailey, Luther, Valli, Risinger
Nays – None

23-0004 MARMIC FIRE & SAFETY
12882 Pennridge Drive
Window Sign

It was moved by Mr. Bailey and seconded by Ms. Luther to consider Application 23-0004 for approval.

Nobody was present to represent the application. The proposal is to install a window sign. Mr. Valli said the applicant had an emergency and contacted the city and said he was unable to attend the meeting so the board can either approve or table the application. Mr. Valli said he was told the window sign is only temporary until a permanent wall sign can be installed. Mr. Valli said they will remove the window sign when the wall sign is approved and installed.

23-0004 MARMIC FIRE & SAFETY
12882 Pennridge Drive
Window Sign
(Continued)

Mr. Valli called for a vote in favor of the motion to **APPROVE** the application contingent upon the window sign being removed when the wall sign is approved and installed. It was **carried** by a voice vote of 4 ayes and 0 nays.

Ayes – Bailey, Luther, Valli, Risinger
Nays – None

23-0006 KEY EQUIPMENT
13507 Northwest Industrial Drive
Commercial Addition

It was moved by Mr. Bailey and seconded by Ms. Luther to consider Application 23-0006 for approval.

Ed Lammert, with Lammert Construction, was present to represent the application. The proposal is to construct an addition. Mr. Lammert said it will be a 20 x 50 square foot addition and it will be used for storage. Mr. Lammert passed around colored renderings and samples of materials. Mr. Lammert said the addition will be made out of steel and will be white with white gutters and downspouts. Ms. Luther asked what type of roof the addition will have. Mr. Lammert said it will have a shed type roof with a trim piece that will be the same as the siding. There were no more questions.

Mr. Valli called for a vote in favor of the motion to **APPROVE** the application. It was **carried** by a voice vote of 4 ayes and 0 nays.

Ayes – Bailey, Luther, Valli, Risinger
Nays – None

23-0010 HOLMAN MIDDLE SCHOOL
11055 St. Charles Rock Road
Commercial Addition

It was moved by Mr. Bailey and seconded by Ms. Luther to consider Application 23-0010 for approval.

Rick Keisker, the architect, was present to represent the application. The proposal is to construct a new gym/storm shelter. Mr. Keisker passed around colored renderings. Mr. Keisker also had samples of the color of the brick they will use. Mr. Keisker said the brick will be slightly lighter in color than the brick on the existing building and will be a pre-cast exposed brick. Mr. Keisker said the addition will primarily be used as a gym, but also can be used as a storm shelter if needed. Mr.