

12355 Natural Bridge Road, Bridgeton, MO 63044-2020

# City of Bridgeton

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## DESIGN AND REVIEW BOARD MINUTES

**FEBRUARY 21, 2023**

The regular meeting of the Design and Review Board was called to order on Tuesday, February 21, 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  
John Lupia

Also present: Bill Dempksi, 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 21, 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 February 7, 2023, meeting. It was **carried** by a voice vote of 5 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**

**23-0020      RANGE USA**  
11808 St. Charles Rock Road  
Commercial Gate

It was moved by Mr. Bailey and seconded by Ms. Luther to consider Application 23-0020 for approval.

Timothy Debore, with Range USA, was present to represent the application. The proposal is to install a security gate at the entrance into the parking lot. Mr. Debore said the gate will be used to minimize false alarms and increase security. Mr. Debore said the gate will be open when the business is open and closed when the business is closed. Mr. Valli asked how the gate will be anchored. Mr. Debore said it will have posts anchored to concrete on a plate on the ground. Mr. Valli said drawings need to be submitted to the city showing how it will be anchored. Ms. Luther asked how the gate will be fastened? Mr. Debore said the gate will be latched and locked. Mr. Debore said the gate will also have a knock-box installed for emergencies. There were no more questions.

Mr. Valli called for a vote in favor of the motion to **APPROVE** the application contingent upon submitting drawings to the city including details on the anchoring of the gate. It was **carried** by a voice vote of 5 ayes and 0 nays.

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

**23-0023      LAVERNE HAUHE**  
11418 Nora Court  
Residential Fence

It was moved by Mr. Bailey and seconded by Ms. Luther to consider Application 23-0023 for approval.

Scott Will, with Chesterfield Fence & Deck, was present to represent the application. The proposal is to replace the existing fence with a new 6' tall vinyl fence. Mr. Will said the fence will be installed directly against the neighbor's fence on one side so there will not be any gapping. Mr. Will said there will be a gate installed in the same spot as the existing gate and it will be a 5' wide gate. Mr. Will said the homeowner is elderly and has a mowing service so the gate needs to be wide enough for a commercial mower to get through it. Mr. Valli asked why the neighbor's signatures were not submitted. Mr. Will said the homeowner is elderly and he told her that he would take care of the permit and he didn't ask the neighbors for approval. 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 5 ayes and 0 nays.

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

**OTHER BUSINESS**

**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.

Abdulai Bah, the architect, was present to represent the application. The proposal is to install a paint booth by amending the previously approved permit for a paint booth. The paint booth was previously installed, but then caught on fire. This application was tabled at the previous meeting because the drawings did not match what was already constructed on the building which includes two very tall exhaust vents on the roof that face the subdivision behind the property. The applicant was told to resubmit drawings that match what is already constructed at the property. The applicant submitted drawings, but the drawings still do not match what is constructed at the property. Mr. Valli said he still did not feel comfortable approving the application. Ms. Luther agreed. Mr. Bailey said the exhaust vents were not approved on the initial permit; therefore, they were installed without a permit. Mr. Bailey said they are too tall and they are facing the residential subdivision nearby. Mr. Dempksi said the drawings are also missing the seismic design as well as details on the anchoring system. Mr. Dempksi said he sent a letter on January 26, 2023 asking for those items as well as other things. Mr. Valli said the board has options to approve the application with contingencies or deny the application. Mr. Bah asked what he will need to do if the application get denied. Mr. Valli said he will need to start over with a new application and new drawings.

Mr. Valli called for a vote in favor of the motion to **APPROVE** the application contingent upon submittal of a proper set of detailed drawing that are up to code, the exhaust system needs to be lowered to 5-6 feet and pointed towards Natural Bridge and not the subdivision behind the property, and proper screening of the rooftop units that may include painting them. It was **denied** by a voice vote of 0 ayes and 5 nays.

Ayes – None

Nays – Bailey, Luther, Valli, Risinger, Lupia

**EX-OFFICIO REPORT**

Randy Hein was present to report on recent Council happenings.

**ADJOURNMENT**

It was moved by Mr. Bailey and seconded by Ms. Luther to **ADJOURN**. The motion **carried** by a unanimous voice vote. The meeting was adjourned at 7:56 p.m.

  
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Rick Valli, Chairman