



Planning & Zoning Site Plan Sub-Committee
WEDNESDAY, JULY 27th, 2022
6:00PM

CALL TO ORDER

Ms. Bilderback called the meeting to order at 6:05 PM.

ROLL CALL

Sheri Bilderback

Matt Forman

Jeff Hunt

Tricia Graves 7:05 PM

Tanner Smith- Architect

Don Musick- Contractor

Anne Cori- Business Owner

Don Chiodini- Architect

NEW BUSINESS

Ms. Bilderback gave a brief rundown on how the PZ Site Plan sub-committee functions.

Ms. Bilderback suggested the applicant give their presentation.

Mr. Chiodini said the project had started 6 years ago and he came on board a year ago. He said he would like an outstanding building. He said the first proposal came in way over budget. He said the 2nd proposal was more retail. He said the basics-height and form, had not changed. He said it is a school with an emphasis on the cooking studio. He requested the committee members look at the materials. He said the glass is high-end. Mr. Chiodini said the client, Anne Cori really wanted a lighter building. He said brick would be too small in scale. He said instead they chose a CMU and based of the committee's recommendation, a nice mortar to compliment the CMU.

Mr. Forman said he has used CMU on a 100 million cancer development in Arizona and not only was it visually appealing, but it won awards.

Ms. Bilderback said they needed to be careful to not set an unwanted precedent for future projects.

Ms. Kelly pointed out the CMU examples shown were different sizes and the variations gave it interest.

Ms. Bilderback said they still need to work out how this would not affect other incoming projects.

Mr. Forman said the wording matters and perhaps they should consider calling it an “architectural block”.

Mr. Chiodini showed a few examples of the material that were used locally. The buildings he showed were from SIUE and a building on the Wash U campus. Both had variations in CMU size.

There was discussion about the high quality of glass.

Mr. Chiodini said it was butt glazing. Mr. Forman showed how butt glazing was different than typical commercial glass.

Mr. Chiodini showed some examples with different materials.

Ms. Cori said she did not want color and preferred the design to stay simplistic.

Mr. Forman suggested they change the size to a smaller to break up the block.

Ms. Cori requested they keep it as simple as possible.

Mr. Forman said simple was fine but a challenge to perfect in the build process. He said simple was easy to mess up and unforgiving.

Ms. Bilderback said she did not love the glass block cube. She said the other piece is a boring flat wall.

There was discussion about the glass look and how it would really enhance the building.

Mr. Musick said it would stand out in a positive way.

The group viewed the 360-degree rendering.

Mr. Chiodini said it was a misnomer to call it a CMU.

Mr. Musick said it was a cast stone product.

Ms. Bilderback said it looked like a flash cube stuck on a block.

Mr. Forman said breaking up the scale and matching the joint and mortar would make the building look nice.

Mr. Musick said it is a 2-D image and the finished product will look far better than the image.

Mr. Chiodini said it would look like a granite wall.

Mr. Forman said the color and application of the mortar would make a huge difference. He talked about the store fronts at Brentwood Promenade. He said the issue of nomenclature could be addressed and control given over future submissions.

He added that he thought much thought and consideration had been given to the design and he liked the way the entry was recessed.

Mr. Chiodini said it is not only about the type of material, but how you use it.

Mr. Forman said they did need to update design standards, but it would not happen in time for this specific project.

There was some discussion about the upper panel that would connect the 2 boxes.

Mr. Forman said there would be continuity because it continues all around.

Mr. Forman said the transparency of the glass creates depth and will change depending on light and weather.

Mr. Musick said there is a vision for the building and Ann has not cut corners to keep the design of the building true to vision.

Mr. Chiodini said this building is specifically designed to highlight the product and services being offered.

Ms. Kelly showed the original proposal and the most recent approval from January 2022.

Mr. Forman said it is really challenging to do simple well.

Ms. Bilderback asked about the other elevations.

Mr. Chiodini and Tanner said the elevations were remaining the same as in the original packet.

Ms. Bilderback asked what it would be like for the neighbors.

Ms. Tricia Graves arrived at 7:05 pm

Mr. Forman said the renderings removed many of the trees.

Mr. Chiodini said at most 12-18" of the mechanical screening would be able to be seen.

Mr. Forman asked that they do the same for Manchester Rd.

There was some discussion about the exhaust units. There was some discussion about color and eliminating the screening to draw less attention. Ms. Kelly said if they were not able to be seen from a pedestrian level then screening could possibly be eliminated.

There was discussion about the 8-foot fence.

Resident and neighbor of the Kitchen Conservatory site, Matt Gerling, said he was ok with the 8-foot fence and would like to continue it to his own property.

Ms. Bilderback asked about the lighting.

There was discussion about the lighting and whether it would project on to neighboring properties.

Mr. Forman said he would like to see the elevations that the public will see.

Ms. Kelly asked for specifics.

Mr. Forman and Ms. Bilderback gave their suggestions.

Ms. Bilderback asked about signage.

Mr. Chiodini said they had not worked much on the signage yet.

It was determined the signs would be submitted for review on a later date.

There was some review and discussion of the landscaping.

The applicants were asked to provide visuals for the site lines across the street, joints, screening views and to also find a way to represent transparency.

Ms. Bilderback said there was a general positive recommendation to provide the Planning & Zoning Commission at the next meeting.

Ms. Kelly requested they show where the tree would be moved to the buffer area. She said it had to be moved as it was part of code requirements.

Mr. Forman said the visuals speak volumes to people who do not speak the language.

The meeting closed at 7:38PM.