

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, JANUARY 4, 2021**

Given the current public health crisis, various emergency declarations, and in accordance with the provisions of Sec. 610.020, RSMo., this Architectural Review Board meeting was held via Zoom videoconference. Public comments on agenda items were solicited via email. Real-time public viewing of the meeting was made available via Zoom.

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, January 4, 2021 via Zoom videoconference.

ROLL CALL

The 5:32 PM roll call indicated Chairman Benigas, Members Arzano, Clarke, Forbringer, Proost and Sutcu were present via Zoom videoconference. Member Benes was absent.

Ryan Spencer, Planner, was also present via Zoom videoconference.

MINUTES – 12/07/20

Chairman Benigas called for corrections or amendments.

Hearing none, Mrs. Proost moved for approval, seconded by Mr. Arzano.

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

2436 Oak Springs Lane – New House – Continued from December 7, 2020 Meeting

AJ Catlett, Thomas Alan Group, and Jeff Bernstein, Jeffrey Homes, were present on behalf of the request.

Mr. Catlett stated that since the last meeting they have updated the site plan and added more pictures to better represent the type and color of materials to be used.

Planning & Public Works Admin noted the City has received two public comments in regards to the proposal and it is attached hereto and made a part of these minutes.

Mr. Arzano moved for approval, seconded by Mr. Sutcu.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

1949 Barrett Station Road – Subdivision Gate

Linda Clark, MRM Manlin, and Barry Poehlmann, architect, was present on behalf of the request.

Ms. Clark stated that the proposal is for a new subdivision entrance monument and gate off of Barrett Station Road.

Mr. Arzano commented that the gate and fence are nicely designed the design does not fit with the houses that have been proposed or built in the subdivision. In response, Mr. Poehlmann explained that gate was designed prior to construction of the subdivision and they originally wanted an elegant old word style.

Planning & Public Works Admin noted the City has received one public comment in regards to the proposal and it is attached hereto and made a part of these minutes.

Mr. Clarke moved for approval, seconded by Mrs. Proost.

The roll call vote on the motion was: AYE, Members Clarke, Proost and Sutcu; NAY, Chairman Benigas, Members Arzano and Forbringer; ABSTAIN, none; ABSENT, Member Benes.

The motion failed 3-3.

932 Claymark Drive – New House

David and Drew Schaub, Schaub Projects, were present on behalf of the request.

Mr. David Schaub explained the project as a 6,000 sq. ft. modern style house. He explained that while the house is a dramatically different style from the rest of the street they have chosen traditional materials and a similar color scheme to tie in with the subdivision.

Chairman Benigas inquired if there were any additional trees to be removed. In response, Mr. David Schaub stated tree "N" is in the way of the new utility connections is marked to be removed.

Planning & Public Works Admin noted the City has received one public comment in regards to the proposal and it is attached hereto and made a part of these minutes.

In response, Mr. Spencer explained that the proposal meets the City's requirements for stormwater mitigation and the site conditions will be monitored during construction to ensure siltation control is being maintained.

Mr. Sutcu moved for approval, seconded by Mrs. Proost.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

12023 Embassy Row – Addition

Keith Liston, Liston Architecture, was present on behalf of the request.

Mr. Liston described the project as an addition to the side and rear of the existing house. He added that they are also proposing an exterior renovation by painting the brick and new windows to make the house a farmhouse style.

Mr. Fobringer moved for approval, seconded by Mrs. Proost.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

13108 Conway Grove Lane – Addition

Lauren Strutman, Lauren Strutman Architects, John and Laurie Laughlin, owners, were present.

Ms. Strutman described the project as a rear addition to the existing house with a family room, kitchen and master bedroom. She added that the addition would be comprised of materials matching the existing house and they have received trustee approval.

In response to Chairman Benigas, Ms. Strutman explained that the property behind this house is currently undeveloped.

Mr. Arzano moved for approval, seconded by Mr. Sutcu.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

OTHER

ADJOURN

There being no additional business the meeting adjourned at 6:12 PM.

A handwritten signature in cursive script that reads "Laura Lowell".

Laura Lowell
Administrative Assistant