

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, JANUARY 8, 2018**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held at 5:30 PM on Monday, January 8, 2018, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

ROLL CALL

The 5:34 PM roll call indicated Chairman Benigas, Members Arzano, Benes, Forbringer, Proost and Sutcu to be present.

Craig Wilde, Director of Planning and Public Works, and Ryan Spencer, Planner, were also present.

MINUTES – 12/11/17

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

OLD BUSINESS

Member Proost recused herself and left the dais due to a conflict of interest with the architect.

12618 Town and Country Estates Lane – Addition

Jim Woodworth, Jim Woodworth Architect, and Jeannie Perez, owner, were present on behalf of the request.

Mr. Woodworth described the changes as a new roof facade to the existing shed style roof. He also stated they are proposing a masonry wall to block the view of the air conditioning units.

Chairman Benigas called for public comment.

James Ambrozetes, 935 Town & Country Estates Court, expressed concern over the process and building something different than what was originally approved.

Brenda Bucol, 12615 Town & Country Estates Lane, voiced her opposition of the presented design.

Mr. Wilde explained the trustees presented an alternative plan to the City for the applicant to review, however the applicant did not accept the plan and therefore was not submitted to the Architectural Review Board for review.

Ron Sulewski, 901 Town & Country Estates Court, stated he worked with the trustees to submit an alternative design for the applicant to review. He explained the design includes a facade roof line that matches the existing house.

Discussion was held regarding continuing the matter for a possible resolution between the two parties.

Mr. Arzano moved to continue the project to the February 12, 2018 meeting, seconded by Mr. Forbringer.

The motion to continue carried unanimously by voice vote.

NEW BUSINESS

Member Proost returned to the dais.

1835 Manor Hill Road – New Home

Dick Busch, Dick Busch Architects, was present on behalf of the request.

Mr. Busch described the project as a 5,200 sq. ft. house mainly comprised of stucco with stone accents around the base. Samples of the shingles, windows, stucco and stone to be used were shown.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes 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 of all applicable codes and ordinances have been met.

13762 Stonemont Court – New Home

Rob Rehnquist, Rehnquist Design and Build, was present on behalf of the request.

Mr. Rehnquist described the project as the second house in a new six lot subdivision. He added the proposed house is 6,300 sq. ft. with 75-90% masonry on all sides. Samples of the stone, hardie board siding and shingles to be used were shown.

Discussion ensued regarding the type of materials and colors to be used. Chairman Benigas suggested submitting revised color renderings.

Mr. Arzano moved to continue the review to February 12, 2018 for revised renderings, the motion failed for lack of a second.

Mrs. Benes moved to continue the project to a fax meeting, Mrs. Proost seconded the motion.

The motion to continue to a fax meeting carried unanimously.

13360 Clayton Road – New Commercial Building

Bob Brinkmann, Brinkmann Constructors, was present on behalf of the request.

Mr. Brinkmann, utilizing a PowerPoint presentation, described the project as a 12,000 sq. ft. building with wood siding, cedar shake roof, stone and steel frame windows. He explained the style and materials are designed to mimic an old blacksmith shop. He displayed a number of siding samples with different colors and added that at this time he is unsure of the exact color of the building.

Chairman Benigas called for public comment.

Tracey Switzer, 3 Rutherford Lane, inquired if the patio is open to the public.

Sue Finn, 1 Rutherford Lane, asked if residents could use the patio.

In response, Mr. Brinkmann stated the patio is to be used for patrons of the restaurant and retail use.

Discussion was held regarding the proposed types of materials and colors to be used.

Mr. Arzano moved to approve conditional on review of the final color selection. Mr. Sutcu seconded the motion.

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

1030 Weidman Road – Revised New Home

Greg Sommerhof, builder, was present on behalf of the request.

Mr. Sommerhof described the request as an revised material change from brick and stone to only brick.

Chairman Benigas called for public comment.

Hearing none, Mrs. Proost moved for approval, seconded by Mrs. Benes.

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 of all applicable codes and ordinances have been met.

OTHER

ADJOURN

There being no additional business, on a motion of Mr. Forbringer, seconded by Mrs. Proost and unanimously approved by voice vote, the meeting adjourned at 6:57 PM.



Laura Lowell
Administrative Assistant