

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, FEBRUARY 7, 2022**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, February 7, 2022 at the Municipal Center.

ROLL CALL

The 5:32 PM roll call indicated Chairman Even, Members Benes, Proost, and Wright were present. Members Arzano, Clarke and Sutcu were absent.

Ryan Spencer, Planner, was also present.

MINUTES – 01/03/22

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

663 Pine Creek Drive – New Residence

Joe Page, Srote Co. Architects, was present on behalf of the request.

Mr. Page described the project as a new house with painted brick and board and batten siding.

Chairman Even confirmed the house will include a three-car garage.

Chairman Even 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 for all applicable codes and ordinances have been met.

12901 Topping Estates Drive – Residential Addition

No one was present on behalf of the request.

Chairman Even called for public comment.

Hearing none, Mrs. Wright 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.

290 Pointe Conway Hill Court – New Residence

Steve Hollander, SJ Hollander Architect, was present on behalf of the request.

Mr. Hollander described the project as a single story ranch house. Samples of the EIFs, stone and brick to be used were shown.

Chairman Even called for public comment.

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

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.

1050 Town & Country Crossing Drive – Commercial Addition

Michael Chiodini, Chiodini Architects, was present on behalf of the request.

Utilizing a PowerPoint presentation, Mr. Chiodini described the project as an expansion of building H by 15 feet into the walkway towards First Watch. He explained the tower design is to remain with matching brick and stone.

In response to Mrs. Wright, Mr. Chiodini stated the walkway would be reduced to 20 feet between the buildings and the landscaping is being relocated to the grass area near the parking lot.

Discussion ensued regarding the proposed addition. Chairman Even commented that the role of the Board is to review the architectural and the site plan is reviewed by Planning & Zoning and the Board of Aldermen. Mrs. Proost stated the design meets urban walkway standards and that she thinks the expansion is appropriate. Mrs. Wright stated that while she understands the process she thinks the expansion affects the design of the shopping center.

Chairman Even 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 approved the architectural review 3-1, with Mrs. Wright voting nay, and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

130 Bryn Wyck Place – Residential Addition

Correy Miller, St. Louis Select, was present on behalf of the request.

Mr. Miller described the project as a timber framed covered patio with shingles matching the existing house.

Chairman Even called for public comment.

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

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.

6 Middlebury Lane – New Residence

Without objection the items was moved to the end of the agenda as to allow time for a presenter to arrive.

929 Claymark Drive – Accessory Structure

Ben Mohrmann, owner, was present on behalf of the request.

Mr. Mohrmann described the project as a pool house with matching materials as the house and half enclosed and half open air.

Chairman Even 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 for all applicable codes and ordinances have been met.

13731 Belcrest Court – New Residence (Revisions)

David Schaub, Schaub Projects, was present on behalf of the request.

Mr. Schaub explained this project was originally approved in April 2021 however before construction started they wanted to make changes to the front elevation. He stated they have removed the turret and added brick instead of all stucco.

Chairman Even called for public comment.

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

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 applicable codes and ordinances have been met.

6 Middlebury Lane – New Residence

No one was present on behalf of the request.

Chairman Even called for public comment.

A member of the public commented they came to the meeting to see the proposed house and understand what is being done for water control. Mr. Spencer explained that the siltation control would be monitored during construction.

Hearing no further comments, 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 for all applicable codes and ordinances have been met.

OTHER

ADJOURN

On motion of Mrs. Proost, seconded by Mrs. Wright and unanimously confirmed by voice vote, the meeting adjourned at 6:03 PM.



Laura Lowell
Administrative Coordinator