

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, MARCH 26, 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, March 26, 2018, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

**ROLL CALL**

The 5:31 PM roll call indicated Chairman Benigas, Members Forbringer, Proost, Sutcu and Wilmering to be present.

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

**MINUTES – 03/12/18**

Mr. Wilmering moved to continue the minutes to the April 9, 2018 meeting, seconded by Mrs. Proost.

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**13332 Clayton Road – Town Square Pavilion**

Larry Mitchell and Justin Bruce, M+H Architects, was present on behalf of the request.

Mr. Bruce, utilizing a PowerPoint presentation, described the project as a 1,800 sq. ft. pavilion with restrooms for public use in connection with the Town Square property. Views of the elevations and floor plan were shown, including a 3D model of the proposed pavilion.

Mr. Mitchell explained the style is designed to mimic an old blacksmith shop with wood timbers, wood siding, stone and metal roof. Samples of the board and batten siding, stone and roof materials to be used were shown.

Discussion was held regarding the areas and landscaping surrounding the pavilion.

Mrs. Proost inquired about the longevity of the materials and products to be used. In response, Mr. Mitchell stated the siding that there is a ten year guarantee on the siding and can be re-stained.

In response to Chairman Benigas, Mr. Wilde stated the pavilion design allows for a 30 foot wall to display blacksmith tools and artifacts.

Chairman Benigas called for public comment.

Hearing none, Mr. Wilmering moved for approval, seconded by Mr. Forbringer.

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.

### **13332 Clayton Road – Town Square Service Facility**

Larry Mitchell and Justin Bruce, M+H Architects, and Rusty Saunders, Loomis Associates, were present on behalf of the request.

Mr. Wilde explained that through site development the Board of Aldermen expanded the Service Facility to include public restrooms due to the close proximity of the plaza area.

Mr. Bruce, utilizing a PowerPoint presentation, described the project as a 1,700 sq. ft. facility for City use to maintain the Town Square property with restrooms for public use. He added the design materials mimic the pavilion and retail building. The cupola, storage area and restrooms were shown and described with renderings and floor plans. Samples of the board and batten siding, stone and roof materials to be used were shown.

In response to Mrs. Proost, Mr. Bruce stated the trusses are 4x6, smaller than the 10x10 to be used on the pavilion.

Chairman Benigas confirmed the height of the access way gate between the retaining wall and building is 42 inches. In response, Mr. Wilde stated the gate can be heightened to deter the public from gaining access.

Discussion was held regarding the expansive view of the roof to Clayton Road and the possibility of adding a dormer or second cupola to break up the view. In response, Mr. Saunders additional landscaping could be used to soften the view.

Chairman Benigas called for public comment.

Mr. Wilde confirmed the Board would like additional landscaping between the building and Clayton Road, the trusses to match the pavilion and the access way gate be made taller.

Mr. Wilmering moved to approve with the stated conditions, 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.

**OTHER**

**ADJOURN**

There being no additional business the meeting adjourned at 6:28 PM.

A handwritten signature in black ink, appearing to read "Laura Lowell". The signature is written in a cursive, flowing style.

Laura Lowell  
Administrative Assistant