

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, APRIL 6, 2020**

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, April 6, 2020 via Zoom videoconference.

**ROLL CALL**

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

Member Proost joined the meeting via Zoom videoconference at 5:54 PM.

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

**MINUTES – 03/02/20**

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

Mrs. Benes moved to suspend the agenda rules and move agenda item 3 to agenda item 1, seconded by Mr. Forbringer. The motion carried unanimously by voice vote.

**1967 Karlin Drive – Residential Addition**

Jim Woodworth, Jim Woodworth Architect, was present via videoconference on behalf of the request.

Mr. Woodworth described the project as a tear down of a 1950's house to be replaced with a 2,700 sq. ft. house with a 90-foot setback from South Outer Forty Drive. He

stated the project would be comprised of brick, stone architectural shingles and hardie board.

In response to Chairman Benigas, Mr. Woodworth stated he would ask the property owner if there were interested in installing solar panels.

Mr. Arzano inquired about the landscaping plan. In response, Mr. Woodworth stated there are over 100 trees on the property but they did not want to add many to the front yard and potentially hide the house from view of South Outer Forty.

The Board suggested revising the landscaping plan to the front of the property.

The Planning & Public Works Admin Assistant noted the City had not received any public comments in regards to the matter.

Mr. Arzano moved for approval, contingent on a revised landscaping plan being received, 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 for all applicable codes and ordinances have been met.

Member Proost joined the meeting via videoconference at 5:54 PM.

### **12364 S. Outer Forty Drive – New Residence**

John Odom, JSO Services, Fred and Fritz Wiesehan, Mari de Villa, and Jon Giokas, attorney for Mari de Villa were present via videoconference on behalf of the request.

Mr. Odom stated they revised plans based on comments received from the last meeting. He explained they added more stone, more expansive windows, the addition of french doors with railings, shutters to alternating windows and gables to break up the roof expanse.

The Planning & Public Works Admin Assistant entered one email into the record. Said email is attached hereto and made a part of these minutes.

Mr. Fred Wiesehan explained that 43 large pine trees have been planted along the southern property line from Weidman Road to the shed for added buffering to the Devonworth subdivision.

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.

**1967 Karlin Drive – Residential Addition**

John Odom, JSO Services, was present via videoconference on behalf of the request.

Mr. Odom described the project as a 3,100 sq. ft. addition to accommodate a large family that wants to continue living in Town & Country. The stated the white and hardie board would be white and the addition would include a rooftop balcony accessible from the master bedroom.

Mr. Arzano inquired why the rooftop patio had a solid parapet blocking the view of the backyard but only railing facing the neighboring property. In response, Mr. Odom explained they couldn't have the solid parapet facing the neighbors due to the roof gable but the neighbors on both sides stated they have no issues with the project.

The Planning & Public Works Admin Assistant noted the trustees had provided their notification of the project and the City had not received any public comments in regards to the matter.

Mr. Odom asked if the project could be approved contingently on the City staff receiving approval from the neighbors on both side of the property.

Mr. Arzano moved for approval, contingent on approval from the neighbors on both sides of the property, 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.

**13714 Belcrest Court – New Residence**

Rob Rehnquist, Rehnquist Design & Build, was present via videoconference on behalf of the request.

Mr. Rehnquist described the project as a new house with a rear walkout basement and 10 to 15 feet of tree buffering from Mason Road.

Discussion was held regarding the color of the materials to be used.

The Planning & Public Works Admin Assistant noted the City had not received any public comments in regards to the matter.

Mr. Clarke moved for approval, contingent on the brick being Belle Grae Estate with natural mortar and the hardie board on the front being replaced with stucco. Mrs. Benes seconded the motion.

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.

### **12827 Clayton Road – New Residence**

Alex Bartlesmeyer, McKelvey Homes, was present via videoconference on behalf of the request.

Mr. Bartlesmeyer described the project as a new two story 4,600 sq. ft. house mainly comprised of brick and stone.

The Planning & Public Works Admin Assistant entered one email into the record. Said email is attached hereto and made a part of these minutes.

Mr. Bartlesmeyer stated he is unaware if the property owners want to remove the fence in the long term but for the time being it is being used to help with the tree protection required on the property.

Mrs. Proost 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 for all applicable codes and ordinances have been met.

### **16 Roclare Lane – New Residence**

Robert Srote, Schaub & Srote Architects, and Bill Kemp, Riverview Real Estate, were present via videoconference on behalf of the request.

Mr. Srote described the project as a 4,800 sq. ft. modern farmhouse with a 4-car side entry garage.

The Planning & Public Works Admin Assistant noted the City had not received any public comments in regards to the matter.

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

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.

### **430 Stonechase Lane – New Residence**

Barry Simon, Simon Homes, was present via videoconference on behalf of the request.

Mr. Simon described the project as a new 4,500 sq. ft. house with a 5-car garage.

Discussion ensued regarding the landscaping plan. Mr. Simon explained that the majority of the landscaping was added to block the view of the shed structure from the neighbor to the north but the plan shows the addition of 8 trees to block the view of the Village on Conway subdivision.

In response to Chairman Benigas, Mr. Simon agreed to add 8 more trees on the east side of the property and discuss with the abutting property owner about the type of trees to be planted.

The Planning & Public Works Admin Assistant noted the City had not received any public comments in regards to the matter.

Mrs. Benes moved for approval, contingent on the addition of eight arborvitae trees to the east property line. Mrs. Proost seconded the motion.

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.

## **2 Glenmaro Lane – New Residence**

Robert Srote, Schaub & Srote Architects, and Joe Cook, owner, were present via videoconference on behalf of the request.

Mr. Srote described the project as a new 3,940 sq. ft. house on the corner of Clayton and Glenmaro. He stated the hardie board siding would be a “deep ocean” color with a pewter stone.

The Planning & Public Works Admin Assistant noted the City had not received any public comments in regards to the matter.

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

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.

## **3005 Thornbury Drive – New Residence**

Gabby Bielicki, Archer Homes, was present via videoconference on behalf of the request.

Ms. Bielicki described the project as a 5,700 sq. ft. house with a walkout basement and that the site slopes down about 5 to 8 feet from the street.

The Planning & Public Works Admin Assistant noted the City had not received any public comments in regards to the matter.

Mrs. Proost 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 for all applicable codes and ordinances have been met.

### **12318 Ballas Lane – Rooftop Solar Array**

Chairman Benigas recused himself over a perceived conflict of interest. Mr. Arzano was appointed the Acting Chairman and a quorum was still present.

Valerie Corey, StraightUp Solar, was present via videoconference on behalf of the request.

Ms. Corey described the project as a 9.135 kw black panel solar array to be placed on a black roof.

In response to Mr. Arzano, Ms. Corey stated she is unaware if the surrounding neighbors had been contacted but the trustees have given their approval.

The Planning & Public Works Admin Assistant noted the City had not received any public comments in regards to the matter.

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 Mr. Forbringer and unanimously confirmed by voice vote, the meeting adjourned at 7:38 PM.



Laura Lowell  
Administrative Assistant