

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, APRIL 9, 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, April 9, 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 Benes, 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**

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**MINUTES – 03/26/18**

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**14123 Clayton Road – New Commercial Building**

Dan Cook, Panera Bread, was present on behalf of the request.

Mr. Cook described the project as a new 4,400 sq. ft. commercial building for a Panera's restaurant with a drive-thru and outdoor patio. Samples of the clip-in brick and awning fabrics to be used were shown.

Discussion was held regarding the location and grade elevation of the proposed building and the visibility, particularly the roof, from Clayton Road.

Chairman Benigas called for public comment.

Hearing none, Mr. Wilmering 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.

### **2322 Mueller Lane – New Home**

Kenny Lemay, Bozich Construction, was present on behalf of the request.

Mr. Lemay described the project as a new 3,900 sq. ft. house. Samples of the stone, painted white brick, gutters, artic white hardie board siding, and shingles to be used were shown.

Mrs. Proost suggested using a “softer” white for the brick and hardie board siding.

Chairman Benigas called for public comment.

Kathleen Wood, 22 Country Life Acres, Country Life Acres, expressed concern over a number of issues regarding construction and storm water runoff.

In response, Mr. Wilde stated all new residential construction requires a deposit of \$5,000 to repair any street damage, the street is not allowed to be blocked and they are required to detain 150% of storm water runoff.

Hearing no further comment, Mr. Wilmering 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.

### **12866 Horton Lane – New Home**

Dick Busch, Dick Busch Architects, and Glenn Arnold, DeShetler Homes, were present on behalf of the request.

Mr. Busch described the project as a 5,500 sq. ft. story and a half house on a heavily wooded lot. Samples of the stone, board and batten siding, hardie board siding, shingles and windows to be used were shown.

Chairman Benigas called for public comment.

Chris Anders, 12800 Dubon Lane, complimented the architectural design and the praised the contractor Glenn Arnold from DeShetler Homes.

Hearing no further comment, Mr. Wilmering 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**

There being no additional business, on a motion of Mrs. Proost, seconded by Mr. Wilmering and unanimously approved by voice vote, the meeting adjourned at 6:18 PM.



Laura Lowell  
Administrative Assistant