

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, MAY 4, 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 YouTube.

**REGULAR MEETING**

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, May 4, 2020 via Zoom videoconference.

**ROLL CALL**

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

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

**MINUTES – 04/06/20**

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**32 Muirfield Lane – New House**

Lauren Strutman, Lauren Strutman Architects, and Ken DeBrecht, DeBrecht Homes, were present via videoconference on behalf of the request.

Ms. Strutman described the project as a 5,000 sq. ft. new house construction and that the trustees have approved the project. She also stated the previous house caught fire from a lightning strike.

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. Spencer stated the issue with the creek is larger than one house however siltation and erosion controls will be monitored during construction.

Mr. Arzano 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.

### **1832 Woodmark Road – Addition**

Dave Williams, Lakeside Exteriors, was present via videoconference on behalf of the request.

Mr. Williams described the project as a front porch extension and remodel.

In response to Mr. Forbringer, Mr. Williams confirmed the brick will be painted a pearl grey color.

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

Mr. Forbringer 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.

### **13214 Thornfield 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.

Conner Waters, StraightUp Solar, was present via videoconference on behalf of the request.

Ms. Waters described the project as a 20 kw black panel solar array to be placed on a black roof.

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

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

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.

Chairman Benigas returned to the meeting.

### **13210 Lochenheath Court – New House**

Ryan Meeks, THD Design Group, and Michele Doering, MRM Manlin Development Group, were present via videoconference on behalf of the request.

Mr. Meeks described the project as a 3,150 sq. ft. house in a new subdivision. He stated the detention system for the subdivision is designed to pick up all the proposed stormwater added from the project.

Mr. Forbringer commented on the added stormwater issues due to the new subdivision. In response Mr. Spencer explained that the Public Works Director is looking into the matter.

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

Mr. Arzano 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 a motion of Mr. Arzano seconded by Mrs. Proost and unanimously confirmed by voice vote, the meeting adjourned at 5:56 PM.



Laura Lowell  
Administrative Assistant

April 22, 2020

Ms. Laura Lowell, Administrative Assistant  
The City of Town & Country Municipal Center  
1011 Municipal Center Drive  
Town & Country, MO 63131-1101

**Re: Architectural Review Board Meeting on May 4, 2020, for property located at 32 Muirfield Lane, Town & Country, MO.**

Dear Ms. Lowell:

Thank you for the Notice regarding the above property. Per your instructions, this email/letter serves as going on record with specific requests/comments.

1. The property at 32 Muirfield Lane in the Town and Country Municipality owns a significant portion of a creek that is a tributary of Smith Creek.
2. The creek is unsafe and is in disrepair.
3. Creek bank erosion is causing major issues downstream such as:
  - a. The creek banks are no longer sloped but have treacherous unsafe vertical drops.
  - b. Erosion is causing trees to literally fall into the creek bed which exasperates the disrepair and unsafe conditions.
  - c. The additional erosion now allows the water flow and turbulence to increase substantially downstream, causing even further erosion to neighboring properties.
4. MSD representatives have indicated that it is the municipality's responsibility to address these issues.
5. **We request that the final review and approval of this Building Plan for 32 Muirfield Lane be officially put on hold until these concerns are addressed.**

Thank you for your attention to this matter.

Sincerely,

Ralph & Margie Wasielewski/13105 D'Artagnan Court; Creve Coeur, MO 63141  
[margiewasie@hotmail.com](mailto:margiewasie@hotmail.com) / [ralphwasie@gmail.com](mailto:ralphwasie@gmail.com)

CC: Scott Saunders, Council Member Ward 4, City of Creve Coeur, MO

CC: Sue Baseley, Council Member Ward 4, City of Creve Coeur, MO