

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, JUNE 3, 2019**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, June 3, 2019, in the Community Room at the Municipal Center, 1011 Municipal Center Drive.

ROLL CALL

The 5:31 PM roll call indicated Chairman Benigas Members Arzano, Proost, Sutcu and Wilmering were present.

Ryan Spencer, Planner, was also present.

MINUTES – 05/06/19

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

2513 Town & Country Lane – Rooftop Solar Array

Josh Kramer, owner, was present on behalf of the request.

Mr. Kramer described the project as the addition of rooftop solar panels on a house currently under construction.

Discussion was held regarding the style of panels shown to be installed and the location. In response, Mr. Kramer stated the solar panels would be solid black in style.

Chairman Benigas called for public comment.

Hearing none, Mr. Wilmering moved for approval with a condition that the solar panels are solid black. Mrs. Proost seconded to 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.

2400 N Ballas Road – New House

Robert Srote, Schaub & Srote Architects, was present on behalf of the request.

Mr. Srote described the project as a two-story Georgian style house with an underground flo-well system for stormwater detention. Samples of the stucco, painted brick and shingle to be used were shown.

Chairman Benigas called for public comment.

Hearing none, Mr. Wilmering 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.

13446 Conway Road – Commercial Addition

George Stock, Stock & Associates, Kevin Cordray, Maryville University, and Dennis Young, Ittner Architects, were present on behalf of the request.

Mr. Stock described the project as the addition of two press boxes / sunscreens on the lacrosse and softball fields. He explained the original design was red in color however after discussion with a neighboring subdivision the color was changed to a steel grey.

In response to Mr. Wilmering, Mr. Stock the press boxes would not be visible from Conway Road as the fields are recessed and the addition of a berm along the development.

Chairman Benigas called for public comment.

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

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.

1040 Tidewater Place – New House

Dick Busch, Dick Busch Architects, was present on behalf of the request.

Mr. Busch described the project as a 5,400 sq. ft. new house with a garage in the rear attached by a breezeway. Samples of the painted brick, siding, cedar siding and shutters to be used were shown.

Chairman Benigas called for public comment.

Hearing none, 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.

2530 Bopp Road – New House

Dick Busch, Dick Busch Architects, was present on behalf of the request.

Mr. Busch described the project as a 5,200 sq. ft. story and a half house. The brick, stucco, black roof shingles and black windows to be used were shown.

Mr. Arzano suggested adding two dormers above the garage on the left elevation to break up the roof expanse. In response, Mr. Busch stated he would have to consult with his client but is agreeable to add the dormers at this time.

Chairman Benigas called for public comment.

Hearing none, Mr. Arzano moved for approval with the condition of adding two dormers above the garge on the left elevation. Mr. Wilmering 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.

18 Summerhill Lane – New House

Tony Chao, owner, was present on behalf of the request.

Mr. Chao described the project as a new house with a four-car garage and backs up to Queeny Park. He added that the exterior is mainly comprised of brick and stone and the project has received trustee approval.

Discussion was held regarding the materials to be used and the anticipated construction timeline.

Chairman Benigas called for public comment.

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

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

Sustainability Memo

Chairman Benigas requested the Board review the information provided to discuss at the August meeting.

ADJOURN

There being no additional business, on a motion of Mrs. Proost, seconded by Mr. Arzano and unanimously approved by voice vote, the meeting adjourned at 6:21 PM.



Laura Lowell
Administrative Assistant