

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, JUNE 11, 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, June 11, 2018, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

**ROLL CALL**

The 5:33 PM roll call indicated Chairman Benigas, Members Forbringer, Proost, Sutcu and Wilmering to be present.

Ryan Spencer, Planner, was also present.

**MINUTES – 05/14/18**

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**12832 Topping Woods Estates – New House**

Jeff Day, Jeff Day and Associates, was present on behalf of the request.

Mr. Day described the project as a new house mainly comprised of brick.

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.

**350 Upper Conway Estates Court – New House**

Dennis Labrie, DL Custom Homes, was present on behalf of the request.

Mr. Labrie described the project as a spec house in a new three lot subdivision. Samples of the brick, stone, shingles, siding, trim, gutters and windows to be used were shown.

Chairman Benigas called for public comment.

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

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 – Facade Material Amendment**

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

Mr. LeMay described the project as a material change for a previously approved house due to the buyer's request. He explained they are requesting for hardie board to replace the painted brick.

Discussion was held regarding the right side elevation and the need for a window to break up the wall. Mr. Sutcu also suggested adding a gable vent on the front elevation.

Chairman Benigas called for public comment.

Shawn Houlihan, 2312 Mueller Lane, expressed concern over water runoff as Mueller Lane does not have storm sewers. He also stated he received a significant amount of water and mud on his property from the demolition of the old house.

Mr. LeMay stated all the downspouts are being directed into a rain garden that the overflow could be directed toward Mueller Lane. He also suggested that a swale could be added between 2312 and 2322 for additional mitigation.

Mr. Wilmering moved for approval with the following conditions:

1. Underground rain garden to drain to the west toward Mueller Lane
2. Create swale between 2312 Mueller Lane
3. Add window to right side elevation
4. Add gable vent on front elevation

Mr. Sutcu 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.

### **OTHER**

Mr. Wilmering suggested adding a work session before the regular meeting for a chance to discuss and review the agenda items among the Board and staff. Discussion ensued regarding the feasibility of the proposed work session.

Mr. Wilmering moved to add an Architectural Review work session, starting at 5:30 PM with the regular meeting starting at 6:00 PM, for the July meeting.

Mr. Forbringer seconded the motion and a voice vote carried unanimously.

### **ADJOURN**

There being no additional business, on a motion of Mrs. Proost, seconded by Mr. Forbringer and unanimously approved by voice vote, the meeting adjourned at 6:06 PM.

Laura Lowell  
Administrative Assistant