

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, SEPTEMBER 8, 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 the City's website at www.town-and-country.org.

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Tuesday, September 8, 2020 via Zoom videoconference.

ROLL CALL

The 5:30 PM roll call indicated Chairman Benigas, Members Arzano, Forbringer, Proost and Sutcu were present via Zoom videoconference. Members Benes and Clarke were absent.

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

MINUTES – 08/03/20

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

1614 South Mason Road – Addition

Susan Danna, Cohen Architecture, was present on behalf of the request via videoconference.

Ms. Danna described the project as an addition to create a front entry way. She explained that the house was originally a schoolhouse in the 1880's and they are trying to match the existing design.

Mr. Sutcu suggested adding a clerestory to the east elevation to match the west elevation.

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. 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.

2549 Town & Country Lane – New Residence

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

Mr. LeMay described the project as a new house with a three-car side entry garage and an attached pool house.

Mr. Arzano suggested adding a window to the left elevation of the pool house to break up the view of the wall mass for the neighbor.

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 window being added to the left elevation of the pool house, Mr. Forbringer 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.

Architectural Review Amendments

Chairman Benigas described the proposed amendment as an expansion to the roll of Architectural Review to include rear additions and out buildings due to the effect these projects can have on neighboring properties.

Discussion ensued at length regarding the proposed language.

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

Mr. Arzano moved to continue the Architectural Review Amendments to the meeting of Monday, October 5, 2020 for staff to present more data and further review. Mrs. Proost seconded the motion.

The motion to continue carried unanimously.

OTHER

ADJOURN

On motion of Mrs. Proost seconded by Mr. Arzano and unanimously confirmed by voice vote, the meeting adjourned at 5:52 PM.

A handwritten signature in cursive script that reads "Laura Lowell".

Laura Lowell
Administrative Assistant