

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, OCTOBER 2, 2023**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, October 2, 2023 at the Municipal Center.

ROLL CALL

The 5:33 PM roll call indicated Chairman Even, Members Ivy, Proost, Sutcu and Wright were present. Members Benes and Riney were absent.

MINUTES – 09/05/23

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

12151 Clayton Road – New Commercial Building

Chris Pelligreen, Clayton and Ballas Properties, and Jeff Kaiser, TRI Architects, were present on behalf of the request.

Mr. Kaiser described the project as a new 1,650 sq. ft. Starbucks located at the corner of Clayton and Ballas. He stated the proposal will not include any interior seating but mainly drive-thru with a small patio and an area to pick-up mobile orders. He explained the design is modern contemporary mainly comprised of brick and EIFS with wood accents.

Discussion was held at length regarding the materials and colors and the differing variation between the proposal and the existing buildings at that intersection. Mr. Kaiser stated that he believes Starbucks would not be agreeable to changing the colors but he could suggest replacing the EIFS with a vertical brick instead.

Mrs. Proost suggested flipping the building so the patio be located closer to the drive-thru and intersection. She stated the service entrance could become cluttered and dirty and with the building being flipped would eliminate that view for those using the drive-thru. Mr. Pelligreen agreed that they could discuss the possibility of flipping the building and he also suggested that additional screening may help.

Discussion ensued.

Chairman Even called for public comment.

Hearing none, Mr. Ivy moved to recommend approval with the condition that the building be mirrored by flipping the outdoor dining and service entry. Mr. Sutcu seconded the motion.

A voice vote was taken on the motion and the Board unanimously recommended approval of the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

25 Muirfield Lane – Accessory Structure

Tim and Angie Hudson, owner, and Chad Twellman, Heartlands Building, were present on behalf of the request.

Mrs. Proost inquired about the pitch of the roof. In response, Mr. Twellman explained the owner intends to add a rooftop solar array to the front elevation.

Mr. Ivy suggested adding some gables to match the existing house. He also suggested breaking up roof expanse as it could be visible from the street in the winter. Mr. Hudson stated that they would look at adding more architectural features and landscaping but would be hesitant to break up the roof as they are trying to maximize the number of solar panels.

Chairman Even moved to continue the proposal to the meeting of Monday, November 6, 2023. Mrs. Wright seconded the motion and carried unanimously via voice vote.

4 Woods Hill Drive – Rooftop Solar Array

Ryan Young, owner, and Camille Bugg, StraightUp Solar, were present on behalf of the request.

Ms. Bugg described the proposal as a rooftop array going on a portion of the garage and that the house is currently under construction.

Chairman Even called for public comment.

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

A voice vote was taken on the motion 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 the meeting adjourned at 6:49 PM.

A handwritten signature in black ink, appearing to read 'Laura Lowell', written in a cursive style.

Laura Lowell
Administrative Coordinator