

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, OCTOBER 5, 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 Monday, October 5, 2020 via Zoom videoconference.

ROLL CALL

The 5:30 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 – 09/08/20

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)

Mr. Arzano moved to suspend the agenda rules and move agenda item 1 after agenda item 7. Mr. Forbringer seconded the motion and carried unanimously by voice vote.

NEW BUSINESS

1010 Devonworth Manor Way – Addition

Michael Schneider, MS Design, was present via videoconference on behalf of the request.

Mr. Schneider described the project as three additions that consist of a front covered porch, breezeway and rear patio cover. He added that all materials would match the existing house.

In response to Chairman Benigas, Mr. Schneider stated that the tree line in the rear of the property is not a solid wall of trees so in the winter the addition would be visible however the with the matching materials and design when completed the project will blend with the existing house.

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

Mrs. Benes 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.

16 Summerhill Lane – New House

Susan Bower, Bower Leet Design, Kim Taylor-West, K Taylor Design Group, and Mark Rawlins, owner, were present via videoconference on behalf of the request.

Ms. Bower described the project as a new house on Summerhill Lane. She explained that due the steep slope the two-story portion of the house faces Summerhill Lane and tapers to a one-story in the rear. She added that the property is a heavily wooded lot and they are trying to preserve as many as they can however a number are dead or dying due to overgrowth.

Mr. Arzano inquired about adding a window to the garage on the front elevation and to the south side to break up the wall masses. In response, Ms. Bower explained that they would add a window to the front elevation if required but they tried to achieve breaking up that wall mass by sloping the garage roof lower to expose the roof behind and adding vertical banding to the interior courtyard wall. She also added that on the south side they have tried to break up the mass by mixing stone and stucco for added character.

Ms. Taylor-West stated that while they tried breaking up the wall mass on the south side with the angles and alternating materials more trees could be added to the landscaping plan to relieve the view of the wall.

Discussion ensued.

The Planning & Public Works Admin noted the City has received one public comment in regards to the proposal and it is attached hereto and made a part of these minutes.

Mrs. Proost 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.

701 The Hamptons Lane – Addition

Lauren Strutman, Lauren Strutman Architects, and Jeff Bernstein, owner, were present via videoconference on behalf of the request.

Ms. Strutman described the project as an addition to the north side of the existing house for an outdoor room that opens to the rear of the property. She added that the materials will match the existing house and they have received trustee approval.

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

14005 Clairette Lane – Addition

Josh Thomsen, Tri-County Construction, was present via videoconference on behalf of the request.

Mr. Thomsen described the project as an extension of the front porch that is open on three sides and comprised of cedar beams and matching roof materials. He also added that the trustees have given their approval of the project.

The Planning & Public Works Admin noted the City has received one public comment in regards to the proposal and it is attached hereto and made a part of these minutes.

Mrs. Benes 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.

12941 Taunton Court – New House

Rob Rehnquist, owner, was present via videoconference on behalf of the request.

Mr. Rehnquist described the project as a 5,200 sq. ft. house on a 1.2 acre property at the end of a cul-de-sac. He explained that they designed the house to be angled to give the most privacy in the rear for the owner and the neighbors. He also stated that he has received approval from the trustees.

In response to Chairman Benigas, Mr. Rehnquist explained the brick and stone are proposed to both be light grey in color with a weathered wood roof.

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

Mrs. Benes 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.

13321 Pinetree Lake Drive – Addition

Mike Kelly, THD Designs, was present via videoconference on behalf of the request.

Mr. Kelly described the project as a front and rear porch addition to the existing house with a farmhouse style.

The Planning & Public Works Admin noted the City has received one public comment in regards to the proposal and it is attached hereto and made a part of these minutes.

Mr. Forbringer moved for approval, seconded by Mrs. Benes.

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.

13321 Pinetree Lake Drive – Rooftop Solar Array

Mike Kelly, THD Designs, was present via videoconference on behalf of the request.

Mr. Kelly described the project as a 34 panel rooftop solar array on the rear of house. He explained that with windows and doors being replaced the energy cost savings would be almost 100%.

Chairman Benigas confirmed that the trustees have approved the project.

Mr. Arzano 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.

OLD BUSINESS

Architectural Review Amendments

Ryan Spencer, City Planner, was present via videoconference on behalf of the request.

Mr. Spencer explained that in 2019 there were 29 addition permitted and of those 8 went before the Architectural Review Board and 5 were permitted as a Conditional Use. He added that most of the additions were between 400-600 sq. ft. with a few outliers.

Mr. Clarke inquired to the reason the amendment was being brought forward. In response, Chairman Benigas explained that the thought was to bring more oversight on projects that significantly change the view of neighbors.

The Board deliberated at length in regards to the proposed amendment and discussed setting a minimum square footage.

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

Mr. Clarke moved for approval with the revised language as follows:

Architectural review shall be required for all residential building additions **of 500 square feet or larger** and residential accessory buildings that require a conditional use permit.

Mr. Arzano 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

ADJOURN

On motion of Mrs. Proost seconded by Mr. Forbringer and unanimously confirmed by voice vote, the meeting adjourned at 6:52 PM.



Laura Lowell
Administrative Assistant