

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, SEPTEMBER 12, 2016**

**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, September 12, 2016, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

**ROLL CALL**

The 5:32 PM roll call indicated Chairman Benigas, Members Arzano, Benes, Forbringer, Proost, Sutcu, Wilmering and Woodworth to be present.

Craig Wilde, Planning and Public Works Director, was also present.

**MINUTES – 08/08/16**

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**149 Pebble Acres Court – New Home**

Tony Chao, AJC Partners, was present on behalf of the request.

Mr. Chao described the project as a story and a half European style house with a walkout basement and three-car garage. He added the project has trustee approval and a negligible stormwater calculation.

Mr. Arzano suggested moving the garage further back on the property to line up with the house.

Chairman Benigas moved for public comment.

Theodore Gimenez, 143 Pebble Acres Court, inquired about the elevation of the walkout basement.

Mr. Wilde commented that a neighboring resident had indicated he was out of town for this meeting and had requested a continuance of the project.

Hearing no further comment, Mr. Wilmering moved for approval, seconded by Mr. Woodworth.

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 of all applicable codes and ordinances have been met.

#### **412 Cheshire Farm Lane – Home Addition**

Michael Shea, Architect, and Larry Walker, owner, were present on behalf of the request.

Mr. Shea described the project as a 336 sq. ft. studio / garage addition attached by a porte-cochere. He added the garage will remain rear entry and they will match the existing materials.

Mr. Walker added the project has trustee approval.

Chairman Sulewski called for public comment.

Hearing none, Mrs. Proost 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 of all applicable codes and ordinances have been met.

#### **14323 South Outer Forty Drive – Commercial Exterior Renovation**

Jon Emert, JEMA Architects, and Jason Riegelsberger, Lechner Realty, were present on behalf of the request.

Utilizing a PowerPoint presentation, Mr. Emert described the project as an exterior renovation to the Bonan Towers, including a new entry, landscaping and exterior painting. Samples of the proposed colors to be used were shown.

Discussion was held regarding the color samples compared to the architecture and current windows.

Chairman Benigas called for public comment.

Hearing none, Mr. Wilmering moved to approve the architecture of the east and west entry and continue final approval of the paint colors to the October 10, 2016 meeting, Mr. Sutcu seconded the motion.

The motion carried unanimously by voice vote.

**Architectural Review Application Standards**

Mrs. Proost moved to continue the Architectural Review Application Standards to the October 10, 2016 meeting.

Mr. Woodworth seconded the motion and a voice vote carried.

**OTHER**

**ADJOURN**

There being no additional business, on a motion of Mrs. Proost, seconded by Mrs. Benes and unanimously approved by voice vote, the meeting adjourned at 6:46 PM.

A handwritten signature in cursive script, appearing to read "Laura Lowell".

Laura Lowell  
Administrative Assistant