

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, MARCH 12, 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, March 12, 2018, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

ROLL CALL

The 5:31 PM roll call indicated Chairman Benigas, Members Arzano, Forbringer, Proost and Sutcu to be present.

Member Benes arrived at 5:35 PM.

Craig Wilde, Director of Planning and Public Works, and Ryan Spencer, Planner, were also present.

MINUTES – 02/12/18

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

17 Brookwood Road – New Home

Chairman Benigas stated the applicant has requested a continuance.

Hearing no objection, Mrs. Proost moved to continue the item to the April 9, 2018 meeting, seconded by Mr. Arzano.

The motion to continue carried unanimously by voice vote.

Member Proost recused herself and left the dais due to a conflict of interest with the architect.

1653 Mason Knoll Road – Addition

Scott and Linsey Highmark, owners, were present on behalf of the request.

Mr. Highmark described the project as a bathroom addition to the second story that would change the roofline of the existing house. He added that the materials will match the existing.

Chairman Benigas called for public comment.

Hearing none, Mr. Forbringer 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 of all applicable codes and ordinances have been met.

Member Proost returned to the dais.

290 Pointe Conway Hill Court – New Home

Dick Busch, Dick Busch Architects, Glenn Arnold, DeShetler Homes, and Stephanie Schmidt, owner, were present on behalf of the request.

Mr. Busch described the project as a 4,260 sq. ft. ranch house with a finished lower level comprised mainly of brick, stone and hardie board siding. Samples of the shingles, hardie board siding, brick and stone to be used were shown.

Extensive discussion was held regarding the use of board and batten design, the landscaping plan and the visibility of the house from Conway Hill Road.

The Board concurred a more conclusive landscape plan should be provided, especially focused on the rear yard.

Chairman Benigas called for public comment.

Mrs. Benes moved to approve, conditional on the applicant providing a detailed landscaping plan to be reviewed by the Architectural Review Board. Mrs. Proost 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 of all applicable codes and ordinances have been met.

19 Summerhill Lane – New Home

Joe Page, Schaub and Srote Architects, was present on behalf of the request.

Mr. Page described the project as a 3,900 sq. ft. ranch house with a walkout basement. Samples of the hardie board siding, metal roof and stone to be used were shown.

Mr. Arzano inquired about the number of trees being removed. In response, Mr. Page explained the site slopes downward from the street and in order to regrade the trees would have to be removed.

Chairman Benigas called for public comment.

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

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.

14123 Clayton Road – New Commercial

No presenter was present on behalf of the request.

Chairman Benigas called for public comment.

Hearing none, Mr. Arzano moved to continue the item to the April 9, 2018 meeting, seconded by Mrs. Benes.

A voice vote was taken on the motion to continue and carried unanimously.

14125 Clayton Road – New Commercial

Dennis Orne, LePique & Orne Architects, was present on behalf of the request.

Mr. Orne described the project as the demolition of two-thirds of a 20,000 sq. ft. building and a renovation of the remaining building. Samples of the brick, metal roof, and stone to be used were shown.

Discussion ensued regarding the proposed reconfiguration of the Clayton Village Shopping Center.

Mr. Arzano asked about the false chimney design. In response, Mr. Orne explained the chimneys allow for rooftop screening of mechanical equipment.

Chairman Benigas left the dais at 6:23PM and did not return. Mr. Arzano presided in his absence.

The Board continued discussion regarding the false chimneys and the overall design of the shopping center.

Mr. Arzano called for public comment.

Hearing none, Mrs. Proost moved to approve, conditional on the false chimney design being shortened and widened. 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 of all applicable codes and ordinances have been met.

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 6:30 PM.



Laura Lowell
Administrative Assistant