

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, MARCH 1, 2021**

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 Zoom.

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, March 1, 2021 via Zoom videoconference.

ROLL CALL

The 5:31 PM roll call indicated Chairman Benigas, Members Arzano, Benes, Clarke, Forbringer and Proost were present via Zoom videoconference. Members Sutcu was absent.

Member Sutcu joined the meeting via videoconference at 5:44 PM.

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

MINUTES – 02/01/21

Chairman Benigas called for corrections or amendments.

Hearing none, Mrs. Proost moved for approval, seconded by Mr. Forbringer.

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

OLD BUSINESS

1949 Barrett Station Road – New Subdivision Gate

Linda Clark, MRM Manlin, and Barry Poehlmann, architect, were present on behalf of the request.

Ms. Clark stated that since the original submittal they have revised the entrance gate to match the houses being built in the subdivision, added a column to the other side of the entrance drive and provided color renderings.

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.

NEW BUSINESS

913 Terra Bella Drive – New Residence

William Cover, architect, was present on behalf of the request.

Mr. Cover described the project as a 5,000 sq. ft. house comprised of white brick and white shingle siding. He added that this house is the last lot to be built in this subdivision.

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.

7 Williamsburg Estates Drive – Addition

Robert Srote, Srote & Co., was present on behalf of the request.

Mr. Srote described the project as a garage expansion with a bonus room above. He stated the addition will be comprised of brick and painted white.

Mr. Arzano confirmed that the color of the hardie board on the rear of the addition would match the existing vinyl.

Mr. Clarke 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.

Mr. Sutcu joined the meeting at 5:44 PM.

12151 Clayton Road – New Commercial Building

Mike Lehr, FSA Architects, and Matt Bruckel, Total Access Urgent Care, were present on behalf of the request.

Mr. Lehr described the project as a 4,600 sq. ft. urgent care facility, with a store front system, bronze metal awnings, grey color windows, and a twenty-seven foot tower.

Mr. Arzano suggested lowering the tower to create more balance to the structure.

Discussion was held regarding the architecture of the surrounding properties. Mr. Bruckel stated that at the advice of staff they wrapped the tower in brick but they are looking for conformity in design for their facilities. Mr. Spencer explained that staff pointed out the context and architecture of the area to the applicant.

Planning & Public Works Admin noted the City has received four public comments regarding the proposal and they are attached hereto and made a part of these minutes.

Mrs. Proost inquired about signage. Mr. Bruckel stated that they will conform to the regulations of the sign code.

Discussion ensued regarding the proposed design and surrounding architecture. Mr. Arzano stated that none of the other buildings match except that they are all brick and have sloped roofs. Chairman Benigas added that he believes the building would be a nice addition to the intersection.

Mr. Arzano moved for approval conditional on the tower being lowered so the coursing between the solidier and the cornice matches the dimension from the top of the cornice to the underside of the tower cornice. 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.

OTHER

ADJOURN

On motion of Mr. Arzano, seconded by Mrs. Proost and unanimously confirmed by voice vote, the meeting adjourned at 6:12 PM.



Laura Lowell
Administrative Assistant

From: [Mark Dakich](#)
To: [Lowell, Laura](#)
Subject: RE: 12151 Clayton Road proposed development
Date: Friday, February 19, 2021 3:42:10 PM

From: Mark Dakich <mdakichtoolres@sbcglobal.net>
Sent: Friday, February 19, 2021 2:40 PM
To: 'LowellLM@town-and-country.org' <LowellLM@town-and-country.org>
Subject: 12151 Clayton Road proposed development

Hello Laura,

Thank you for taking the time to speak with me today.

As I expressed on our phone conversation, my Wife Cheri and I have some comments and concerns for the development being proposed at 12151 Cayton Road.

Overall we are happy something may finally happen with that eye-sore of a lot. Can you please enter the following comments and concerns into the two meetings agendas scheduled for March 1st 2021 and March 17th 2021 on our behalf?

1. The lot is .9 acres, but note that a big chunk of it is actually grave sites. The buildable area is actually closer to .5--.6 acres.
With the previous 2015 re-zoning of this lot which gave future developers a more lenient restriction list to follow we just want to be sure that this is all taken carefully into consideration prior to any approval.
2. The proposed urgent care business model has hours of operation set between 8:00 AM and 8:00 PM. It has been noted that traffic is very busy at 8:00 AM. Our biggest concern is that the hours never should be allowed to extend later than 8:00PM. There are two hospitals right down the street one minute away. Our house is so close to this development and we would not want late hours for this business to be granted now or in the future. Just imagine the potential for sirens at all times of the night within earshot of our street. I would ask that the current proposed hours of 8:00 AM--8:00 PM be added as a locked condition going forward for any approval to this proposal.

Sincerely,

Mark and Cheri Dakich
2917 Fairborn Place

From: [Anne Nicholas](#)
To: [Lowell, Laura](#)
Subject: Proposed urgent care facility
Date: Friday, February 26, 2021 4:37:48 PM

I'd like to register my concern regarding the proposal to allow a Total Access Urgent Care to be shoehorned onto the corner of Ballas and Clayton roads. This is a glaringly silly location for a facility of this kind, what with two hospital EDs just down the street and the proximity of two TAUC locations already close by. Additionally, the residential character of the neighborhood must be taken into account when considering adding an unattractive commercial building to an already highly-trafficed intersection.

Thank you for your consideration,
Anne Nicholas
3 Country Aire Dr, St Louis, MO 63131

From: [BLOCH](#)
To: [Lowell, Laura](#)
Cc: [Denise Bloch](#)
Subject: ARCHITEDTURAL REVIEW BOARD -- 3/1/21 MEETING
Date: Friday, February 26, 2021 11:13:05 AM

RE: 12151 CLAYTON ROAD

Please pass the following onto the board members.

There are existing structures on three of the four corners of this Town and Country intersection. On the North-West corner there is a two story office building: RED BRICK WITH A COLONIAL ROOF. On the South-West corner there is a gas station: RED BRICK WITH A COLONIAL STYLE ROOF. On the South-East corner there is a two story office building: TAN BRICK WITH A COLONIAL STYLE ROOF. The homes on Clayton Road East and West of the intersection are COLONIAL STYLE. The homes on Ballas Road South of the intersection are COLONIAL STYLE.

Why in God's name do we need a CONTEMPORARY looking building on the North-East corner (12151 Clayton Road)? This isn't Manchester Road or Olive Street Road. This is a residential area. Why not build it with red or tan brick and a colonial style (sloped) roof? The proposed building does not fit in with the rest of the neighborhood. It shouldn't be that hard to make it fit in style wise with the rest of the area and be an asset to the neighborhood.

Barry Bloch
PO Box 31221
St. Louis, MO 63131

From: [Mike Blair](mailto:Mike.Blair)
To: Jdalton@armstrongteasdale.com; [Lowell, Laura](mailto:Lowell.Laura)
Cc: [Larry Albus \(lalbus@sbcglobal.net\)](mailto:Larry.Albus@albus@sbcglobal.net); "[Keith Lutke \(rklutke@msn.com\)](mailto:Keith.Lutke@msn.com)"; [Mike Blair](mailto:Mike.Blair)
Subject: Total access
Date: Saturday, February 27, 2021 11:51:01 AM

Hi John,

Hope you and your family are doing well. I am writing you as a Trustee for Country Aire and concerned resident of Town and Country.

I understand you have heard from several of our neighbors about our concerns. I want to echo my concerns and hope that we can keep the important standards and feel of Town and Country in mind as we oppose the proposed the Urgent Care for 12151 CLAYTON ROAD.

Please pass the following onto the board members. This is what I am hearing from the residents of Country Aire Drive;

I think the biggest concerns for our subdivision, and our property values(and associated rapidly rising property taxes!) would be the increased lighting we would be looking at in our backyards, increased traffic, and not maintaining the building aesthetic of that intersection. Having another urgent care right next to a hospital with an ER and hundreds of physicians seems like a bad idea.

There are existing structures on three of the four corners of this Town and Country intersection. On the North-West corner there is a two story office building: RED BRICK WITH A COLONIAL ROOF. On the South-West corner there is a gas station: RED BRICK WITH A COLONIAL STYLE ROOF. On the South-East corner there is a two story office building: TAN BRICK WITH A COLONIAL STYLE ROOF. The homes on Clayton Road East and West of the intersection are COLONIAL STYLE. The homes on Ballas Road South of the intersection are COLONIAL STYLE.

We oppose The CONTEMPORARY looking proposed building on the North-East corner -12151 Clayton Road. This area isn't like Manchester Road or Olive Street Road. This is a residential area. The proposed building does not fit in with the rest of the neighborhood.

Please take a look, the architecture is pretty ugly and the building is placed next to the street with little or no set back. I'd much rather have a place to get coffee and a croissant, but does not look like that is going to happen. I fail to see the need with the hospitals so close and other urgent care close by. There are 3 total access sites within 3.5 Miles and 5 other urgent cares within the same range. Seems there are enough urgent cares close by, a total of 8 within 3.5 Miles.

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Best regards,

Mike Blair

President / Partner
The Blair Agency | A Capitas Financial Partner
1401 South Brentwood Blvd., Suite 500
St. Louis, MO 63144
Office: 314-338-2512
Mike.blair@capitasfinancial.com



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