

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, APRIL 3, 2023**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, April 3, 2023 at the Municipal Center.

ROLL CALL

The 5:30 PM roll call indicated Chairman Even, Members Benes, Clarke, Proost and Riney were present. Members Sutcu and Wright were absent.

*Member Wright arrived at 5:31 PM.

MINUTES – 03/06/23

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

13190 S Outer Forty Road – Commercial Addition

Angie Eslinger, Lawrence Group, was present on behalf of the request.

Utilizing a PowerPoint presentation, Ms. Eslinger described the project as a teardown of the assisted living wing of the building to construct a new building for independent living with additional landscaping surrounding the building. She explained the proposal would match the materials and design of the second phase addition that was completed a few years ago. Samples of the shingles, brick, and fiber cement board to be used were shown.

Chairman Even called for public comment.

In response to Mrs. Wright, Mr. Spencer explained that since this is commercial project the final approval or denial comes from the Board of Aldermen but a recommendation from the Architectural Review Board is required.

Mrs. Proost moved to recommend approval, seconded by Mr. Clarke.

A voice vote was taken on the motion to recommend approval 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.

12304 Coppersmith Court – Rooftop Solar Array

Henry Bush, ADT Solar, was present on behalf of the request.

Mr. Bush explained the project as the addition of a 60 panel array on the rear of the property.

Chairman Even called for public comment.

Hearing none, Mrs. Riney moved for approval, seconded by Chairman Even.

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.

133 Hawthorne Estates – Residential Addition

Katie Wibbenmeyer. Lauren Stutman Architects, was present on behalf of the request.

Ms. Wibbenmeyer described the project as multiple additions to the house for a foyer, mud room and master suite.

Chairman Even called for public comment.

In response to Chairman Even, Ms. Wibbenmeyer stated the fiber cement board is a taupe color.

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.

13634 Peacockfarm Road – Residential Addition

Peter Bigot, Bigotti Contracting & Design, was present on behalf of the request.

Mr. Bigot described the project as a major addition by taking the house down to the existing footprint, adding additional footprint, and rebuilding.

Mrs. Proost inquired about the difference in the plans shown through the QR code, specifically the windows on the front elevation. In response, Mr. Bigot stated the plans

through the QR code are only conceptual and the front elevation will include four windows and not one due to cost.

Chairman Even called for public comment.

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

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.

10 Roclare Lane – New Residence

Paul Fendler, Fendler & Associates, was present on behalf of the request.

Mr. Fendler described the project as a new two-story house with white painted brick.

Chairman Even called for public comment.

Hearing none, 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.

13203 Lochenheath Court – New Residence

Mike Johnson, Johnson Design Group, was present on behalf of the request.

In response to Chairman Even, Mr. Johnson confirmed this will be the last house built in the subdivision.

Chairman Even called for public comment.

Hearing none, Mrs. Riney 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.

1130 Town & Country Commons – Commercial Addition

No presenter was present on behalf of the request.

Mr. Spencer described the project as an 1,800 sq. ft. addition to an existing outpatient surgery center along with an interior renovation. He also stated that they will need two variances for parking and greenspace.

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 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

There being no additional business the meeting adjourned at 5:56 PM.



Laura Lowell
Administrative Coordinator