

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, MAY 3, 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, May 3, 2021 via Zoom videoconference.

Acting Chair Arzano welcomed Alderman Even to the Board. Alderman Even explained that due to this being her first meeting she wanted to participate while observing the functions of the Chairman.

**ROLL CALL**

The 5:37 PM roll call indicated Acting Chair Arzano, Alderman Even, Members Benes, Clarke, Forbringer, Proost and Wright were present via Zoom videoconference.

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

**MINUTES – 04/05/21**

Acting Chair Arzano called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**OLD BUSINESS**

**13700 Clayton Road – New Residence**

Mr. Spencer explained the applicant is working on revising the plans based on the suggestions received at the last meeting but is not yet completed and is therefore asking for a continuance.

Mr. Clarke moved to continue the item to the meeting on Monday, June 7, 2021 for further review. The motion was seconded by Mrs. Proost and carried unanimously by voice vote.

**13659 Mason Heights Road – Accessory Structure**

Rob Rehnquist, Rehnquist Design & Build, was present on behalf of the request via videoconference.

Mr. Rehnquist stated that since the last meeting they have provided revised renderings that better represent the structure in relation to the existing house and they also revised the landscaping plan.

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. 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.

**12337 Harflo Lane – New Residence: Material Amendment**

John Odom, JSO Architects, was present on behalf of the request via videoconference.

Mr. Odom explained the house was approved by the Architectural Review Board last month however they now wish to remove the stone veneer wainscoting.

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

Mrs. Wright asked that the applicant be cognizant of the difficulties of building a house on the street due to narrow drive lane. Mr. Odom stated the property owner will be speaking with the neighbors prior to the start of construction.

Mrs. Wright 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 for all applicable codes and ordinances have been met.

**NEW BUSINESS**

**1128 Weidman Road – New Residence**

Andrew Chao, owner, and Tony Chao, AJC Partners, were present on behalf of the request via videoconference.

Mr. Tony Chao described the project as a 3,200 sq. ft. single story ranch with four bedrooms and four and a half bathrooms. He explained the house will have dark trim accents with black pella windows. He also explained that they will be seeking a variance for the front yard setback due to the MSD easement in the rear yard that impedes on where the house can be placed.

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

Alderman Even 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.

**275 Pointe Conway Hill Court – New Residence**

Lauren Strutman, Lauren Strutman Architects, was present on behalf of the request via videoconference.

Ms. Strutman described the project as a 5,700 sq. ft. one and a half story traditional style house with white brick, white siding and a grey roof.

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

Mr. Clarke moved for approval, seconded by Alderman 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.

**3031 Regis Drive – Addition**

Brendan Smith, owner, was present on behalf of the request via videoconference.

Mr. Smith explained he purchased his grandmother's house and they are completing renovations including the proposed covered patio. He stated the covered patio would match the brick and shingles of the existing house.

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

Mrs. Wright 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 for all applicable codes and ordinances have been met.

### **32 Muirfield Lane – New House: Material Amendment**

Lauren Strutman, Lauren Strutman Architects, was present on behalf of the request via videoconference.

Ms. Strutman explained that since the approval of the addition on the house being constructed the owners have requested a changed in materials from siding to stone.

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

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.

### **12345 Carberry Place – Addition**

Jake Whittle, owner, was present on behalf of the request via videoconference.

Mr. Whittle described the project as a garage addition with a loft area above for a kid's playroom. He stated the materials would match the existing house and they have received trustee approval.

Mrs. Wright confirmed that the loft area above the garage is for a playroom and not a bedroom.

Mrs. Wright 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.

**12917 Topping Estates Court – New Residence**

Lucy Stopsky, Hibbs Homes, was present on behalf of the request via videoconference.

Ms. Stopsky described the project as a 4,000 sq. ft. story and a half contemporary tudor style house mainly comprised of brick and stucco. She added that the trustees have given approval contingent on adherence of the 50 foot front yard setback.

Mr. Spencer stated the porch cannot encroach into the setbacks but the steps and walkway can. He further stated the City requires a spot survey be submitted and approved during construction.

Ms. Stopsky asked that the rear of the house be all stucco rather than having to add the brick wainscoting. After discussion the Board decided against the removal of the brick on the rear of the house.

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

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.

**13730 Belcrest Court – New Residence**

Bud Miceli, Miceli Management, and Eric Vietmeier, Volz Engineering, were present on behalf of the request.

Mr. Miceli described the project as a house in a new subdivision and they have received trustee approval. He stated the house is mainly comprised of brick and stone with white trim and there are 50 trees located on the property and none are to be removed.

Discussion was held regarding the drop off from the retaining wall in the rear. Mr. Miceli agreed to install a railing for safety purposes.

Mr. Clarke 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.

**1914 Karlin Drive – New Residence**

Alex Bartelsmeyer, McKelvey Homes, was present on behalf of the request via videoconference.

Mr. Bartelsmeyer described the project as a 4,400 sq. ft. story and a half house with four bedrooms and a four car side entry garage. He explained the house is mainly brick with stone accents with some siding where masonry was not possible.

Acting Chair Arzano inquired about trustee approval. Mr. Bartelsmeyer stated the trustees have been notified however the subdivision is in the process of appointing a new board and have not given approval as of yet.

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

Mrs. Wright 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.

**11 Brook Mill Lane – Addition**

Rob Geary, Rob Geary LLC, was present on behalf of the request via videoconference.

Mr. Geary described the project as an addition to rear of the house with matching materials other than the vinyl siding is being changed to hardie board.

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

Alderman Even 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 for all applicable codes and ordinances have been met.

**23 Roclare Lane – New Residence**

Bill Kemp, Riverview Real Estate, was present on behalf of the request via videoconference.

Mr. Kemp described the project as a 4,200 sq. ft. ranch house on a property a little over an acre. He also stated that they are keeping tree G listed on the tree study to meet the tree preservation requirements.

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

Alderman Even 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.

### **OTHER**

### **ADJOURN**

On motion of Mrs. Proost, seconded by Acting Chair Arzano and unanimously confirmed by voice vote, the meeting adjourned at 6:54 PM.



Laura Lowell  
Administrative Assistant

**From:** [Robin Oldfield](#)  
**To:** [Lowell, Laura](#)  
**Subject:** ARB May 3, 2021 - comment regarding 12917 Topping Estates Dr.  
**Date:** Monday, May 03, 2021 1:22:40 PM

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Dear ARB,

We are writing regarding the building project before you for Lot 26 of Topping Estates Subdivision, also know as 12917 Topping Estates Dr.. We have reviewed the plans submitted and according to the dimensions provided on the Cover Sheet (CS), 53.88' is the distance from the street. However, on the Site Plan page (C1) it appears the area listed as front porch may be further forward of the allowed 50' foot set back. The site plan has a disclaimer that it is not to scale so perhaps we are misinterpreting the information. We ask that this project be approved only if it meets the minimum 50' building set back requirement as defined by Town & Country.

Thank you,

Eric Danker, Trustee 636-346-6229

Carey Mullen, Trustee 314-707-5071

Robin Oldfield, Trustee 314-956-9476

Topping Estates Subdivision Association



**From:** [Castor Armesto](#)  
**To:** [Lowell, Laura](#)  
**Subject:** Architectural Review Board - 11 Brook Mill Lane  
**Date:** Saturday, April 24, 2021 2:27:01 PM

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Ms. Lowell,

My name is Castor Armesto. My wife and our family reside at 37 Lake Mill Lane, which is approximately one tenth of one mile away from the Geary residence.

I write to support the proposed addition to the Geary residence. I have reviewed the plans for the proposed addition and believe that they will increase the value of the Geary residence and, by extension, the entire neighborhood, while at the same time maintaining the overall aesthetic of Old Woods Manor.

We wish the Geary's all the best of luck on their addition.

Best,  
Castor