

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, JUNE 6, 2022**

**REGULAR MEETING**

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, June 6, 2022 at the Municipal Center.

**ROLL CALL**

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

**MINUTES – 05/02/22**

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**998/1002 S. Woods Mill Road – New Non-Residential Building**

Harold Yoder, Gresham Smith, and George Stock, Stock & Associates, were present on behalf of the request.

Utilizing a PowerPoint presentation, Mr. Stock described the project as a new in-patient rehabilitation hospital at the former Wellbridge site. He explained the first phase is for 40 beds and the second phase is for 10 additional beds and the project has received a recommendation of approval from the Planning & Zoning Commission.

Mr. Yoder displayed the renderings and elevations of the proposed building. Samples of the brick, stone and trim to be used was shown.

In response to Mrs. Proost, Mr. Stock explained there will be on-site signage to direct visitors to the front of the building and parking.

Mr. Clarke inquired as to why the building was not moved more toward Hwy 141. In response, Mr. Stock stated the building cannot be moved closer to the highway due to a 100 foot Ameren easement.

Mrs. Proost suggested updating the material color for the second phase so it is cohesive with the rest of the building.

Discussion ensued.

Chairman Even called for public comment.

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

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.

### **12824 Topping Acres – New Residence**

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

Mr. Srote described the project as a two-story country french style home mainly comprised of stone and stucco.

Chairman Even called for public comment.

Hearing none, 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.

### **13237 Stone Court – New Residence**

Frank Miceli, Miceli Homes, was present on behalf of the request.

Mr. Miceli described the project as a contemporary style house. Samples of the brick and stone be used were shown.

Mr. Sutcu inquired as to why there is no stone on the rear elevation. In response, Mr. Miceli stated the owners would like all brick on the rear rather than add in stone.

Discussion was held regarding the addition of stone.

Chairman Even called for public comment.

Hearing none, Chairman Even moved for approval with a condition that the pillar on the right elevation be widened and comprised of stone. 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 for all applicable codes and ordinances have been met.

**5 Glenmaro Lane – New Residence**

Matt Moore, FM Design + Build, was present on behalf of the request.

Mr. Moore designed the project as a tudor inspired style house. Samples of the brick and hardie board to be used were shown.

Mr. Sutcu inquired about the dark colors. In response, Mr. Moore explained they did not want to replicate the other houses on the street and wanted a contrasting color.

Chairman Even called for public comment.

Hearing none, Mr. Sutcu 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.

**24 Williamsburg Estates Drive – Addition**

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

Ms. Strutman described the project as a covered porch on the side of the house to be built in conjunction with a pool.

Chairman Even called for public comment.

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

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.

**13782 Clayton Road – New Residence**

Pete Uetrecht, Compass Design Build, was present on behalf of the request.

Mr. Uetrecht described the project as a new 3,900 sq. ft. ranch house. Samples of the white painted brick and white hardie board were shown.

Chairman Even called for public comment.

Hearing none, Mrs. Proost 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.

**13208 Laurel Lakes Court – Addition**

Nick Caruso, owner, was present on behalf of the request.

Mr. Caruso described the project as a rear covered porch with finishes similar to the existing house.

Chairman Even called for public comment.

Hearing none, Mr. Sutcu 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 Mr. Sutcu and unanimously confirmed by voice vote, the meeting adjourned at 6:14 PM.



Laura Lowell  
Administrative Coordinator