

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, JUNE 7, 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, June 7, 2021 via Zoom videoconference.

ROLL CALL

The 5:33 PM roll call indicated Chairman Even, Members Arzano, Clarke, Proost and Wright were present via Zoom videoconference. Members Benes, Forbringer and Sutcu were absent.

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

MINUTES – 05/03/21

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

OLD BUSINESS

13700 Clayton Road – New Residence

Nathan Rauh, Naismith Allen, was present on behalf of the request via videoconference.

Mr. Rauh stated that since the April meeting they have revised the plans at the suggestion of the Board to mirror the house so the garage does not face Chatsworth.

Mrs. Proost moved for approval, seconded by Mrs. Wright.

In response to Mrs. Wright, Mr. Rauh commented that this project has a general contractor that is known to the City and construction should not take as long as the house previously completed by the property owner.

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

1214 Town & Country Crossing Drive – Commercial Façade Change

Dan Federspiel, RPT Realty, Michael Chiodini and Steven Earll, Chiodini Architects, were present on behalf of the request via videoconference.

Mr. Federspiel described the project as a façade update for a potential new tenant, REI, which would fill the majority of old SteinMart space.

Mr. Chiodini explained this style is a new façade prototype for REI with a metal siding, an aluminum storefront and wood planks.

Discussion ensued regarding the length of the lease and the color contrast within the existing shopping center.

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. Proost.

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

1216 Tammany Lane – Rooftop Solar Array

Jeanitta Perkins, StraightUp Solar, was present on behalf of the request via videoconference.

Ms. Perkins described the project as the installation of 45 solar panels on the rear and side of the house.

Ms. Perkins confirmed the solar panels have no grid lines and are an anti-glare design.

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

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.

45 Conwood Lane – Addition

Nick Simmons, owner, and Leigh Halsey, Killeen Studio Architects, were present on behalf of the request via videoconference.

Ms. Halsey described the project as an addition to the rear of the property with interior renovations. She explained the project will provide a more cohesive layout.

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

Mr. Arzano moved for approval contingent on the submittal of stormwater calculations, 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.

13731 Belcrest Court – New Residence

Andrew Schaub, Schaub Projects, was present on behalf of the request via videoconference.

Mr. Schaub described the project as a single story 5,000 sq. ft. Spanish mission style house with stucco and synthetic clay tile.

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

Mr. Arzano 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.

13731 Belcrest Court – Accessory Structure

Andrew Schaub, Schaub Projects, was present on behalf of the request via videoconference.

Mr. Schaub described the project as a 2,600 sq. ft. horse barn. He explained they did not want it to look like another house so they are proposing different materials such as siding, stone and a metal 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 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.

291 Pointe Conway Hill Court – New Residence Amendment

Sunil Patel, owner, and Pavel Ivanchuk, Osnova Architecture, were present on behalf of the request via videoconference.

Mr. Ivanchuk described the project as a 5,000 sq. ft. two story house mainly comprised of stucco with a stone accent.

Mr. Arzano confirmed the stucco is going to be all white.

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 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.

OTHER

An announcement was made that meetings will resume in person starting in July.

ADJOURN

On motion of Mr. Arzano, seconded by Mrs. Proost and unanimously confirmed by voice vote, the meeting adjourned at 6:24 PM.



Laura Lowell
Administrative Assistant