

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
January 12, 2017**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, January 12, 2017, in the Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Vice-Chair Dial called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [7]

Vice-Chair Dial
Board Member Teller
Secretary Crow
Board Member Hensic
Alternate Lindberg
Commission Liaison Lee
Council Liaison Baugus

Absent [1]

Chair Hoffmann

Staff present:

Director Vujnich and Planner Newberry

City Officials:

None

Petitioners present:

Mike Whalen, Whalen Custom Homes; Franklin D. Wiseman, petitioner's architect was available via conference call, if needed, due to a scheduling conflict.

II. Approval of Meeting Minutes from November 10, 2016

A motion was made by Board Member Teller, seconded by Board Member Hensic, for the approval of the December 8, 2016 meeting minutes, as prepared. There being no discussion or changes, the motion passed by a voice vote [5-0].

III. Agenda Items to be Discussed at Tonight's Meeting

IV. New Business

1. Ready for Action – One (1) Item

- a) Review of the Architectural Elevations and related materials for an approved single family residential subdivision that is located on an eight (8) acre tract of land; west side of Center Avenue, south of Manchester Road; R1-A 22,000 square foot Residence District, a Planned

Residential Development Overlay District (PRD); a total of twelve (12) detached single family dwellings. The review of Architectural Elevations and related materials by the City's Architectural Review Board is a requirement of the site-specific governing ordinance (Ordinance #2088). **P.Z. 21, 22, and 23-14, Stone Mill Subdivision, Whalen Custom Homes. (Ward – Eight)**

i. Stone Mill – Lot 9

Director Vujnich briefly outlined the approved development, noting the Board has previously reviewed and acted upon four (4) homes within this project, and is familiar with its characteristics.

Mike Whalen, Whalen Custom Homes, stated the elevations and construction drawings presented depict a walk-out design; however, the home purchasers decided on a lot that is in-grade. He noted this change would be provided to the Department of Planning for its review, as part of the required permitting process.

Discussion was held among Board Members regarding the cantilevered fireplace located on the rear elevation. The Board advised the petitioner this configuration for fireplaces has not been permitted in the past. The Board set forth the condition the fireplace be extended above the roofline or changed to a hearth-type fireplace, thereby eliminating the cantilevered element on the exterior of the structure. The Board also clarified that the brick returns on the left elevation should be consistent with the construction drawings and not the rendered elevations.

A motion by Board Member Teller, seconded by Secretary Crow, to approve the elevations and related materials, with the above stated conditions. The motion passed by a voice vote [5-0].

2. Not Ready for Action [No Items]

V. Old Business

1. Ready for Action – No Items
2. Not Ready for Action – No Items

VI. Public Comment

VII. Closing Remarks and Adjournment:

Director Vujnich updated the Board regarding the update of the Town Center Development Manual. Board Members expressed an interest in scheduling a future meeting with the City's graphic design consultant and discussed other components of the re-design of it.

Director Vujnich noted the next regularly scheduled meeting will be held on February 9, 2017.

A motion by Board Member Teller, which was seconded by Secretary Crow, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 8:00 p.m.

Approved by:

Date Approved:

Secretary Crow
City of Wildwood Architectural Review Board

DRAFT