

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
June 9, 2016**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, June 9, 2016, in the Wildwood City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

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

Present [7]

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

Absent [1]

Board Member Hensic

Staff present: Director Vujnich, Planner Newberry, and Director of Public Works Brown
City Officials: None
Petitioners present: Dave Christensen, Cochran Engineering, and Tom Kelp, Kelp Contracting

II. Approval of Meeting Minutes from May 12, 2016

A motion was made by Board Member Teller, seconded by Secretary Crow, for the approval of the May 12, 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

Vice-Chair Dial noted one (1) item under New Business "Ready for Action", and one (1) item under Old Business "Ready for Action". No modifications to the agenda were made and the meeting proceeded, as outlined.

IV. New Business

1. Ready for Action [One (1) Item]

- a) Initial review and discussion of Architectural Elevations and related materials for the City of Wildwood Salt Storage Facility, c/o Department of Public Works; northwest corner of Manchester Road and St. Albans Road; 17955 Manchester Road (Locator Number 24X630103); NU Non-Urban Residence District. (Ward One)

Director Vujnich outlined the history of the City's work to construct a salt storage facility, noting this effort as a longstanding goal of the City. He described the proposed location of the salt storage facility at the Kelpo Contracting Site. Director Vujnich and Chair Hoffmann invited Director of Public Works, Rick Brown, to address the Board. Director Brown shared a slideshow of photographs of the proposed site, as well as a rendering of the preliminary proposed structure. Director Brown noted the salt storage facility is in its preliminary phases of design, and the Department of Public Works and its consultant are seeking direction from the Architectural Review Board, in regards to colors, materials, and other components of the proposed structure.

Discussion was held among Board Members regarding the Site Development Plan; the placement of the structure in dedicated right-of-way; the use of poured-in-place concrete, with form liner, and a suggestion the the form liner be minimal in its design; the need to increase the pitch of the roof (at least 6:12); the type of roofing material, with a suggestion a thirty (30) year architectural shingle be used; the color and material of the gable, with a suggestion to use fiber cement siding of an earth tone color; and the use of overhead doors, with stainless steel mechanisms.

The Board asked the Department of Public Works to submit final architectural elevations, to be reviewed and acted upon, at a future meeting.

2. Not Ready for Action [No Items]

V. Old Business

1. Ready for Action [One (1) item]

- a) Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The Board will review the revised Roofs Section of the Town Center Plan's Architectural Guidelines. (Wards – 1, 4, 5, 6, 7, and 8)

Secretary Crow presented proposed changes to the Roofs Section of the Town Center Plan's Architectural Guidelines and the Board held a lengthy discussion. Following the discussion, the Board reached a consensus on the changes reflected on the attached pages.

2. Not Ready for Action [No Items]

VI. Other [No Items]

VII. Public Comment

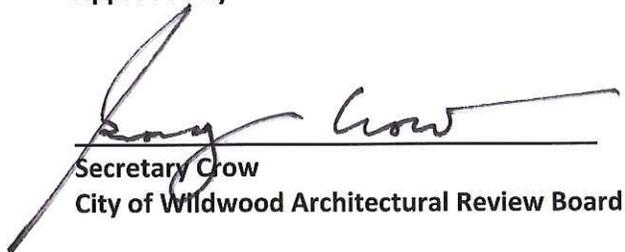
VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on July 14, 2016.

Board Member Teller made a motion, seconded by Vice-Chair Dial, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 8:30 p.m.

Approved by:

Date Approved:



Secretary Crow
City of Wildwood Architectural Review Board

8-11-16