

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
September 8, 2016**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, September 8, 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 [5]

Chair Hoffmann
Vice-Chair Dial
Board Member Teller
Board Member Hensic
Alternate Lindberg

Absent [3]

Secretary Crow
Council Liaison Baugus
Commission Liaison Lee

Staff present:

Director Vujnich and Planner Newberry

City Officials:

None

Petitioners present:

Tom Cummings, Eva Walsh, Vince Gelezunas, and other representatives of Payne Family Homes; and Don Roseman, Bill Biermann, and Dan Thies, representatives of Stonecrest at Wildwood

II. Approval of Meeting Minutes from August 11, 2016

A motion was made by Board Member Teller, seconded by Board Member Hensic, for the approval of the August 11, 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

Chair Hoffmann noted three (3) items under New Business "Ready for Action". No modifications to the agenda were made and the meeting proceeded, as outlined.

IV. New Business

1. Ready for Action [Three (3) Items]

- a) Review of the Architectural Elevations and related materials for an approved single family residential development that is to be located on a 28 acre tract of land; east side of State Route

109, south of State Route 100; R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD) (Town Center "Neighborhood Edge District"); a total of 104 detached single-family dwellings; P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C. (Ward Eight)

Director Vujnich outlined the approved development and described the adjacent land uses. He noted it has a "Neighborhood Edge" Town Center Area designation. Director Vujnich explained there are a mix of units, some with front entry garages and some with rear entry types. He outlined the requirements of the site-specific governing ordinance regarding streetscape and architectural requirements.

Discussion was held among Board Members regarding the future roundabout at Main Street and Eatherton Road; the street connectivity, with adjacent existing and future developments; the vertical changes in materials depicted on the elevations; the number of materials shown on some elevations and the possibility some have too many materials; and the steps Payne Family Homes would take to ensure architectural variety throughout the development.

Tom Cummings and Vince Gelezunas, Payne Family Homes, explained the rationale behind the number of materials and vertical changes. They stated Payne Family Homes intended to monitor the homes chosen by their purchasers to ensure architectural variety throughout the development.

A motion by Board Member Teller, seconded by Member Hensic, to approve the elevations, as presented. The motion passed by a voice vote [4-0; with one (1) abstention by Alternate Lindberg].

- b) Review of the Architectural Elevations and related materials for an approved senior living facility and associated retail that is to be located on a 1.6 acre tract of land; south side of State Route 100, north of Plaza Drive, and west of Fountain Place; Amended C-8 Planned Commercial District (Town Center "Neighborhood General District"); A three (3), story senior housing facility, with limited ground floor retail; **P.Z. 5 and 5(a)-16, Stonecrest at Wildwood, NorthPoint Development. (Ward Eight)**

Director Vujnich explained the zoning history and site characteristics of the approved senior living facility. He highlighted components of this development, including the screened loading space and trash service; the outdoor patio that will serve as a public space component; and the east portion of the building that is planned to be retail and service space on its first floor.

Don Roseman, Project Architect, explained the operation of the senior living facility. He shared samples of the proposed materials, to be kept on file with the Department of Planning.

Discussion was held among Board Members regarding the possible extension of Plaza Drive to the west of its current terminus; the large size of the building; and the false terrace, as an architectural feature.

A motion by Vice-Chair Dial, seconded by Member Teller, to approve the elevations, with the condition Board Members would be provided with electronic versions of the proposed elevations to more closely review¹. The motion passed by a voice vote [5-0].

- c) Second review and discussion of Architectural Elevations and related materials for the City of Wildwood's 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 explained the petitioner for this project was not in attendance at tonight's meeting and respectfully requested the Board postpone the item.

No vote was taken, but a consensus was reached among Board Members to postpone the item.

2. Not Ready for Action [No Items]

V. Old Business

1. Ready for Action [No Items]

2. Not 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 Town Center Plan's Architectural Guidelines document, in its entirety. (Wards – 1, 4, 5, 6, 7, and 8)

VI. Other [No Items]

VII. Public Comment

VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on October 13, 2016.

Board Member Teller made a motion, which was seconded by Board Member Hensic, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 9:00 p.m.

Approved by:

Date Approved:



11-10-16

Secretary Crow
City of Wildwood Architectural Review Board

¹ Electronic versions were provided by the petitioner. Correspondence among Board Members and the Department of Planning ultimately resulted in the elevations being approved, as submitted, by a vote of 4-1.