

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
November 10, 2016**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, November 10, 2016, in the Community Room, 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
Board Member Hensic
Alternate Lindberg
Council Liaison Baugus

Absent [1]

Commission Liaison Lee

Staff present: Director Vujnich and Planner Newberry
City Officials: None
Petitioners present: Mike Whalen and Franklin D. Wiseman, Whalen Custom Homes

II. Approval of Meeting Minutes from October 13, 2016

A motion was made by Secretary Crow, seconded by Vice-Chair Dial, for the approval of the October 13, 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) Items]

- a) Review and consideration of certain elements of the City of Wildwood's second State Route 100 Pedestrian Bridge, c/o Department of Public Works; west of State Route 109, at North Kilare Lane. **(Wards – Five and Eight)**

Director Vujnich provided the history of the City's second approved pedestrian bridge that will span State Route 100. He noted KCI Construction was selected by the City to construct the bridge, with it commencing

in late 2016. He explained an error that occurred with the installation of the concrete formliner pattern on the first pedestrian bridge over State Route 100, which was brought to the attention of the Department of Planning by Architectural Review Board members. In order to avoid a similar error, the Departments of Planning and Public Works are requesting the Board consider two (2) possible formliner patterns for this new pedestrian bridge and provide a recommendation.

Discussion was held among Board Members regarding the two (2) options presented; the color of the concrete to be used; and the need to maintain a similar character to the first pedestrian bridge in regards to the pattern.

A motion by Secretary Crow, seconded by Member Teller, to recommend the use of Pattern 11003, as shown on the provided specification sheet, with the color of concrete to match the existing pedestrian bridge spanning State Route 100.

2. Not Ready for Action [No Items]

V. Old 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, with 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)**

Director Vujnich explained Stone Mill Lot 1 was previously before the Board at its October meeting; however, the petitioner's architect was not in attendance. Therefore, the Board postponed the item. Director Vujnich presented a letter outlining the Department's and City Attorney's analysis of the legal concerns that had been raised at this initial meeting. At the request of the Board, he noted the City Attorney would be in attendance at the next available Architectural Review Board meeting.

Director Vujnich outlined the history and characteristics of the approved subdivision and noted the development is not in the City's Town Center Area, but the site-specific governing ordinance requires each home be reviewed by the Architectural Review Board. He noted the petitioner, Mr. Mike Whalen, was in attendance, along with his architect.

1. Stone Mill – Lot 1

Discussion was held among Board Members regarding the configuration of the house on the lot; the use of a false dormer on the front elevation, including the determination it was appropriate in this instance; the need to return the brick two (2) feet on the left elevation; the need to return the brick two (2) feet on the portion of the right elevation where there is no garage; and the need to return the brick on the inside corners of the porch area.

A motion by Secretary Crow, seconded by Board Member Teller, to approve the presented elevations, with the above agreed upon revisions. The motion passed by a voice vote [5-0].

2. Stone Mill – Lot 7

Discussion was held among Board Members regarding the Board’s recommendation of an opening be provided on the left elevation, and the determination the petitioner’s architect could consider this recommendation, at his discretion.

A motion by Secretary Crow, seconded by Board Member Hensic, to approve the presented elevations, with the above agreed upon recommendation. The motion passed by a voice vote [5-0].

3. Stone Mill – Lot 8

No Discussion was held among Board Members. A motion by Secretary Crow, seconded by Board Member Hensic, to approve the presented elevations. The motion passed by a voice vote [5-0].

- b) 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)

Director Vujnich noted the Board has completed its initial edits to the Town Center Plan’s Architectural Guidelines. He explained the Department provided the edited Architectural Guidelines, in there entirety, and outlined the next steps for the Town Center Development Manual’s review and update. He stated the Department would provide Board Members with an electronically editable version to provide comments, which would be discussed at the Board’s next available meeting.

2. Not Ready for Action [No Items]

VI. Public Comment

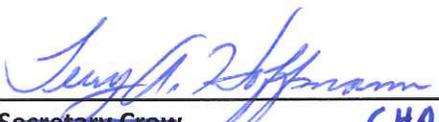
VII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on December 8, 2016.

Board Secretary Crow 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 8:30 p.m.

Approved by:

Date Approved:


Secretary Crow **CHAIR**
City of Wildwood Architectural Review Board