

**CITY OF WILDWOOD  
RECORD OF PROCEEDINGS**

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**MEETING OF THE ARCHITECTURAL REVIEW BOARD  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
February 9, 2017**

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The Architectural Review Board meeting began at 7:00 pm, on Thursday, February 9, 2017, 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  
Board Member Teller  
Secretary Crow  
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:

Jeff Lewis, McBride and Son Homes; Tom Cummings and Vince Gelezunas,  
Payne Family Homes

**II. Approval of Meeting Minutes from November 10, 2016**

A motion was made by Board Member Teller, seconded by Board Member Crow, for the approval of the January 12, 2017 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 – Two (2) Items**

- a) Review and discussion of an additional Architectural Elevation, which was not previously considered by the Architectural Review Board, for a residential project that consists of 38 detached units, being located on an 11.6 acre site; south side of Manchester Road, east and west of Cherry Hills Meadows Drive; 'R-4' 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), (Town Center 'Neighborhood General' District);

**P.Z. 19-14 The Manors at the Meadows at Cherry Hills; McBride Town Center, LLC. (Ward - Eight)**

Director Vujnich explained that McBride and Son Homes had submitted an elevation for a home to be constructed in the Manors at the Meadows at Cherry Hills Subdivision for City approval, which had not been previously reviewed and approved by the Board. He noted the Department is presenting this new elevation to the Board for review at tonight's meeting

Discussion was held among Board Members and general consensus was reached about the elevations. The elevations were acceptable to the Board. No vote was taken, but Chair Hoffmann confirmed the Board is supportive of the proposed elevation.

- b) Review and discussion of additional Architectural Elevations and related materials for an approved single family residential project that consists of one hundred four (104) detached units, to be located on a 28.0 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'); **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C. (Ward Eight)**

Director Vujnich noted the Board had reviewed and approved a numerous elevations for this approved development at its September 8, 2016, meeting. He noted the petitioner submitted three (3) additional elevations to be reviewed by the Board.

Discussion was held among Board Members and the architect of record regarding each elevation, resulting in the following conclusions

- The Everett:** The left gable should be removed and the dormer should be centered upon the roof.
- The Fields:** The Board generally agreed that no revisions necessary. Vice-Chair Dial suggested the inset of the gable be reduced.
- The Quincy:** The Board was not supportive of this elevation, largely because of the configuration and design of the roof on the front elevation.

A motion by Board Member Teller, seconded by Vice-Chair Dial, to approve The Everett and The Fields elevations, including the revisions suggested above; and not approve The Quincy. 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:**

Council Liaison Baugus noted Chair Hoffmann's and Secretary Crow's terms expire in June 2017.

Director Vujnich noted the next regularly scheduled meeting will be held on March 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 8:45 p.m.

**Approved by:**

**Date Approved:**



Secretary Crow

City of Wildwood Architectural Review Board

3-9-17