

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
April 13, 2023

The Architectural Review Board meeting began at 6:30 p.m., on Thursday, February 9, 2023, in Council Chambers at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

I. Welcome and Roll Call by Chair

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

Present [9]

Chair Ritter

Member Parsons

Member Lavallee

Council Liaison Clark

Commission Liaison Kohn

Alternate Welker

Alternate Bartelsmeyer

Absent [0]

Member Jones

Secretary Loggia

Staff present: Assistant Director of Planning and Parks Melanie Rippetoe and Planner Keefe

Petitioners present: **Kurtz Nursery:** Chris Henson, Dial Architects, architect for the Nursery.

II. Approval of the Minutes – February 9, 2023 meeting

Member Kohn motioned to approve the Minutes. Member Parsons seconded the motion. Motion carried by unanimous voice vote.

III. Review Agenda Items to be Discussed at Tonight’s Meeting by Chair

Chair Ritter reviewed the evening's agenda.

IV. Public Comment

None.

V. Old Business – None

vi. New Business

- 1) **Kurtz Nursery, 495 North Eatherton Road** – An initial review of a new office building, maintenance/storage facility, and associated infrastructure pertaining to expansion of an existing landscaping business.

Planner Keefe presented this item. Chris Henson presented on behalf of the applicant. Mr. Kohn asked about the play area. Mr. Henson noted it was for the owner's children. Mr. Henson clarified that no one would be living inside the structure.

Council Liaison Clark noted the egress/ingress, pointing out that it only goes out to Eatherton Road. She asked if the trucks would only be going north on Eatherton Road. She noted the truck limit on Eatherton Road South. Mr. Henson said he wasn't aware of the policy, but that it would be adhered to. He noted there was plenty of room to turn around in the parking area.

Ms. Clark asked about the red text amendments in the Site-Specific Ordinance. It was clarified that those changes were made by Staff and approved by City Council, not the applicant.

Mr. Lavallee asked about the gravel areas in the back and asked if materials would be stored in those locations. This was affirmed. Mr. Lavallee asked about the lighting. Mr. Henson noted they had not yet designed the lighting, but he would forward those plans.

Ms. Clark asked about accessibility, particularly if the back of the building had the one accessible entrance. Mr. Henson clarified that the back entrance was the main entrance to the building. He pointed out the accessible parking on the side of the building.

Planner Keefe, when asked for Department comments, noted the Department had reviewed the plans and was in the process of ensuring that all applicable Codes were met by the applicant. She noted the Department was a proponent of the residential design of the office building, with the applicant clearly following that direction.

A motion was made and seconded, approved by unanimous voice vote, with Chair Ritter abstaining.

VII. Other Items

1) Election of Officers

Assistant Director Rippetoe presented the slate developed by the Department:

Chair Lavallee
Vice-Chair Jones
Secretary Ritter

Ms. Rippetoe noted that the presented individuals could be voted on individually or as a slate. Mr. Ritter asked if there were any nominations from the floor. There were none.

A motion was made and seconded to accept on the slate of officer nominations.

Ayes – Ritter, Lavallee, Parsons, Kohn, Clark
Nays - None

VIII. Next Meeting Date – Thursday, May 11, 2023, if needed

IX. Closing Remarks and Adjournment

A motion was made and seconded to adjourn. Motion passed by unanimous voice vote. Meeting adjourned at 6:54 p.m.

Approved by:

Date Approved:



William Ritter, Chair
City of Wildwood
Architectural Review Board
