

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
April 11, 2019**

The Architectural Review Board meeting began at 7:00 p.m., on Thursday, April 11, 2019, in the Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

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

Present [7]

Vice-Chair Crow
Secretary Hensic
Board Member Hoffmann
Board Member Ritter
Alternate Bartelsmeyer
Council Liaison McCutchen
Commission Liaison Lee

Absent [2]

Chair Dial
Alternate Lindberg

Staff present: Director Vujnich and Planner Newberry
City Officials: None
Petitioners present: Andrew Hildebrand and Lisa Schierholtz

II. Approval of Meeting Minutes from March 14, 2018

A motion was made by Board Member Hoffmann, seconded by Secretary Hensic, to approve the March 14, 2019 meeting minutes, as presented. The motion passed by a voice vote (5-0).

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

IV. Old Business – No Items for Consideration

1) Ready for Action – No Items

2) Not Ready for Action – One (1) Item

a) Review of the Architectural Elevations and related materials for a proposed pedestrian

bridge to be located on public spaces that are part of two (2) existing residential subdivisions; R-4 7,500 square foot Residence District (Town Center 'Neighborhood General District'), with a Planned Residential Development Overlay District (PRD) and R-1A 22,000 square foot Residence District; south side of Manchester Road, at Cherry Hills Meadows Drive; **P.Z. 19-14 The Manors at the Meadows of Cherry Hills, McBride Town Center, L.L.C. and the Manors at the Enclaves of Cherry Hills (Ward Eight)**

V. New Business – Three (3) Items for Consideration

- 1) Ready for Action – Three (3) Items
 - a) Presentation, discussion, and review of architectural elevations for a proposed single family detached dwelling to be placed on a legal lot of record located on the east side of Lindy Lane, north of Manchester Road (Street Address: 2540 Lindy Lane/Locator Number 24V530131); R-3 10,000 square foot Residence District, while also being designated 'Neighborhood Edge' District of the Town Center. **(Ward Eight)**

Director Vujnich provided a brief overview of the history of the property, specifically the recent change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District and the planned demolition of the existing structure to construct the allowable new single-family dwelling. He noted the architectural character of the surrounding single-family dwellings. Director Vujnich stated the new home, which will be located within the Town Center Area, must meet the Architectural Guidelines of it, which is also a requirement of the recent change in zoning.

Discussion was held among Board Members regarding the uniqueness of the proposal, since it is a single lot in the Town Center Area, and not a multiple lot neighborhood, which has been the more common residential projects reviewed by the Board. Board Members also discussed the following: whether or not allowing a front-entry type garage is appropriate at this location; the notion the width of the lot could not accommodate a side-entry type garage; the need to create an offset, with a front porch or other element, between the prominent façade of the home and the garage doors; and the overall requirement that the structure meet the various applicable Architectural Guidelines of the Town Center Plan.

As a result of this discussion, the following items were determined to require further consideration and be included as part of a re-submittal of the architectural elevations for review and action by the Board:

1. Create a design that accomplishes a minimum of a seven and a half (7.5) feet offset between the prominent feature of the home (porch or other element) and the front-entry garage doors.
2. Utilize a minimum standard of thirty (30) year or 'Lifetime' architectural shingles.
3. Utilize fiber cement siding and backer board.
4. All roof penetrations are to be located on the rear of the home and/or a ridge vent type and be painted to match the color of the roofing material.
5. Exposed concrete foundation should be painted to match the siding, or, preferably, materials installed to grade.
6. The minimum finish floor elevation of the front porch is required to be eighteen (18) inches in height above the adjoining street grade.

No action was taken regarding this matter.

- b) Presentation, discussion, and review of architectural elevations and related materials for proposed additions to two (2) existing barns and an accessory storage building for hay to be used in conjunction with **P.Z. 7-15 James E. Hardy c/o Mark and Michele Brooks**, a commercial horse boarding facility, which is located on the southeast side of Babler Park Drive, north of Pond Road (Street Address: 826 Babler Park Drive/Locator Number 20X320136); NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Conditional Use Permit (CUP). **(Ward Three)**

Director Vujnich provided brief summary of the history of the operation of the horse boarding facility. He noted the property is now under new ownership and significant improvements to the property are planned. Director Vujnich stated a component of these planned improvements includes additional building areas in association with the stable, along with indoor riding arena and other architectural improvements, which is the subject of the Board's review at tonight's meeting.

Discussion was held among Board Members and the petitioner's representative regarding the following: planned improvements to the property; the configuration of the new structure and additions, in relation to the existing facilities; and the planned outdoor light fixture.

A motion by Board Member Hoffmann, seconded by Board Member Ritter, to approve the elevations, as submitted. The motion passed by a voice vote (5-0).

2) Not Ready for Action – No Items

VI. Other Items – No Items for Consideration

VII. Public Comment

VIII. Next Meeting Date

IX. Closing Remarks and Adjournment

A motion by Board Member Hoffmann, seconded by Board Member Ritter, to adjourn. The motion passed by a voice vote [5-0]. The meeting was adjourned by Chair Dial at 8:15 p.m.

Approved by:

Date Approved:



Secretary Hensic
City of Wildwood Architectural Review Board


