

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
December 13, 2018**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, December 13, 2018, in the Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

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

Present [8]

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

Absent [1]

Alternate Lindberg

Staff present: Director Vujnich and Planner Newberry
City Officials: None
Petitioners present: Chris DeGuentz, Fischer and Frichtel

II. Approval of Meeting Minutes from November 8, 2018

A motion was made by Vice-Chair Crow, seconded by Board Member Hoffmann, to approve the November 8, 2018 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

1) Ready for Action – Two (2) Items

- a) Second review and discussion of architectural elevations and related materials the proposed entry monument structure, with associated signage, to be located on public space that is part of an existing residential subdivision that consists of one hundred

ninety-two (192) single family detached dwellings; north side of State Route 100, east side of State Route 109; R-3 10,000 square foot Residence District (Town Center “Neighborhood General District” and “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); **P.Z. 12 and 13-15 Villages At Brightleaf, Fischer and Frichtel Custom Homes and Consort Homes. (Ward Five)**

Director Vujnich noted the Board reviewed the subject proposal at its November 8, 2018 meeting and requested the height of the structure be reduced, while still maintaining architecturally and functionally appropriate proportions in association with it. He stated the petitioner has reduced the proposed height of the structure and is seeking the Board’s review of the revised architectural elevations.

Discussion was held among Board Members and the petitioner’s representative regarding the location of the structure; the planned materials and colors to be utilized; details regarding the allowable signage, as proposed; and the appropriateness of the proportions of the structure’s components, given its reduction in height. Council Liaison McCutchen expressed her concerns regarding the height of the structure, even with the reduction of it by six (6) feet.

A motion by Board Member Ritter, seconded by Vice-Chair Crow, to approve the proposal, as submitted at tonight’s meeting. The motion passed by a roll call vote of 5-0 (Yay: Dial, Crow, Hensic, Hoffmann, and Ritter/Nay: None/Present Non-Voting Members: Bartelsmeyer, Lee, McCutchen).

- b) Presentation of the Department of Planning’s responses to comments provided by Board Member Ritter regarding certain permitted and conditional uses in specific Town Center District Designations of the City’s Town Center Plan **(Wards One, Four, Five, Seven, and Eight)**

Chair Dial introduced the item. Board Member Hoffmann, Commission Liaison Lee, and Council Liaison McCutchen, all of which serve as liaisons to the newly established Town Center Update Team (TCUT), stated it would be beneficial for the Architectural Review Board to provide comments on these and other matters relating to the City’s existing Town Center Plan for the benefit of its planned update. The Department concurred. A consensus was reached among Board Members to review the matter over the next month and be prepared to provide input, as requested by the three (3) liaisons to the Town Center Update Team (TCUT), as well as the Department, at the Board’s next regularly scheduled meeting.

- 2) Not Ready for Action – No Items

V. New Business

- 1) Ready for Action – No Items
- 2) Not Ready for Action – No Items

VI. Other Items

VII. Public Comment

VIII. Next Meeting Date – January 10, 2019 (Thursday)

IX. Closing Remarks and Adjournment

A motion by Board Member Hoffmann, seconded by Secretary Hensic, to adjourn. The motion passed by a voice vote [5-0]. The meeting was adjourned by Chair Dial at 7:46 p.m.

Approved by:

Date Approved:

Secretary Hensic
City of Wildwood Architectural Review Board

DRAFT