

**CITY OF WILDWOOD  
RECORD OF PROCEEDINGS**

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**MEETING OF THE ARCHITECTURAL REVIEW BOARD  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
January 10, 2019**

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The Architectural Review Board meeting began at 7:00 p.m., on Thursday, January 10, 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  
Commission Liaison Lee  
Council Liaison McCutchen

Absent [2]

Chair Dial  
Alternate Lindberg

Staff present: Director Vujnich and Planner Newberry  
City Officials: None  
Petitioners present: Mike Doster, Legal Counsel, Payne Family Homes

**II. Approval of Meeting Minutes from December 13, 2018**

A motion was made by Board Member Ritter, 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 – One (1) Item for Consideration**

1) Ready for Action – Two (2) Items

- a) 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**)

Vice-Chair Crow introduced the item. Discussion was held among Board Members and the Department regarding each item. Consensus was reached among Board Members that Mr. Ritter's inquiries and the Department's responses should be submitted to the Town Center Update Team (TCUT) for review and consideration.

2) Not Ready for Action – No Items

**V. New Business – One (1) Item for Consideration**

1) Ready for Action – One (1) Item

- a) A presentation and discussion of the Preliminary Development Plan for P.Z. 9-18 The Reserve at Wildwood, Payne Family Homes; proposed detached single-family residential subdivision within the City's Town Center Area, which is located on the west side of State Route 109, north of Manchester Road (Locator Numbers: 23V110022 and 23W320013/Street Addresses: 2431 State Route 109 and 17225 Manchester Road). The Department is seeking the Board's input on the Preliminary Development Plan and, specifically, the design concept for the requested front-facing garages that are planned as part of this proposed residential development. (Ward One)

Director Vujnich provided a history of this use and zoning of this large tract of land located within the City's Town Center Area. He stated, most recently, Payne family homes has submitted two (2), proposed single-family residential development concepts, which also included a commercial use along the site's frontage onto State Route 109. Director Vujnich noted the land plan for the latest proposal, The Reserve, was based on a site design philosophy called "Prefurbia." He briefly outlined some major tenets of this approach to site design. Director Vujnich stated the Planning and Zoning Commission, the Department, and the developer have been working to address certain components of the proposal, particularly the requested front-facing garages. Director Vujnich stated the Department is seeking the Board's input regarding this component of the proposal.

Discussion was held among Board Members regarding the overall site design philosophy; the preference that, when front-facing garages are allowed, the front porch be required to extend in front of it, so it is not the prominent feature along the street; and concerns regarding maintenance of a planted trellis above the garage. Consensus was reached among Board Members that rear-entry type garages are preferred in the Town Center Area, but, when front-facing garages are allowed, the City's past approach in making the front porch the more prominent feature has been effective.

2) Not Ready for Action – No Items

**VI. Other Items – One (1) Item for Consideration**

- a) Discussion regarding Architectural Review Board meeting start time.

Director Vujnich introduced the item by noting several other board and commission meetings have been moved to an earlier start time and the Department would like the Board's direction on its interest in possibly changing its start time.

Discussion was held among Board Members regarding this matter and the Board reached a consensus the 7:00 p.m. start time is most convenient for them and it should not be changed. The Department thanked the Board for its consideration of this item.

**VII. Public Comment**

**VIII. Next Meeting Date – February 14, 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:**

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**Secretary Hensic**  
**City of Wildwood Architectural Review Board**

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