

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
May 9, 2019**

The Architectural Review Board meeting began at 7:00 p.m., on Thursday, May 9, 2019, in the Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

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

Present [5]

Board Member Hoffmann
Board Member Ritter
Alternate Bartelsmeyer
Commission Liaison Lee
Council Liaison McCutchen

Absent [3]

Chair Dial
Vice-Chair Crow
Secretary Hensic

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

II. Approval of Meeting Minutes from April 11, 2018

A motion was made by Board Member Ritter, seconded by Alternate Bartelsmeyer, to approve the April 11, 2019 meeting minutes, as presented. The motion passed by a voice vote (3-0).

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 – Two (2) Items

- a) Second presentation, discussion, and review of Architectural Elevations for a proposed single family detached dwelling to be placed on a legal lot of record that is 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 planned public space for these two (2) completed subdivisions. He noted the Board previously reviewed this planned pedestrian bridge at its March 2019 meeting and provided comments to the Department regarding its design and materials. Director Vujnich stated the Board's initial comments have been incorporated into the plans and are being presented for its consideration at tonight's meeting.

Discussion was held among Board Members regarding the need to increase the spacing between the boards on the deck of the bridge and the need for flashing associated with the stone cap on the end pilasters.

A motion by Board Member Ritter, seconded by Alternate Bartelsmeyer, to approve the proposed pedestrian bridges, with the Board's comments from tonight's meeting being incorporated into its design. The motion passed by a voice vote (3-0)

- b) Second 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)**

Director Vujnich introduced the item and noted the Board previously reviewed this single-family dwelling at its April 2019 meeting. He stated the Board's discussion at this initial meeting largely focused upon the proposed front-entry garage. At the conclusion of this discussion, the Board requested the petitioner resubmit architectural elevations to address the prominence of the front-entry garage, by creating an offset with other components of the dwelling i.e. front porch. Director Vujnich stated the petitioner's architect has made this requested change and submitted the architectural elevations for the Board's review.

Discussion was held among Board Members regarding the concern that, with the bathroom being located near the front of the home, the roof penetration for its venting would be placed on the front of the dwelling, which is not consistent with the Town Center Area's Architectural Guidelines.

A motion by Alternate Bartelsmeyer, seconded by Board Member Ritter, to approve the architectural elevations, with the condition that no roof penetrations are permitted on the front of the dwelling, which is to be verified by the Department at the time of submittal for building permits.

- 2) Not Ready for Action – No Items

V. New Business – No Items for Consideration

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

VI. Other Items – No Items for Consideration

VII. Public Comment

VIII. Next Meeting Date

IX. Closing Remarks and Adjournment

A motion by Board Member Ritter, seconded by Alternate Bartelsmeyer, to adjourn. The motion passed by a voice vote [3-0]. The meeting was adjourned by Chair Dial at 7:20 p.m.

Approved by:

Date Approved:

Secretary Hensic
City of Wildwood Architectural Review Board