

**CITY OF WILDWOOD  
RECORD OF PROCEEDINGS**

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MEETING OF THE ARCHITECTURAL REVIEW BOARD  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
March 10, 2022

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The Architectural Review Board meeting began at 6:30 p.m., on Thursday, March 10, 2022, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

At the beginning of this meeting, a motion was made by Council Liaison Clark to have Alternate Marion serve as Acting Chair for the meeting. Commission Liaison Kohn seconded the motion. Motion passed by unanimous voice vote.

**I. Welcome and Roll Call by Chair**

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

Present [5]

Acting Chair Marion  
Board Member McCown Foster (arrived at 6:35 p.m.)  
Board Member Parsons  
Commission Liaison Kohn  
Council Liaison Clark

Absent [5]

Chair Ritter  
Vice Chair Sineni  
Member McCown Foster  
Alternate Welker  
Secretary Loggia

Staff present: City Administrator Steve Cross, Assistant Director of Planning and Parks Melanie Rippetoe, and Planner Keefe

Petitioners present: **Whalen Custom Homes:** Mark Regna, Design Manager for Whalen Custom Homes, representing the project at 17014 & 17016 Manchester Road

**II. Action on the February 10, 2022 Draft Meeting Minutes**

Council Liaison Clark requested an amendment to the Minutes. She noted that on Page #5 there was a grammatical error needing correction. In that same agenda item, she noted she called the question, and it was not recognized by the Chair.

Council Liaison Clark motioned to approve the February 10, 2022 Meeting Minutes as adjusted. Board Member Parsons seconded the motion. Motion passed by unanimous voice vote.

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

Acting Chair Marion reviewed the agenda items.

IV. Public Comment - *Special Procedures Will Be In Place To Address This Virtual Meeting and Participation in Such*

None.

V. Old Business

1) Ready for Action

- a) *Second review* of architectural elevations for one (1) proposed single family detached dwelling to be placed on a 0.69-acre parcel of ground (three (3) lots of record) located at the southwest corner of Manchester Road and East Avenue (17014 and 17016 Manchester Road, St. Louis County Locator Numbers 24V510452 and 24V510188); NU Non-Urban Residence District, while also being designated 'Neighborhood Edge' District of the Town Center Regulating Plan. The petitioner, Whalen Custom Homes, has also submitted a petition to the City requesting a change in zoning of this property from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District, which is still under review at this time.  
**(Ward 8)**

Assistant Director Rippetoe gave a brief presentation introducing the agenda item. She noted this item was on the last agenda, but was continued because of certain inconsistencies in the plans.

Mark Regna introduced himself as the Design Manager for Whalen Custom Homes, noting Mr. Whalen was out of town. He then stated it was his understanding that tonight's renderings depicted the project more precisely than before.

Acting Chair Marion clarified the new renderings would supersede the previous renderings submitted. Mr. Kohn further clarified the renderings submitted this evening were exact to what would be built.

Member Parsons clarified the project was a single-family dwelling and noted there appeared to be excessive garage space incorporated into the home. Acting Chair Marion asked if there was a

limitation on the number of garages or garage openings. Assistant Director Rippetoe stated there was no limitation, other than it had to be a side entry garage type.

Council Liaison Clark asked for the representative to walk the Board through the changes that were made from the last meeting. Mr. Regna noted the siding had changed on three (3) elevations to the Board and Batten style. The gable treatments were removed. There were also some alterations to the colors utilized for the home. Ms. Rippetoe confirmed these changes.

Mr. Kohn clarified the material used would be four (4) foot by eight (8) foot panels of the Hardie siding material. Mr. Regna confirmed.

Mr. Kohn motioned to approve the project as presented. Ms. Clark seconded the motion. Motion passed by unanimous voice vote.

**VI. New Business**

**VII. Other Items**

1) Department comments regarding the next meeting

Ms. Rippetoe noted a training session for the Board would be set up soon. She also noted that the review process was being changed to give Department personnel a longer review time of submittals.

Ms. Clark expressed her appreciation to those persons involved in putting together the training.

**VIII. Next Meeting Date – Thursday, April 14, 2022, if needed**

**IX. Closing Remarks and Adjournment**

Member Parsons motioned to adjourn. Commission Liaison Kohn seconded the motion. Motion passed by unanimous voice vote. Meeting adjourned at 6:50 p.m.