

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
July 14, 2022

The Architectural Review Board meeting began at 6:30 p.m., on Thursday, July 14, 2022, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

I. Welcome and Roll Call by Chair

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

Present [8]

Chair Ritter
Vice Chair Sineni
Commission Liaison Kohn
Council Liaison Clark
Board Member Parsons
Alternate Jones
Alternate Bartelsmeyer
Alternate Welker

Absent [2]

Member McCown Foster
Secretary Loggia

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

Petitioners present: **New Community Church:** Michael Schaefer, Representative, and Jeremiah Kirberg, Pastor

II. Action on the March 10, 2022 Draft Meeting Minutes

Council Liaison Clark motioned to approve the March 10, 2022 Meeting Minutes as presented. 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

Chair Ritter reviewed the agenda items.

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

There were no public comments.

V. Old Business – One (1) Item

1) Ready for Action - **One (1) Item**

- a) *Initial review* of architectural elevations for a building addition to the rear of an existing church that is located within the City's Town Center, upon the property situated at 16801 Manchester Road (St. Louis County Locator Number 24V630297); on land that is 3.7 acres total in size, which is zoned C-8 Planned Commercial District, and designated 'Workplace' District of the Town Center Regulating Plan. The addition is to be utilized for classroom space. **(Ward 8)**

Planner Keefe gave a brief presentation of the item, stating the architectural elevations and site development plan would be reviewed at the Planning and Zoning Commission on Monday, July 18, 2022. She also noted the Department had received physical paint swatches from the applicant that depicted the chosen color, Lightstone, differently than what was presented in the received plan set. Assistant Director Rippetoe held up the paint swatches to the Zoom screen and Planner Keefe shared a scan of them. Planner Keefe ended the presentation noting the application was consistent with City regulations and the Department's position was the proposed addition to the rear of the building would have minimal impact on surrounding properties.

Michael Schaefer, representative for New Community Church, gave a presentation of the plans, noting there would be four (4) new classroom spaces included in the addition to the rear of the building. He noted there would be a retaining wall area. He noted there are 360 seats in the worship center and parking to meet the needs of 860 people according to City regulations (250 parking spaces). He noted the color of the material is a lot lighter than the color depicted on the plans and showed pictures of new material up against the existing building. He showed a picture of the lighting on the new addition noting it would shield the light downward. He then asked the Members for their commentary on the railing, asking if aluminum vs. steel would be permitted. He noted the stairs might be in the area of influence from the existing footing, which would require the retaining wall be extended out farther than it was depicted currently.

Member Parsons expressed confusion about the other colors depicted in the photo. Representative Schaefer noted the Lightstone was the color that had been selected. Mr. Schaefer confirmed the roof was the same color as the existing roof and same profile. And noted the wall profile was slightly different due to the different manufacturer but it was hard to see. Chair Ritter noted the three (3) portable buildings in the aerial and asked if they would be a part of the

project. Mr. Schaefer explained they are currently being utilized for storage and the new addition would provide for storage in the basement area.

Commission Liaison Kohn asked if there were any issues associated with the metal building. He asked if the metal building was grandfathered in. Mr. Schaefer noted that since the existing building was metal, it made sense to use metal here for consistency. Council Liaison Clark noted, based on a visit out to the site she observed that a person would not be able to see the addition with the tree covering, regardless of the material of the building. She did note the wheelchair ramp went to a basement door but not to the upper door and asked if there was an elevator in the building. Mr. Schaefer noted that there was an exception per the Building Code that allows for separate entrances, and that there was no elevator from the basement to the classrooms. He further clarified that a person in a wheelchair could access both spaces of the building. Ms. Clark asked questions regarding the Fire Code. Discussion ensued and Mr. Schaefer noted if it was required by Code, it would be done.

Alternate Bartelsmeyer pointed out that the grid patterns on the windows were slightly different from the existing building and the new addition. Mr. Schaefer noted the grid pattern could be changed to relate better. Alternate Bartelsmeyer confirmed he would like to see this adjustment.

Alternate Bartelsmeyer motioned to approve the plans as presented, contingent on changing the window grid pattern to relate better with the existing building. Council Liaison Clark seconded the motion. Motion passed with unanimous voice vote.

VI. New Business – No Items

VII. Other Items – No Items

Alternate Welker asked if the Board would be meeting virtually going forward, or if the Architectural Review Board could meet in-person. Chair Ritter noted the Board could make that decision, but the in-person option would need to be a hybrid meeting, with virtual participation available. Administrator Cross, with assistance from Assistant Director Rippetoe, explained to the Board, if it chose to meet in-person, would need to meet in City Council Chambers, where the hybrid format could be executed. Administrator Cross clarified that Members could participate in-person or virtually, but that the Chair would always have to be in-person and would require extra staff, potentially, to assist with the technological components. Discussion ensued and the Board voted to move to a hybrid format.

Chair Ritter introduced the newest member of the ARB. Lezli Jones noted she was the Senior Designer at Behr and had been there six (6) years. Before that position, she had been involved in residential design.

VIII. Next Meeting Date – Thursday, August 11, 2022, if needed

IX. Closing Remarks and Adjournment

Alternate Bartelsmeyer motioned to adjourn. Vice Chair Sineni seconded the motion. Motion passed by unanimous voice vote. Meeting adjourned at 7:15 p.m.

DRAFT