

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
July 13, 2023

The Architectural Review Board meeting began at 6:30 p.m., on Thursday, July 13, 2023, in Council Chambers at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

I. Welcome and Roll Call by Chair

Chair Lavallee called the meeting to order and welcomed everyone. He noted that, since he was participating via Zoom, roll would be called, and then he'd pass the gavel to an Acting Chair present in-person at the meeting. He welcomed Katie Pepperdine, Administrative Assistant. The following members were in attendance, as noted:

Present [6]

Vice Chair and Acting Chair Jones

Member Parsons

Chair Lavallee (Via Zoom)

Council Liaison Clark

Commission Liaison Kohn

Alternate Bartelsmeyer (Voting Member for this meeting)

Absent [4]

Secretary Ritter

Member Loggia

Alternate Raterman

Alternate Welker

Staff present:

Assistant Director of Planning and Parks Melanie Rippetoe,
Planner Keefe, and Administrative Assistant Katie Pepperdine

Petitioners present:

Compass Building Design: Peter Uetrecht, Representative, Tony
Camacho, Architect

After roll was called, Alternate Bartelsmeyer was extended voting privileges, given the absence of Secretary Ritter, and Vice Chair Jones was asked to lead the meeting as Acting Chair.

II. Approval of the Minutes – May 11, 2023 Meeting

A motion was made and seconded to approve the Minutes. The minutes were approved by unanimous voice vote.

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

IV. Public Comment

None.

V. Old Business – None

VI. New Business

- 1) **Compass Design Build, 17029 Manchester Road** – An initial review of plans and related items for a new single-family residence located within Town Center.

Planner Keefe introduced the item. Mr. Uetrecht from Compass Design Build then presented, noting any clearing on the lot would occur for just the house and the driveway. He noted all proposed plantings were decorative. He noted the house was designed to fit with the lot (long and narrow). He noted the house was a two (2)-story farmhouse style with a wraparound porch. He described the exterior materials as James Hardie Fiber Cement siding, board and batten style, and white. The masonry is Aux Vases stone. He noted the metal roof was just over the area of the covered porch.

Member Parsons asked if the house was to be served by sewer or septic. Mr. Uetrecht noted it would be served by sewer. He noted there were no easements on the property and no easements were being used for utilities. All utilities would need to be brought in from the front.

Commission Liaison Kohn asked if the sewer would be gravity fed. The applicant affirmed.

Council Liaison Clark asked if the metal roof had a City restriction associated with it. Assistant Director Rippetoe confirmed the roof would meet the Zoning Regulations. Ms. Clark cautioned the applicant about planting Ash Trees.

Member Lavalley asked if the dining/living area was two stories. Mr. Uetrecht affirmed. Mr. Lavalley then noted the City approval for the lot combination is good for 120 days and asked if it had been recorded. Mr. Uetrecht stated it had not, but that they would begin that process once the approval was confirmed with by the City. Mr. Lavalley asked if the loft was accessible from the stairway. Mr. Uetrecht confirmed.

Staff offered no further comment.

A motion was made and seconded to approve. The motion passed by unanimous voice vote.

VII. Other Items

VIII. Next Meeting Date – Thursday, August 10, 2023, if needed

IX. Closing Remarks and Adjournment

A motion was made and seconded to adjourn. Motion passed by unanimous voice vote. Meeting adjourned at 6:49 p.m.

DRAFT