

CITY OF WILDWOOD  
RECORD OF PROCEEDINGS

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MEETING OF THE ARCHITECTURAL REVIEW BOARD  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
April 23, 2020

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The Architectural Review Board meeting began at 4:30 p.m., on Thursday, April 23, 2020, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

**I. Welcome and Roll Call**

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

Present [8]

Chair Dial

Vice-Chair Crow

Secretary Hensic

Board Member Hoffmann

Board Member Ritter

Alternate Bartelsmeyer

Alternate Loggia

Council Member McCutchen

Absent [1]

Commission Liaison Lee

Staff present: Director Vujnich, Assistant Director Arnett, and Planner Newberry

City Officials: None

Petitioners present: Kenneth Keitel, representative for the Chesterfield Montessori School; and Salim Rangwala, Architect of Record for the Durga Temple of St. Louis

**II. Approval of Meeting Minutes from March 12, 2020**

A motion was made by Board Member Hoffmann, seconded by Vice-Chair Crow, to approve the March 12, 2020 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 – No Items for Consideration

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

#### V. New Business – Two (2) Items for Consideration

- 1) Ready for Action – One (1) Item for Consideration

- a) Initial review and discussion of Architectural Elevations and related materials for a pavilion and storage structure in conjunction with P.Z. 15-19 Chesterfield Montessori School, a Conditional Use Permit (CUP) that authorizes the use of the property as an outdoor education center for this private, not-for-profit school. The subject property is 7.19 acres in area and located on the east side of Babler Park Drive, south of its intersection with State Route 109 (Street Address: 17950 Pond Bridge Road/St. Louis County Locator Number: 20W420051); NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Conditional Use Permit (CUP). **(Ward Three)**

Director Vujnich described the characteristics of the site. He provided a history associated with the granting of the Conditional Use Permit (CUP) to allow the use of the site as an outdoor education center for the petitioner. Director Vujnich noted that little disturbance will be required for the installation of the proposed structure. He stated the petitioner's representative is in attendance for any questions Board Members have on the submitted information.

Discussion was held among Board Members and Kenneth Keitel, the petitioner's representative, regarding the use of the building as a storage area and shelter for those students and staff visiting the property; the rationale for the open-ended nature of the structure; and the proposed roofing material.

A motion by Board Member Hoffmann, seconded by Vice-Chair Crow, to approve the elevations, as submitted. The motion passed by a voice vote (5-0).

- b) Initial review and discussion of Architectural Elevations and related materials for the Durga Temple of St. Louis, a new place of worship upon a 5.72-acre tract of land located on the west side of State Route 109, north of its intersection with Babler Park Drive (Street Address: 1431 State Route 109/St. Louis County Locator Number: 22W64012); this use – 'Place of Worship' – is permitted by right in the NU Non-Urban Residence District. **(Ward Three)**

Director Vujnich described the characteristics of the site, specifically noting its multiple roadway frontages and the large area of it having a utility easement for the overhead Ameren UE lines. He stated the petitioner is proposing a place of worship at this location, which is a permitted use by right in the NU Non-Urban Residence District, which the property is designated.

Discussion was held among Board Members and Salim Rangwala, the petitioner's representative, regarding the difference in architectural treatments for the two (2) components of the building; the proposed materials for the different architectural treatments and their colors; the consideration of a different approach than the standing seam metal roofs, described as 'eyebrows,' on the East Elevation; whether or not the rooftop HVAC units would be visible from the ground level; and other additional information that needs to be provided for the Board's review. These items are summarized in a letter dated April 29, 2020, which was prepared by the Department, and attached to these meeting minutes, as part of the official record.

No action was taken regarding this item, with the petitioner agreeing to study and provide the above requested items.

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

#### VI. Other Items – No Items for Consideration

#### VII. Public Comment

#### VIII. Next Meeting Date – June 11, 2020

#### IX. Closing Remarks and Adjournment

A motion by Vice-Chair Crow, seconded by Secretary Hoffmann, to adjourn. The motion passed by a voice vote [5-0]. The meeting was adjourned by Chair Dial at 5:38 p.m.

Approved by:

Date Approved:



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Kurt Hensic, Secretary  
City of Wildwood  
Architectural Review Board

