

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
July 9, 2020

The Architectural Review Board meeting began at 6:30 p.m., on Thursday, July 9, 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

Commission Liaison Lee

Council Member McCutchen

Absent [1]

Alternate Loggia

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

Petitioners present: Michael Kennedy, Aaron Keistler, and Joel Kerschen, KAI Design and Build

II. Discussion Item – Per Mayor Bowlin’s Request

Mayor Bowlin thanked the Chair and Board Members for accommodating his request for this discussion item. He stated the purpose of this agenda item at tonight’s meeting is to gather input from the Members regarding the consideration of amending Chapter 415 Zoning Ordinance of the City of Wildwood regarding the qualifications and terms of the

Architectural Review Board Members. Mayor Bowlin stated the current regulations have proved difficult in nominating new Board Members and Alternates, while also following his interpretation and application of a recent City Charter amendment relating to term limits.

Discussion was held among Board Members regarding the preference there be at least a minimum of three (3) licensed and practicing architects on the Board, while also requiring the Chair position be held by one (1) of such qualifications. Further discussion was held regarding the required qualifications of the remaining Board Members and Alternate positions, which included the suggestion those openings could be filled with individuals who have experience and expertise in other closely related fields.

Mayor Bowlin thanked the Chair and Board Members for their input and discussion of his request.

No action was required on this discussion item.

III. Approval of Meeting Minutes from June 11, 2020

A motion was made by Vice-Chair Crow, seconded by Board Member Ritter, to approve the June 11, 2020 meeting minutes, as presented. The motion passed by a voice vote (5-0).

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

V. Old Business – One (1) Item for Consideration

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

- a) Third review of the Architectural Elevations and related materials for an authorized five (5) story multiple-family apartment building, with associated first floor commercial space, which is located on a 2.2 acre portion of a larger 5.3 acre site; Amended C-8 Planned Commercial District (Town Center 'Downtown District' and Neighborhood General District'); south side of Main Street, west of Taylor Road (Locator Number: 23V310383/Street Address: 16700 Main Street); P.Z. 10-18 Wildwood Senior Apartments (The Prime Place at Wildwood). (Ward Eight)**

Director Vujnich stated tonight's consideration is the Board's third review of the Architectural Elevations and related materials for this five (5) story, multiple-family apartment building, with associated first floor commercial space.

Discussion was held among Board Members and the petitioner regarding multiple components of the proposed Architectural Elevations and related materials, which focused on the following items: the scour patterns associated with the windows on the east elevation of the building and the need for it to be consistent in comparison to the other elevations of the building; the need to address the abrupt termination of the tower component that is part of the residential entry area located on the south elevation of the building; the need to review the location and extent of the patio on the west side of the building to better correspond it to the different components of this area of it (i.e. residential and commercial); the need to ensure the banding around the west elevation addresses logical conclusions and wraps all corners to appropriate termination points; the request to consider lowering the lighting fixtures that are a component of the commercial area on the north elevation of the building; the need to modify the passageway between the front and rear of the building to better define its presence on the north elevation; the need to increase the size of the bases associated with the columns that are located at the entry area into the residential lobby on the south elevation of the building; and a request to provide justification for the continuation of the banding over the parking structure portion of the building.

These items are also summarized in a letter dated July 29, 2020, which was prepared by the Department, and attached to these meeting minutes, as part of the official record.

A motion by Board Member Hoffmann, seconded by Vice-Chair Crow, to generally approve the conceptual elevations and related materials, conditioned on the items identified being studied and addressed, with such to be presented to the Board at a future meeting of it for final review and action.

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

VI. Old Business – No Items for Consideration

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

- VII. Other Items – No Items for Consideration
- VIII. Public Comment
- IX. Next Meeting Date – August 13, 2020 (Thursday) – Special Joint Meeting
- X. Closing Remarks and Adjournment

A motion by Chair Dial, seconded by Alternate Bartelsmeyer, to adjourn. The motion passed by a voice vote [5-0]. The meeting was adjourned by Chair Dial at 8:24 p.m.

Approved by:

Date Approved:



15 October 2020

Secretary
City of Wildwood
Architectural Review Board