

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**October 29, 2020 Audio Meeting**

**Tom Erman called the meeting to order.**

**Roll Call: Virginia Eckhoff, present, Tom Erman, present, Kris Anderson, present, Alderman Kemper, present.**

**Also present were Mayor Kate Hatfield, John Morgan, Building Commissioner and Zoning Administrator, Jon Jespersen, Building Inspector and Plan Reviewer, Greg Rhomberg, resident 2650 North Geyer, Rebeca Blaise, trustee West Geyer Lane, Stephen Nichols, trustee West Geyer Lane, Clay Hunter, owner 3 West Geyer, Robert Slavin, contractor, Chris Pike, Thomas Alan Group, Eric Skelton, Engineer, Austin Desain, Engineer, Mark Manlin, Contractor, Bill Wieshaar, Baxter Gardens, Rick Williams, Turf One Landscaping, Michele (lasts name not given) interpreter for the owner of 10355 Conway and Joe Zhou, owner of 10347 Conway.**

**Tom Erman moved to approve the agenda, second by Virginia Eckhoff, motion passed.**

**Approval of the Minutes: Tom Erman moved to approve the minutes of October 22, 2020, second by Kris Anderson, motion passed.**

**Tom Erman moved to move 3 West Geyer to the front of the agenda, second by Virginia Eckhoff, motion passed.**

**New Business:**

- 1. 2021 S. Lindbergh: Request a revision to the northern exterior elevation to remove the overhead doors and install windows with murals to match the front of the building. John Morgan noted that the owner has requested a continuance so that they may amend the application to include some front elevation changes. Tom Erman moved to continue this to the next meeting, second by Kris Anderson, motion passed.**

**Old Business:**

**Tom Erman made a motion to move 3 West Geyer to the front of the old business agenda, second by Virginia Eckhoff, motion passed.**

**Item 6: 3 West Geyer: Request approval of a landscaping plan for a new house. This was continued from the October 22, 2020 meeting pending cutting back the width of the driveway to provide additional landscaping on the east side of the property. Mr. Hunter the owner of 3 West Geyer, summarized the revisions to the plan; the driveway has been reduced in size at the street to 18 feet wide and as you go around the front and side of the new house it will be 14 feet wide, additional plantings were added to the east side of the house and in the driveway curve to provide screening for headlights. Kris Anderson stated that he is now good with the changes and Virginia Eckhoff agreed. Tom Erman stated that Mr. Hunter has made substantial effort to accommodate the concerns and he supports the revisions. Rebecca Blaise, trustee stated that she has seen substantial progress but the trustees still have some issues that they need to work out with Mr. Hunter but those issues have nothing to do with the City approval. Greg Rhomberg stated that screening for the Cox property did not make it on the plan. Mr. Hunter stated that he would like to address that issue when they come back with the pool and generator and they will add landscaping at that time. Tom Erman moved to approve the revised drawings with the stipulation that the owners will need to come back to the ARB with a pool, screening of the pool equipment, a landscaping plan and generator screening plan, second by Kris Anderson, motion passed.**

- 1. 10444 Donoho: Request approval of a new home. This was continued from the October 22, 2020 meeting pending submittal of a landscaping plan. Mark Manlin stated that he submitted a revised landscaping plan that shows plantings on the west side of the house. Virginia Eckhoff stated that this is what the board was asking of him. Tom Erman moved to approve the revised plan as submitted, second Virginia Eckhoff, motion passed.**
- 2. 49 Frontenac Estates: Request approval for the installation of a generator. This was continued from the October 22, 2020 meeting pending submittal of a landscaping plan. John Morgan stated that a plan has not been submitted. Tom Erman moved to continue to the next meeting, second by Kris Anderson, motion passed.**

- 3. 10355 Conway Road: Request approval of an extended patio and sidewalks in the back yard. This was continued from the October 22, 2020 meeting pending further information from the owner. Michele stated that she is on the phone with the owner and will be interpreting for him. She stated that the owner was having concrete installed in the back yard because he did not want to deal with maintaining a yard. It is a small yard and some of it will stay as grass and landscaping. Tom Erman said that he has concerns with paving a yard and creating a nuisance on neighboring properties. Mr. Erman thinks that it should be cut back. Kris Anderson and Virginia Eckhoff concurred, there is too much concrete and they need to consider perimeter landscaping. Michelle stated that the owner does not understand what the Board wants. It was concluded that John Morgan will meet with the owner and discuss the issues. Tom Erman moved to continue to the next meeting, second by Virginia Eckhoff, motion passed.**
- 4. 10347 Conway: Request approval for a concrete patio. This was continued from the October 22, 2020 meeting pending submittal of additional information regarding the type of concrete being installed (plain concrete, textured, exposed aggregate) and the slope of the concrete and a landscaping plan. Joe Zhou, owner, stated that the patio would slope west to east to allow for the water to runoff to the east and not to the neighbor to the north. Tom Erman stated that they should consider landscaping around the patio and to provide photos of the area. Tom Erman moved to continue to the next meeting, second by Virginia Eckhoff, motion passed.**
- 5. 10475 Garibaldi: Request approval of a landscaping plan for the new house. This was continued from the October 22, 2020 meeting pending submittal of a revised plan to add some trees, evergreen and/or deciduous. Mark Manlin stated that the owner is still looking into various species of trees due to his daughter's allergies. Tome Erman moved to continue to the next meeting, second by Kris Anderson, motion passed.**
- 4. 6 Lynnbrook: Request approval of a revised landscaping plan for the new home. This was continued from the October 22, 2020 meeting pending additional information on the plan. Rick Williams, landscaper, stated that he is not sure if what he**

**installed is what was approved. John Morgan forwarded the approved plan to him and he will need to take a look at it. Tom Erman asked Mr. Williams to submit photos of all the installed landscaping for the board to look at. Tom Erman moved to continue to the next meeting, second by Virginia Eckhoff, motion passed.**

**The next regularly scheduled meeting will be November 5, 2020.**

**Being no further business, Tom Erman moved to adjourn, Virginia Eckhoff second, motion passed.**