

ARCHITECTURAL REVIEW BOARD MINUTES
August 6, 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, and Jon Jespersen, Building Inspector and Plan Reviewer.

Tom Erman moved to approve the agenda, second by Kris Anderson, motion passed.

Approval of the Minutes: Tom Erman moved to approve the minutes of July 30, 2020, second by Kris Anderson, motion passed.

New Business:

- 1. 18 Lynbrook: Request approval for the construction of a new home. The board agreed that the architectural plans look good but there is no landscaping plan. John Morgan stated that he talked with the builder and this is a spec home and they do not have a landscaping plan yet. Virginia Eckhoff stated that she would like to see a landscaping plan up front, the board has encountered issues with landscaping being submitted at a later date in the R-1 district that are inadequate and often the landscaping is installed. Tom Erman moved to continue this until the August 6, 2020 meeting pending submittal of a landscaping plan, second by Virginia Eckhoff, motion passed.**

- 2. 10402 Conway: Request approval for the construction of a new home. There was discussion on the style of the home and that it is similar to other homes being built in the R-2 district. There was discussion on the two driveways and John Morgan noted that the public works department would need to approve the Conway curb cut. Tom Erman stated that if the City is fine with a new curb cut on Conway then he has no issues. Tom Erman moved to approve this as submitted subject to the City approving the curb cut on**

Conway and submittal of a final landscaping plan, second by Virginia Eckhoff, motion passed.

- 3. 34 Manderleigh: Request approval for the construction of an addition. The architect stated that this will be an infill addition at the back of the house. The addition will match the existing house materials and colors. It will have a gable roof matching exiting gables except the garage gable which is a little steeper. Being no questions, Virginia Eckhoff moved to approve as submitted, second by Tom Erman, motion passed.**

Old Business:

- 1. 11136 Geyer Downs: Request approval for the construction of a pool house and outdoor room. There was discussion on the overall design and layout of the property. John Morgan noted that this is a very extensive project with a pool house, Lanai, firepit patio area and several terraces. There is a future pool shown and that will be under a separate permit and approval process with a different contractor. It was noted that there are existing trees shown on the survey but the type and sizes are not shown. Tom Erman noted that the boards needs a tree preservation plan and would like to see a landscaping plan including screening of pool equipment. Tom Erman moved to continue this until the August 6, 2020 meeting pending submittal of a tree preservation plan and landscaping plan including screening of the pool equipment, second by Virginia Eckhoff, motion passed.**
- 2. 1412 South Spoede Road: Request approval of the revised site plan and architectural plans for the County Library. This was continued from the July 23, 2020 meeting pending submittal on more detailed information on the landscaping regarding species and installed sizes of planting. Dave Hirschbuehler provided a brief summary of the proposed development and indicated that after the 7.23 ARB meeting the Board granted conditional approval of the project subject to Bates Forum providing copies of the landscape plan with a legend of all proposed plantings. These drawings were provided to the city on 7.24. Matt Maranzana then explained the landscape design and answered questions from the Board. Highlights of the design include:**

- The trees along Spoede will be Tulip Tree ‘Emerald City’, a native tree, fast grower and cultivar that is more upright than the species and will not interfere with the overhead power lines.
- New trees added to the site plan south of the building will be multi-stemmed River Birch. These trees are also native to Missouri, have a fast growth rate and will be suitable for sitting beneath and providing quick shade / screening. This area also includes ornamental trees (Redbud, Serviceberry, Dogwood) and a variety of shrubs, grasses, perennials that create a nice visual layering and add seasonal interest to the landscape.
- The parking lot end cap islands consist of ‘Red pointe’ Red Maple, a beautiful tree with a strong central leader. The ‘Emerald City’ Tulip Trees line the pedestrian walk that bifurcates the parking aisles. The ground plane plantings consist of heat and salt tolerant shrubs and grasses displaying a range of seasonal interest.
- Serbian Spruce line the southeast edge adjacent the villas while Green Giant arborvitaes extend east and north providing a visual screen between the villas and the service area. Along Spoede Rd. just north of the main entrance, Norway Spruce adorn the face of the retaining wall helping to visually screen the wall. All of these trees were selected for their growth rate and evergreen buffering capability.
- The treatment of the Spoede / Clayton intersection will include a layered landscape of ornamental grasses / perennials, groupings of evergreen and deciduous shrubs, and ornamental trees that display spring flowers and great fall / winter interest. Great care was placed on the selection of plant material and its placement to offer a more formal landscape at the intersection and along the Spoede street edge.
- All ornamental landscape beds will be irrigated, including the intersection of Clayton and Spoede.

The board discussed the issues presented and agreed that all requests and conditions are going to be met. Tom Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.

- 3. 11327 Clayton Road: Request approval of an addition and exterior remodeling. This was continued from the July 23, meeting pending submittal of additional information. Ken Callahan presented the material, colors and landscaping for the project. There was a brief discussion on the location of the house and being setback behind another property and limited view from Clayton Road. Tome Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.**
- 4. 10408 Savannah: Request approval for the construction of a new home. This was continued from the July 23, 2020 meeting pending submittal of a landscaping plan. A plan has not been submitted, Tom Erman moved to continue this to the August 6, 2020 meeting, second by Virginia Eckhoff, motion passed.**
- 5. 10404 Savannah: Request approval for the construction of a new home. This was continued from the July 23, 2020 meeting pending submittal of a landscaping plan. No plan has been submitted, Tom Erman moved to continue this to the August 6, 2020 meeting, second by Kris Anderson, motion passed.**
- 6. 17 Manderleigh: Request approval for the installation of a generator. This was continued from the July 23, 2020 meeting. Nothing new has been submitted. Tom Erman moved to continue this to the August 6, 2020 meeting, second Virginia Eckhoff, motion passed.**
- 7. 3033 Fallbrook: Request approval for the construction of an in-ground swimming pool. This was continued from the July 23, 2020 meeting pending submittal of a landscaping and screening plan. Tom Erman moved to continue this to the August 6, 2020 meeting, second by Virginia Eckhoff, motion passed.**

The next regularly scheduled meeting will be August 6, 2020.

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