

ARCHITECTURAL REVIEW BOARD MINUTES
May 21, 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, Brad Goss Attorney representing Kemp Homes, Bill Kemp, Nick Luiza representing NJL Custom Homes, Jim Bulejski, Architect and, Mark Mehlman representing Mehlman Homes.

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 May 14, 2020, Virginia Eckhoff, second, motion passed.

New Business:

- 1. 107 Fallbrook: Request approval of a front yard fence. There was general discussion regarding the fence and fence regulations. John Morgan stated that it was his understanding that the contractor has talked with the trustees and the trustees wanted to wait until the City reviewed. It was concluded that this would blend well with the house and is in compliance with the fence regulations, Kris Anderson moved to approve and second by Virginia Eckhoff, motion passed.**
- 2. 545 Timberwyck: Request approval of a sport court. The board wants to see the material and colors of the sport court and then they will review the project as a whole. Tom Erman moved to continue this to the May 28, 2020 meeting, second by Kris Anderson, motion passed.**
- 3. 3032 Fallbrook: Request approval of a new home. Jim Bulejski presented a summary of the architecture of the new home, it will be primarily stone and brick, there will be an arch vestibule, the brick will have an old look to it and Pella windows. Tom Erman**

inquired about the side entry garage and screening of the garage doors, screening of the air conditioning units, and the raising of the house above what is there. There was a general discussion on the requirements and Mr. Bulesjski said he could address the issues at the next meeting. Tom Erman moved to continue this item to the May 28, 2020 meeting pending submittal of additional information, second by Virginia Eckhoff, motion passed.

- 4. 11533 Clayton Road: Request approval of a new home. Nick Luiza discussed the detail on the home and the board went through the submittals. The home will be a combination of brick/stone and Hardie board which is the predominant material on the front that is carried over to all sides. There are large windows being placed in the basement with window wells and a large window will be exposed on the back of the house with retaining walls in order to get more natural light to the basement. The board had no issues with the development and thanked Mr. Luiza on his submittals and details, Tom Erman moved to approve as submitted and a note that the contractor will submit a landscaping plan prior to completion of the home for review and approval, second by Kris Anderson, motion passed.**
- 5. 11337 Clayton Road: Request approval of a new home. John Morgan noted that the owner/contractor is trying to dial in and cannot seem to connect. The owner needs to submit a tree preservation plan, materials, colors, address the side entry garage door and a/c screening. Tom Erman moved to continue to the May 28, 2020 meeting, second by Virginia Eckhoff, motion passed.**

Old Business:

- 1. 18 Lynnbrook: Request approval of a tree preservation plan for the demolition of the home. This was continued from the May 14, 2020 meeting pending the board members visiting the property to look at the existing conditions of the trees. The board members did not have the opportunity to go by the property, Tom Erman moved to continue this to the May 28, 2020 meeting, second by Virginia Eckhoff, motion passed.**
- 2. 12 Outer Ladue Drive: Request approval of exterior remodel and an addition. This was continued from the May 14, 2020 meeting**

pending submittals of material, colors, skylight detail and the board request that the foundation extend under the bay windows. John Morgan noted that he discussed this with the contractor and the contractor needs to review the foundation plan with the owner. Nothing additional has been submitted, Tom Erman moved to continue this to the May 28, 2020 meeting, second by Virginia Eckhoff, motion passed.

3. **3033 Fallbrook:** Request approval for the construction of an in-ground swimming pool. This was continued from the May 14, 2020 meeting pending submittal of a landscaping and screening plan. John Morgan noted that he did talk with the owner and that they are working on a landscaping plan and the owner agrees that something needs to be done for screening of the pool equipment and the pool in general since it is a corner lot. John Morgan stated that the owner is working on a landscaping plan and that the pool has started construction and the owner will most likely finish the landscaping plan soon. Kris Anderson moved to continue this to the May 28, 2020 meeting, second by Tom Erman, motion passed.
4. **12 Countryside:** Request approval of the landscaping plan for the new home. This was continued from the May 14, 2020 pending submittal of a revised landscaping plan to address the issues the board brought up at the meeting. Brad Goss representing Kemp Homes presented information related to the history of the property as it relates to the landscaping and change of contractors. Mr. Goss further discussed the ordinance wording as it relates to the ARB and that it is his client's belief that the revised landscaping is not grotesque, unsightly, not disharmonious, or unsuitable when compared to other adjacent properties. Virginia Eckhoff expressed her concern that the contractor came to the board with a new house and a very nice landscaping plan that blended well with the large home. Kris Anderson stated that many of the homes in Countryside have many trees in the front yard with landscaping going down the driveways and sidewalks and the previous plan that was approved did have more landscaping and did have landscaping going down the sidewalk to meet with the driveway. Virginia Eckhoff and Kris Anderson stated that they still believe that the as built landscaping plan is not harmonious with the subdivision. Maybe in five or ten years it will be better

however the original approved plan did have much more landscaping and was in balance with the house. Virginia Eckhoff believes that if the second plan had been initially submitted it would have been denied. Mr. Goss stated that he understands where the board is coming from with plans being switched out and that his client will strive to assure that this will not happen again, however he does feel that the intent of the ordinance under the Architectural Review Board is being met in this case. After further discussion, Tom Erman moved to approve the revised landscaping plan, second by Kris Anderson, motion passed.

The next meeting will be May 28, 2020 and this meeting will also be remote.

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