

**ARCHITECTURAL REVIEW BOARD MINUTES
JANUARY 9, 2020**

Tom Erman called the meeting to order.

Roll Call: Virginia Eckoff, Absent, Tom Erman, present, Kris Anderson, present, Alderman Kemper, nonvoting ex officio, Absent.

Also present were John Morgan, Building Commissioner and Zoning Administrator, Jon Jespersen, Building Inspector/Plan Reviewer, City Attorney Kevin O’Keefe and, Mayor Kate Hatfield.

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

Approval of the Minutes: Kris Anderson moved to approve the minutes of December 12, 2019, second by Tom Erman, motion passed.

New Business:

- 1. 11445 North Forty: Request approval of the addition to a wood deck. It was noted that although the application states addition it is actually a new wood deck over an existing concrete patio. John Morgan noted that this is a standard wood deck on the back of the house and currently there is a step down to the patio and based on the submitted plans there will not longer be a step and all setbacks are being met. Kris Anderson moved to approve as submitted, second by Tom Erman, motion passed.**
- 2. 700 Dominion: Request approval of a proposed retaining wall for a new home. The contractor appeared before the board and discussed the location, height and style of the wall. Due to grade differences at the back of the property the owner wanted to install a retaining wall to allow for a flatter area at the back of the house. The property slopes toward a creek. The wall at the highest point will be around 9 feet at the corner of the house and tapers off as it wraps the back of the house. The block will be Rockwood Classic Grey. Kris Anderson moved to approve as submitted, second by Tom Erman, motions passed.**
- 3. 11311 Clayton Road: Request approval of a new home. The architect appeared before the board and stated that the house will be a combination of brick and batten and board which seems to be**

the desired style of home lately. The batten and board will be white and the brick will be painted white. The trim and windows will be black. The house will have a rear entry garage. The board would like to see an illustration of the house with the colors to see how the white brick and siding will look together. Tom Erman moved to continue this item to the January 16, 2020 meeting, Kris Anderson second, motion passed.

4. **11440 Clayton Road: Request approval of a revision to the plans for a new home. The contractor appeared before the board and stated that this home was approved earlier last year but the owner wanted to make some revisions. The over all look will be a darker color and it will be all stucco with no stone as originally planned. The owners felt that the stone took away from the style they were looking for which is a southern California Spanish style. The board members felt that the changes looked good. Kris Anderson moved to approved the plans including the landscaping plan, second by Tom Erman, motion passed. It was noted that a future pool is planned and landscaping will also be included in that plan and the board will require screening of the pool equipment at that time.**
5. **1396-1440 South Spoede Road: Request approval for a new commercial building. The architect presented the building elevations and general site plan to the board. The building will be approximately 29 feet tall with a one-story section on the south side closest to Clayton Road and then step up to a two-story building. The mechanical equipment will be on the roof of the two-story building with walled metal panels for screening around it. The base of the building will have two granite surfaces (smooth and honed) and glass. The upper sections of the building will be glass and brick. The internal lights will probably be on at night until around 7:00 p.m. except for night lights. The building will be about 3 to 4 feet below South Spoede along the southwest side of the building and this is due to a high point that is in South Spoede Road. The parking lot will be above South Spoede Road and landscaping will screen the parking lot. Kris Anderson stated that he likes the look of the building but it is out of place for this location, there is nothing like it immediately in the area. There was a general discussion on the location and the Library Attorney, James Hetlage stated that there are similar buildings on Olive and Lindbergh which is the general location and the City Hall is two lots over. John Morgan noted that the City worked with the residents in obtaining a French style building which is what the**

City Comprehensive Plan recommends. Kris Anderson inquired about the renderings and the size of the plantings shown. The Architect noted that the rendering normally shows what it will look like 5 to 10 years out. It was also noted that there is a generator being proposed that will be on the southeast corner of the building and it will be approximately 17 feet from the property line adjacent to the McBride development property. The generator will be exercised quarterly, the staff noted that normally these generators are exercised weekly or monthly at the most. The architect stated that this will not be the case with this property. Tom Erman stated that he does not agree that the proposed building will be harmonious to the neighborhood. Kris Anderson asked if they could provide illustrations showing what the development will look like from South Spoede approaching from the north starting at the highway and the Architect stated they could do that. Also, if they could provide details on the signage, the Architect stated that there would be one sign and that can be provided. Kris Anderson stated that there has been discussion about placing utilities underground along South Spoede and down Clayton Road and if the Library would consider this. James Hetlage stated that the Library had looked into this and it was very expensive and complicated to do but he will discuss with them. Tom Erman moved to continue this item to the January 16, 2020 meeting pending submittal of further information as discussed, Kris Anderson seconded, motion passed.

Old Business:

- 1. 16 Villa Coublay: Request approval of the landscaping plan for the new home. The home was approved pending submittal of a final landscaping plan. The board discussed the landscaping plan and looked at photos of the property. It appears that the landscaping was not all installed. There is a concern that the side entry garage doors are fully visible from the neighboring property and from the street. John Morgan stated he could contact the owner and discuss it with him. Tom Erman moved to continue this item to the January 16, 2020 meeting, second by Kris Anderson, motion passed.**
- 2. 2701 North Geyer: Request approval of the landscaping plan for the new home. Tom Erman stated that he thought they agreed to installing a new magnolia tree to replace the big one that was removed. The contractor stated that it was supposed to be done**

but noted that the current plan does not show that. Also it looks like the pool equipment will not be properly screened it should be year-round plants like evergreens. The contractor will need to review with the owner and come in with a better plan. Tom Erman moved to continue until the January 16, 2020 meeting, second by Kris Anderson, motion passed.

3. **McBride Development on Clayton Road: Request approval of the overall landscaping plan.** Taylor Stuart with Elite Development appeared before the board. Elite Development is the company that handles the site development including the landscaping and McBride Home builds the home. Mr. Stuart presented the landscaping plan for the development. John Morgan noted that when the City reviewed the landscaping plan last year that the trees were moved from the south side of the basin to the north side and that the ARB asked for understory plantings on the south side of the retention pond to dress up that part of the development. Kris Anderson noted that is what he recalls. Mr. Stuart stated that he was not involved with those meetings and that he would get with the landscaper to see what type of plantings would work in this area and come back with a plan. Kris Anderson moved to continue this item to the January 16, 2020 meeting, second by Tom Erman, motion passed.

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