

ARCHITECTURAL REVIEW BOARD MINUTES
May 7, 2020 Audio Meeting

Tom Erman called the meeting to order.

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

Also present were Mayor Kate Hatfield, John Morgan, Building Commissioner and Zoning Administrator and Jon Jespersen, Building Inspector and Plan Reviewer, Lee Wit with Kemp Homes and, Justin Virbrick with Frisella Nursery.

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 April 16, 2020, Virginia Eckhoff, second, motion passed.

New Business:

- 1. 12 Outer Ladue Drive: Request approval of exterior remodel and an addition. There was discussion on the general design. The plans show bay windows with no foundation under them, the board in the past has required bay windows in the R-1 district to have a foundation rather than a cantilever. It was noted that the house currently has a cantilever, however, to stay consistent with what has been approved in the past there should be a foundation under the new bay windows. The board would also like to see details on the skylight and material samples and colors. Virginia Eckhoff inquired about water that is apparently coming from this property and creating ponding on Steeplechase and John Morgan stated that he and a couple other City staff have been by Steeplechase and cannot determine the source of the water but the City will continue to monitor. Virginia Eckhoff moved to continue this to the May 14, 2020 meeting pending submittal of the requested information and revision of the bay windows, second by Tom Erman, motion passed.**

- 2. 10333 Arthur Place: Request approval of new basement emergency escape window in the exposed foundation wall. John Morgan noted that the owner is creating an emergency escape window out of the basement through the exposed wall, it will be a standard sliding window that will meet the emergency escape requirements and the window will be white in color. The Board looked at a photo of the back of the house and reviewed the submitted information. Being no concerns, Virginia Eckhoff moved to approve as submitted, second Tom Erman, motion passed.**

- 3. 3017 Fallbrook: Request approval of a retaining wall and related landscaping. The Board reviewed the site plan as it relates to the retaining wall, patio, and landscaping and had no concerns. Virginia Eckhoff moved to approve as submitted, second by Tom Erman, motion passed.**

Old Business:

- 1. 3033 Fallbrook: Request approval for the construction of an in-ground swimming pool. This was continued from the April 30, 2020 meeting pending submittal of a revised landscaping and pool equipment screening plan. Nothing new has been submitted. Tom Erman moved to continue this until the May 14, 2020 meeting, second by Virginia Eckhoff, motion passed.**

- 2. 12 Countryside: Request approval of the landscaping plan for the new home. This was continued from the April 30, 2020 pending submittal of a revised landscaping plan to address the issues the board brought up at the meeting. Lee Witt with Kemp Homes stated that he did submit an as built landscaping plan to the Board at a previous meeting and wanted to discuss this with the Board. Justin Virbrick with Frisella Nursery was also present to discuss details on various plantings. There was a general discussion on what the City tries to achieve during this review process. The concern is not only the screening of the garage doors but also the overall plantings and it seems that the landscaping is sparse compared to the size of the home and the landscaping in the subdivision is very predominant. Virginia Eckhoff also noted that there have been trees removed and inquired about**

replacement of those trees. Lee Witt noted that MSD removed the trees along the creek as part of a project and MSD has given money to them to install new trees and that will be done and he can show that on the plans. After discussing the overall plan it was agreed that there would be a holly tree installed at the east corner of the house and it would be 8 feet tall when installed and that there should be a similar tree installed on the east side to balance the landscaping out. Tom Erman moved to continue this to the May 14, 2020 meeting, second by Virginia Eckhoff, motion passed.

3. **9 Terrace Gardens: Request approval of a trash enclosure. This was continued from the May 7, 2020 meeting pending submittal of code compliant material. There has been no submittal as of this date, Tom Erman moved to continue this until the May 14, 2020 meeting, second by Virginia Eckhoff, motion passed. John Morgan stated that he will contact the contractor as to the status of this item.**
4. **20 Villa Coublay: Request approval of an addition and exterior renovations. This was continued from the April 30, 2020 meeting. Nothing new has been submitted. John Morgan stated that he did talk with the property owner and was informed that revised plans should be submitted in the next week or two. Tom Erman moved to continue this to the May 14, 2020 meeting, second by Virginia Eckhoff, motion passed.**

The next meeting will be May 14, 2020 and this meeting will also be remote.

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