

ARCHITECTURAL REVIEW BOARD MINUTES
June 4, 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, Bill Salmi, owner of 12 Outer Ladue Road, Helen Lee, Tai Lee Architects, Chris Hyams, owner of 512 Hickory, Wai Leu, owner of 11337 Clayton Road, Sarah Gibson, with Urban Improvement Company, and John Jacobson with Liquid Assets.

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 May 21, 2020, Virginia Eckhoff, second, motion passed.

New Business:

- 1. 512 Hickory: Request approval of a retaining wall. The was previously approved however the wall has been redesigned. Chris Hyams the owner and contractor stated that originally it was going to be a versa Lok wall but he does not like that so they have designed a stone wall and the stone will match what is on the house. He will also be installing the fence around the pool area and that will be your standard pool fence. Virginia Eckhoff and Kris Anderson like matching the house with the stone. Kris Anderson moved to approve as submitted, second by Tom Erman, motions passed.**
- 2. 11440 Clayton Road: John Jacobson stated the he will be installing a pool to the south of the house as shown on the plan and the pool equipment is located on the southwest side of the property and there will be evergreen landscaping around the equipment. John Morgan noted that the staff recommends moving the landscape screening so that the opening is on the north side of the equipment to provide better screening from the**

neighbor to the south. Mr. Jacobson said he could do that. The pool will be screened from view by the house and surrounding tree and landscape areas. Tom Erman moved to approve with the stipulation of moving the pool screening opening to the north as discussed, second by Kris Anderson, motion passed.

- 3. 10944 Conway Road: Request approval for the replacement of an existing nonconforming chain link fence with a new pool compliant fence. John Morgan explained that the existing fence is on the east side of the property and returns to the house part way up the house. Being no questions, Kris Anderson moved to approved, second by Virginia Eckhoff, motion passed.**
- 4. 124 Frontenac Forest: Request approval of a revision to the tree preservation plan. Sarah Gibson explained that the original tree perseveration plan done by their arborist did not consider that the existing asphalt driveway was going to be replaced with a concrete driveway and the existing trees along the existing driveway would not survive. The owner is also keeping two grand trees that were originally approved to be removed, they were told they could save those trees. There are a lot of trees on this property and majority will be saved. Kris Anderson moved to approve the amendment as submitted, second by Virginia Eckhoff, motion passed.**
- 5. Discussion on the upcoming work session with the Board of Aldermen. Mayor Hatfield stated that she wants to make sure that the Board of Aldermen understands what the ARB is looking at especially when it comes to landscaping and screening of various items. There was a discussion on how neighboring communities have their ARBs set up and some things look good but we do not want to get carried away and go to far. The board would like to establish a base line on various issues especially landscaping since that seems to be the biggest issue. The Board asked that the staff try to put together photos of some landscaping that were problems in the paste if we still have them and have them for the meeting. John Morgan will need to also check to see if the meeting will be an in-person meeting, remote or a combination of both.**

Old Business:

- 1. 11337 Clayton Road: Request approval of a new home. This was continued from the May 28, 2020 meeting pending submittal of a tree preservation plan, materials and colors, and screening of the side entry garage doors. Wei Lui the owner/contractor, noted that the materials and colors have been submitted, the tree preservation plan. There was discussion on the screening the garage doors and Mr. Lui stated that he can narrow the turn around some to allow for some landscaping on the side of the property for screening of the garage doors and that can be submitted when he finalizes the landscaping to be reviewed and approved by the board. John Morgan stated that the structures height was worked out and they will be in compliance. Tom Erman moved approve with the stipulation that a final landscaping plan be submitted for review and approval, second by Virginia Eckhoff, motion passed.**
- 2. 545 Timberwyck: Request approval of a sport court. This was continued from the May 28, 2020 meeting pending submittal of landscaping to provide screening of the court from the street and neighbor to the east. The board is fine with the sports court but no landscaping plan was submitted. The contractor submitted a plan showing some arborvitae along the driveway. After discussion the board members felt that the submitted landscaping is not adequate and that there should be something more than arborvitae and also up the east side of the court. John Morgan stated that he would work with the contractor on this. Tom Erman moved to continue this to the June 11, 2020 meeting, second by Virginia Eckhoff, motion passed.**
- 3. 12 Outer Ladue Drive: Request approval of exterior remodel and an addition. This was continued from the May 28, 2020 meeting pending submittal of material, colors, skylight detain and providing a foundation under the bay window. Helen Lee discussed the basic design and color will match the existing house and the skylight is a dome style that they can place on the back of the house. Mr. Salmi stated that he is requesting to not place the foundation under the new bay window since there are two existing cantilevers on the house with no foundation and the trustees were**

fine with that. Kris Anderson stated that since the existing ones are cantilevered he is fine with the new one being the same way. Tom Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.

- 4. 3033 Fallbrook: Request approval for the construction of an in-ground swimming pool. This was continued from the May 28, 2020 meeting pending submittal of a landscaping and screening plan. A plan has not been submitted, Kris Anderson moved to continue this to the June 11, 2020 meeting, second by Tom Erman, motion passed.**

The next regular meeting will be June 11, 2020 and this meeting will also be remote. There will be a June 11, 2020 work session with the Board of Alderpersons at 5:00 pm.

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