

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**June 18, 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, Kathy Kerlick resident at 6 Jaccard Lane, Kathy Henkins Villa Duchesne representative, John Shaw contractor, Michael Baber Villa Duchesne representative, Ed Griesedieck representing Villa Duchesne, Austin Helfers with Sports Court of St. Louis and Laura Strutman with Laura Strutman Architects.**

**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 June 11, 2020, second by Kris Anderson, motion passed.**

**New Business:**

- 1. 801 South Spoede Road: Request approval for the construction of an accessory building for concessions, restrooms, locker rooms and patio at Villa Duchesne/Oak Hill School. Ed Griesedieck representing Villa Duchesne reviewed the drawings and discussed the request. There will be no change in use, they are providing a much needed space for the teams to use as a locker room, concessions, restrooms and a small seating area for the parents and friends who attend the games and there will be no other use with a possible exception for the school to use the area for periodic meetings by the faculty. The games are during the day and there will be no night time activity. There is plenty of parking and the area will be ADA compliant. The building will have the same architecture as the school with stone and stucco. There will be a cupula on the roof with a clock in it. The height of the building will not exceed 25 feet. The building will be just over 56 feet from the western property line.**

**Kathleen Kerlick stated that she lived directly to the west and is the only resident who borders this area. She is concerned with noise, currently there is load noise coming from the games, not just people talking and yelling but they use bull horns and other devices that she can hear inside her house. She is also concerned that school has never installed any kind of screening or buffer by her property, she has done heavy landscaping but still can hear all the noise coming from the activities and she is more concerned now that there will be a building there. She would like to see the school do something. She is also concerned that there will be other events at the new building. Mr. Griesedieck stated that there could be some kind of activity at the patio area like a staff meeting on a nice day but that would be rare, so he cannot say there will be no other activity in that area, but again it would be very rare.**

**Kris Anderson noted that the field has been there for over 30 years before Mrs. Kerlick moved there and she knew that she was going to live next to a hockey field. Virginia Eckhoff stated that something should be done by the school, the field and new building do impinge on the neighbor. The general consensus was that the field has been there a long time and that the ARB is only looking at the new building area. The board requested that the school install 7 to 8 Leather Leaf Verbinum along the west side of the new building and patio, and the plants should be placed about 6 feet on center. Mr. Griesedieck stated that they can do that and he will work it out with the City staff.**

**Tom Erman moved to approve as submitted with the addition of 7 to 8 Leather Leaf Verbinum be planted along the western side of the new building and patio area spaced 6 feet on center, second by Virginia Eckhoff, motion passed.**

- 2. 949 Blue Spring: Request approval for the installation of a generator. John Morgan stated that the proposed generator will be located on the eastern side of the house. This house is completely screened on all sides especially along the road and he took photos of the property that were submitted to the board members. Being no questions, Virginia Eckhoff moved to approve as submitted, second by Tom Erman, motion passed.**

- 3. 9 Country Estates: Request approval minor exterior renovations, replacing of a back door and window with a large window. John Morgan stated that there are interior renovations being done and the only exterior work is in the back. A double door and a window will be removed and a new elongated window will be installed as shown on the plan and it will match the existing windows. Kris Anderson moved to approve as submitted, second by Virginia Eckhoff, motion passed.**
- 4. 18 Vouga Lane: Request approval for the construction of an addition. Laura Strutman stated that she is the architect for this project which will be a kitchen addition that will be 430 square feet and a side entry garage. The house is being completely updated. All materials will be brick and siding to match the existing. Kris Anderson stated that this looks to be a very good update for an older home. There was discussion on the design and it was agreed that this will be a great improvement. Kris Anderson moved to approve subject to submittal of landscaping plans, second by Tom Erman, motion passed.**
- 5. 45 Lynnbrook: Request approval for the installation of a sport court. Austin Helfers with Sport Court of St. Louis stated that the court will be located at the back of the property in a secluded area and will be similar to the court the board approved at 545 Timberwyck. There was discussion on the location of the court and landscaping. Tom Erman stated that the submitted landscaping plan was difficult to read. Mr. Helfers stated that he was trying to do that same thing here as with the one on Timberwyck. John Morgan noted that the location is on a separate lot and it is landlocked and he is requiring them to consolidate this lot into the main lot since there is no home on it and the sport court would not be allowed unless it is part of the main lot. Tom Erman stated that he would like to drive by the property and get a better idea of what it will look like. Tom Erman moved to continue this item to the next meeting, second by Kris Anderson, motion passed.**
- 6. 5 Vouga Lane: Request approval of a replacement deck. John Morgan noted that this will be a composite deck with a standard railing system around it and it is replacing the existing deck that is in bad condition. The trustees have approved it. Tom Erman**

**moved to approve as submitted, second by Virginia Eckhoff, motion passed.**

**Old Business:**

- 1. 3033 Fallbrook: Request approval for the construction of an in-ground swimming pool. This was continued from the June 11, 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 25, 2020 meeting, second by Tom Erman, motion passed.**

**There was a general discussion regarding the joint workshop with the Board of Aldermen. Everyone felt that the meeting was productive. The board would like to see something in the form of what Ladue has but not as cumbersome. There are some specifics that can go into a guideline and everyone understands that there will be the need for flexibility on a case by case basis. There was also some discussion on the escrow system and the need to have a sliding type of scale and John Morgan will be working with Jaysen Christensen on this.**

**The next regularly scheduled meeting will be June 25, 2020 and it will be remote. John Moran stated that it appears that we may continue remote meetings at least through July and possibly through August. Mayor Hatfield stated that the Board of Aldermen will continue meeting remotely through August, however there may not be an August Board of Aldermen meeting.**

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