

CITY OF LAKE SAINT LOUIS
ARCHITECTURAL REVIEW BOARD
TUESDAY, MARCH 3, 2020
JOURNAL AND MINUTES

The Architectural Review Board for the City of Lake Saint Louis, Missouri, met in regular session on Tuesday, March 3, 2020, at 8:00 a.m. in the Conference Room, at City Hall, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL: Voting members present were Judith Westerman, Chairman, and Joyce Corey. Also present were Mike Pavlakes, Chief Building Official, Louis Clayton, Community Development Director, Paul Markworth, City Administrator, Matt Reh, City Attorney, and Michelle Debord, Permit Technician, serving as recording secretary of the meeting.

Judith Westermann made a motion to suspend the rules and consider item #4 under New Business. The motion was seconded by Joyce Corey, and the poll other board being ayes, Judith Westermann and Joyce Corey, none; the motion passed unanimously.

ITEM 4

Jason Vanhooser	Lot 42, Moorings 42 Moorings Dr.	Deck Replacement with Storage room under deck
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Alan Button, a neighbor, who resides at 44 Moorings Circle was present to oppose the under deck storage room being presented. He stated there are no other storage areas like this located in the city and he does not believe it is visually appealing.

The Board members along with the Chief Building Official stated there no code violations with this proposed structure.

Joyce Corey made a motion to approve the deck replacement with storage room under deck at 42 Moorings Dr., as submitted. The motion was seconded by Judith Westermann, and the poll other board being ayes, Judith Westermann, and Joyce Corey, nays, none; the motion passed unanimously.

THE PLANS FOR THE DECK REPLACEMENT WITH STORAGE ROOM UNDER DECK STAND APPROVED AS NOTED IN THE ABOVE MOTION

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EXECUTIVE SESSION:

Judith Westermann made a motion to recess Regular Session and convene to Executive Session, pursuant to the legal 610.021.1 exemption in the RSMo 610.021.1. The motion was seconded by Joyce Corey; the poll of the Board being ayes: Judith Westermann and Joyce Corey. Nays: None. The motion passed.

Regular Session recessed, Executive Session convened at approximately 8:10 am.

The Architectural Review Board members, Judith Westermann and Joyce Corey, City staff, Mike Pavlakes, Louis Clayton, Paul Markworth and Michelle Debord, and City Attorney, Matt Reh, left the room for information regarding the legal rights and responsibilities of the Architectural Review Board .

Having no further legal matters to come before the Board in Executive Session, Joyce Corey made a motion to adjourn Executive Session and reconvene Regular Session. The motion was seconded by Judith Westermann; the poll of the Board being ayes: Judith Westermann and Joyce Corey. Nays: None. The motion passed.

SPECIAL SESSION RECONVENED:

ROLL CALL: Voting members present were Judith Westerman, Chairman, and Joyce Corey. Also present were Mike Pavlakes, Chief Building Official, Louis Clayton, Community Development Director, Paul Markworth, City Administrator, Matt Reh, City Attorney, and Michelle Debord, Permit Technician, serving as recording secretary of the meeting.

MINUTES FROM: February 18, 2020

Joyce Corey made a motion to approve the minutes of the February 18, 2020 meeting as submitted. The motion was seconded by Judith Westermann, and the poll other board being ayes, Judith Westermann and Joyce Corey, none; the motion passed unanimously.

THE FEBRUARY 18, 2020, MINUTES FROM THE MEETING OF THE ARCHITECTURAL REVIEW BOARD STAND APPROVED AS SUBMITTED AND NOTED IN THE ABOVE MOTION.

PUBLIC COMMENT:

There being no public comment, the meeting continued.

TABLED ITEMS:

1. Six McBride Elevations for Mill Creek Subdivision
 - a. Hermitage II
 - b. Sequoia
 - c. Pin Oak
 - d. Hickory
 - e. Maple Expanded
 - f. Nottingham

Representatives from Zykan Homes and property owners who currently reside in or are in the process of building a Benton or Zykan home in Mill Creek subdivision were present to express their concern of the homes being presented by McBride Homes for the lots that they purchased from Benton Homebuilders. McBride representatives were also present to answer questions the Board may have on the proposed elevations.

The Mill Creek residents stated they are concerned with the proposed elevations not meeting the expectations they had for the subdivision when they purchased their home. The average home size in the Mill Creek community is 2,772 square foot and McBride is proposing some smaller elevations with the smallest of the elevation being 1,575 square foot. Steve Dieckhaus, on behalf of all of the residents asked the Board to consider Section 400.070 which states the exterior building appearance shall be compatible in volume, height, material, style and color of the site. He stated they believe that volume translates to square footage in real estate terms and having a 3,000 square foot home next to a 1,500 square foot home would create a hardship on the property owners currently in the subdivision. He stated the original intent of the neighborhood and the expectations of everyone who has purchased a home was to require all homes to be build homes no smaller than 2,184 square foot.

The residents are also concerned about the similarity clause in section 430.470 of the municipal code and asked the Board to consider not allowing 2 of the similar elevations next to each other even though they are not identical.

Katherine Moore, McBride representative, stated they will follow the standards of the city code, which allows for minimum home sizes to be 1,500 square foot for a ranch and 2,000 square foot for a two-story home, and they will not place two identical elevations within 300 feet of each other as stated in section 430.470 of the municipal code but they cannot be required to go above and beyond the code.

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McBride has agreed to make the following compromises concerning Mill Creek:

1. They have agreed to build no more than eight (8) "Hickory" home products in the Mill creek subdivision.
2. They have agreed that no two (2) "Hickory" home projects will be built side by side in Mill Creek.
3. McBride agrees that all homes to be built by McBride in the Mill Creek subdivision will come with the following features standard:
 - a. Fully sodded lawn – disturbed areas only
 - b. Professional landscape package
 - c. Built-in Pestshield System
 - d. Tyvek house wrap
4. McBride agrees to the early appointment of John Weber, as the first homeowner, to the Board of Directors of the Mill Creek Homeowners Association.

Joyce Corey made a motion take the item from the table and approve the six elevations along with the McBride Agreement for Mill Creek Subdivision, as submitted. The motion was seconded by Judith Westermann, and the poll other board being ayes, Judith Westermann, and Joyce Corey, nays, none; the motion passed unanimously.

THE PLANS FOR THE SIX ELEVATIONS FOR MILL CREEK SUBDIVISION STAND APPROVED AS NOTED IN THE ABOVE MOTION

OLD BUSINESS:

There being no old business, the meeting continued.

NEW BUSINESS:

ITEM 1

Renaissance Living LLC

Lot 52, Creekside Landing
319 Creek Stone Dr.

New Single Family
Residence

Joyce Corey made a motion to approve the new single family residence at 319 Creek Stone Dr., as submitted. The motion was seconded by Judith Westermann, and the poll other board being ayes, Judith Westermann and Joyce Corey, none; the motion passed unanimously.

THE NEW SINGLE FAMILY RESIDENCE AT 319 CREEK STONE DR. STAND APPROVED AS SUBMITTED AND NOTED IN THE ABOVE MOTION.

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ITEM 2

Renaissance Living LLC

Lot 73, Creekside Landing
216 Still Creek Dr.

New Single Family
Residence

Judith Westermann made a motion to approve the new single family residence at 216 Still Creek Dr., as submitted. The motion was seconded by Joyce Corey, and the poll other board being ayes, Judith Westermann and Joyce Corey, none; the motion passed unanimously.

THE NEW SINGLE FAMILY RESIDENCE AT 216 STILL CREEK DR. STAND APPROVED AS SUBMITTED AND NOTED IN THE ABOVE MOTION.

ITEM 3

Lakeside Renovation & Design

Lot 13, Dauphine Estates
72 Monceau Terrace

Front Porch Replacement
& New Roof over Porch

Judith Westermann made a motion to approve the Front Porch Replacement & New Roof over Porch at 72 Monceau Terrace, as submitted. The motion was seconded by Joyce Corey, and the poll other board being ayes, Judith Westermann and Joyce Corey, none; the motion passed unanimously.

THE FRONT PORCH REPLACEMENT & NEW ROOF OVER PORCH AT 72 MONCEAU TERRACE STAND APPROVED AS SUBMITTED AND NOTED IN THE ABOVE MOTION.

ITEM 5

Sunset Decks

Lot 94A, Wyndstone
48 Hidden Bluffs Dr.

Covered Deck Amendment to
Previously Approved Item

Joyce Corey made a motion to approve the covered deck amendment at 48 Hidden Bluffs Dr., as submitted. The motion was seconded by Judith Westermann, and the poll other board being ayes, Judith Westermann and Joyce Corey, none; the motion passed unanimously.

THE COVERED DECK AMENDMENT AT 48 HIDDEN BLUFFS DR. STAND APPROVED AS SUBMITTED AND NOTED IN THE ABOVE MOTION.

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ADJOURNMENT

There being no further matters to come before the board, upon motion duly made by Judith Westermann, seconded by Joyce Corey and unanimously voted upon, the meeting adjourned at 9:31 a.m.

APPROVED THIS ___ DAY OF _____, 2020

BY: _____
ARB Member

SUBMITTED BY: _____
Michelle Debord, Recording Secretary