

City of Weldon Spring
Architectural Review Commission
Weldon Spring, MO 63304
November 2019

The Architectural Review Commission of the City of Weldon Spring meeting called to order by Larry Halbrock on Tuesday November 19, 2019, Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri at 7:30 pm.

Call to Order: By Larry Halbrock with members present: JoAnne Dunaway, Dave Knes, Lisa Crayon, Bob Rigoni, and Steve Lauer, Zoning Commissioner.

Approval of Minutes: September 17, 2019 minutes were reviewed, minutes were motioned to be approved by JoAnne Dunaway and Lisa Crayon seconded the motion, all approved with aye. The October 2019 meeting was cancelled due to lack of permit applications.

New Business: Motion to open request for an accessory building and addition to existing residence at 6020 Lafayette by Dave Knes and seconded by Larry Halbrock.

The meeting opened without a representative of the property and a discussion followed about some discrepancies in the several building plans that were submitted with the permit application. A representative of the property arrived a little late, Tina Miller, homeowner, and questions about the plans were presented to her. It was determined after a discussion with Tina, that the Mitex engineering plans showing a 24 by 24 garage with an 18" overhang were the correct plans. Tina then confirmed that the proposed attached mudroom was 10' deep and attached and even with the house at 21' wide. Tina also confirmed that there was a breezeway planned between the new mudroom and the new garage. Clarified with Tina that the garage doors faced the side entry driveway. As there was no demolition of an old structure in the place of the new structures, the former aggregate driveway was removed, except in the breezeway area, where the old driveway would be the floor of the breezeway. Concrete footings were in place for new structures.

A review of the building materials began. The homeowners had left with permit application, a sample of the vinyl siding and the faux stone facing for the bottom of the new construction façade. The faux stone siding panels (rigid poly with paint) are not approved for today's codes, however, this house built in 1986, has this old façade material existing on the current façade of the house. Therefore, approval is grandfathered in and will be allowed in order to match the current house. Tina Miller was informed that the faux stone siding is required to wrap around the side exteriors by 24" and she agreed to this condition. All other building materials for roof, vinyl siding, columns and all colors were approved for all building materials.

Motion to Approve: Motion to approve by Bob Rigoni, seconded by Larry Halbrock; all approved with aye.

Close of New Business.

Old Business: none

Discussion: The ARC commission requested that a full complete set of building plans be submitted with each application.

Adjournment: Motion by Dave Knes and seconded by Bob Rigoni; all approved with aye.