

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

The Architectural Review Commission of the City of Weldon Spring meeting called to order by Larry Halbrock on Tuesday December 17, 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: November 19, 2019 minutes were reviewed, minutes were motioned to be approved by Dave Knes and Lisa Crayon seconded the motion, all approved with aye.

New Business: Motion to open request for a replacement retaining wall at residence 600 Loughmor Pass by Dave Knes and seconded by Larry Halbrock.

This property was represented by Kevin Lewis. This is a tear down of 2 existing wood railroad tie step retaining walls. Larry Halbrock questioned Kevin as to why the new proposed concrete block retaining wall at 5'7" was not a step design. Kevin explained that the homeowner wanted to enlarge the lower level concrete patio, off the basement doors, and this new patio would not leave room for a step design retaining wall. A long discussion followed between Larry and Kevin about the City requirement for step retaining wall when over 4' for residential and the need for a fence on top when over 4'. Another long discussion followed about options for a natural plant barrier at the top of the 5'7" concrete block retaining wall. The homeowner, Gary Dreher spoke and agreed that a solid plant barrier, such as larger shrubs and maybe small trees would be added to the top of the new retaining wall at 5'7". Larry Halbrock asked the owner, Gary Dreher, to provide to Steve Lauer, the approved HOA form for this project. City will inspect after construction and will look at barriers.

Motion to Approve: Motion to approve by Dave Knes, seconded by Bob Rigoni based on the agreement for a shrub barrier: Knes, Rigoni, and Crayon all said aye, Halbrock and Dunaway said nay.

New Business: Motion to open request for a new residential home at 22 Lissadell Lane by Lisa Crayon and seconded by Larry Halbrock.

This property was represented by Kenny Lemay. An opening discussion began regarding the exact measurement of the concrete driveway and Kenny confirmed that the driveway would be 4' from the property line and will provide that document to Steve Lauer. There was a retaining wall on the plans at the back of the house adjacent to the lower level patio that did not have measurements. Kenny, and the owner Alicia Walters, explained that the landscape and terrain was not complete at this time. Larry Halbrock advised them that this retaining wall was not in this approval process and that approval must be applied for later. Larry marked the retaining wall on City forms as not approved. A discussion followed about the building materials, colors, height of house, roof pitch, façade, walkways, 24' side reveal were all agreed upon as acceptable. No concerns were expressed.

Motion to Approve: Motion to approve by JoAnne Dunaway, seconded by Lisa Crayon; all approved with aye.

Close of New Business.

Old Business: none

Discussion: Discussed issues with approving retaining walls and agreed that there must be careful consideration here.

Adjournment: Motion JoAnne Dunaway and seconded by Larry Halbrock; all said aye.