

**City of Weldon Spring
Architectural Review Commission**

Weldon Spring, MO 63304

Tuesday March 21, 2023

The Architectural Review Commission of the City of Weldon Spring meeting was called to order by Larry Halbrook on Tuesday March 21, 2023, Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri at 6:30 pm.

Call to Order: By Larry Halbrook with members present: Bill Wagner, Zig Piwowski, Steve Lauer, Zoning Commissioner and Alderman Andy Clutter. Absent were Dave Knes, Karen Hotfelder and Karl Sestak.

Approval of Minutes: The minutes of February 21, 2023, were reviewed, minutes were motioned to be approved by Zig Piwowski and Larry Halbrook seconded the motion, all approved with aye.

New Business:

Pergola at 367 Galahad Court. Motion to open for business by Bill Wagner, second by Larry Halbrook.

No one was present to discuss the application. Owners to act as the contractor. The Architectural Review Commission reviewed the plans submitted and the planned location around the pool. The pool was already approved and built in 2009. Zoning Commissioner indicated the home owner would assemble and install the Pergola. Bill Wagner questioned the electrical location. Larry Halbrook made a motion to conditionally approve once the questions were answered about the electrical and the anchoring of the Pergola to the City Planner, second by Zig Piwowski, all approved.

Close of New Business – A motion was made by Bill Wagner and seconded by Larry Halbrook to close the request. All approved with aye.

Old Business:

Front Porch and roofing change, 987 Whitmoor Drive

Motion to open for business by Bill Wagner, second by Zig Piwowski. The owner Kevin Markovitz was present, and the designer Dave Williams joined the meeting via Zoom. There was a discussion that the turret roofing change was not a supported material by the city code at this time. The owner indicated that the roof would stay as asphalt shingles. The new front porch roof was discussed and approved for material and slope/pitch as it will be mounted between the first and second floor of the home. Bill Wagner motioned to approve, second by Zig Piwowski, all approved.

Close of Old Business.

Discussion

The Architectural Review Commission opened discussion about options to have front entry garages added to the ARC review and possible approval within the city ordinance. The side and rear entry garages would remain the primary for the city code for all new build residential or areas that had accepted this as the primary architecture for the area. Consideration for front entry would be reviewed for options should the residence have grade issues and/or a lot property line which could not accommodate other options. The placement of the current residence on the lot might require further review if the area of a residence currently has a high number of front entry garages. Alderman Andy Clutter will provide a list of possible ordinance changes and present for further input from the ARC and present to the other alderman for possible consideration.

Adjournment: Motion by Bill Wagner and seconded by Zig Piwowski; all approved with aye. Next meeting is scheduled for April 18, 2023.