

**City of Weldon Spring
Architectural Review Commission
Weldon Spring, MO 63304
Tuesday, March 18, 2025**

The Architectural Review Commission of the City of Weldon Spring, MO meeting was conducted at the Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri 63304 and was called to order by Bill Wagner on Tuesday, March 18, 2025, at 6:30 p.m.

Call to Order: Karen Hotfelder called the roll. The following members were present: Chairman Bill Wagner, Karen Hotfelder, and Mark Rockamann. Karl Sestak, Dave Knes and Bob Breth were absent. Zoning Commissioner Steve Lauer, Alderman Edwina Conley and Alderman Andy Clutter were also present.

Election: A motion was made by Karen Hotfelder and seconded by Mark Rockamann to nominate Bill Wagner for Chairman, Mark Rockamann for Vice-Chairman and Karen Hotfelder for Secretary. All approved with aye.

Approval of Minutes: The minutes of the November 19, 2024, meeting were reviewed. A motion was made by Mark Rockamann and seconded by Bill Wagner to approve the minutes. All approved with aye.

New Business: (A) A motion was made by Karen Hotfelder and seconded by Mark Rockamann to open the request for approval of a monument signs at 530 Huber Park Court. All approved with aye. Chris Smith from Dale Sign Services was present and explained the original sign had been installed in 2000 and removed two (2) years ago. The permit requested cannot be approved by the ARC Commission due to not meeting the requirements of the five (5) foot setback lines. A variance will be needed from the Board of Aldermen. A motion was made by Karen Hotfelder and seconded by Mark Rockamann to approve the request contingent on variance approval by the Board of Aldermen. All approved with aye. A motion was made by Mark Rockamann and seconded by Karen Hotfelder to close the request. All approved with aye.

(B) A Motion was made by Mark Rockamann and seconded by Bill Wagner to open the request for monument signs at 5199 Rosemount Drive and 5203 and 5212 Shetland Drive. All approved with aye. Mike Eberhardt with No Limit Contracting and Keith Schoeck with DNI Properties were present to answer questions. There were originally six (6) signs, but they will now be replaced with four (4). All signs have been removed. Footings to be replaced. Only three (3) signs are in the City of Weldon Spring. Bill Wagner explained that the ARC only allows one (1) sign at each location, not two (2) which would require a variance from the Board of Aldermen. Secondly, no landscape plans were shown on the plan to screen the existing abandoned electric boxes(s) and must be submitted to Steve Lauer. A motion was made by Mark Rockamann and seconded by Karen Hotfelder to approve the request contingent on variance approval from the Board of Aldermen and submission of a landscaping plan to Steve Lauer. All approved with aye. A motion was made by Mark Rockamann and seconded by Bill Wagner to close the request. All approved with aye.

(C) A motion was made by Karen Hotfelder and seconded by Mark Rockamann to open the request for a commercial multi-tenant building at 550 Huber Park Court. All approved with aye.

Chris Henson with DIAL Architects presents samples of the Hardie siding for review. Representatives of Mac & Hoff and St Louis Design and Build were also present. This project has already been approved by Planning & Zoning for conditional use. A building with nine (9) bays for storage units is proposed along with offices. The project will be done in phases with two (2) additional buildings planned for the site. Bill Wagner questioned the roof pitch not meeting the City's specifications of a 4'X12' pitch and the additional buildings not planned for the approved roof pitch as well. The roof variance will need to be approved by the Board of Aldermen to the 3'X12' pitch. The HVAC systems will be installed separately for each unit on the back of the building. A motion was made by Mark Rockamann and seconded by Bill Wagner to approve the request contingent on the approval of the roof pitch variance to 3'X12' by the Board of Aldermen and the submission of landscaping and screening plans to the City staff for the HVAC systems screening approval. All approved with aye. A motion was made by Mark Rockamann and seconded by Karen Hotfelder to close the request. All approved with aye.

Old Business: A motion was made by Karen Hotfelder and seconded by Mark Rockamann to open Old Business. All approved with aye. Chairman Bill Wagner reported Ordinance 25-08 Amending the Municipal Code concerning the duties of the ARC was approved by the Board of Aldermen with a change for the wording of the colors not allowed.

Dave Knes has submitted his resignation as a regular member of the ARC but has agreed to stay on as an alternate as needed. The Mayor will appoint a new permanent member. A motion was made by Mark Rockamann and seconded by Bill Wagner to close the Old Business. All approved with aye.

Discussion: There was no discussion from the Aldermen. Jim Driscoll, The Highlands Homeowner Association Trustee, entered the meeting believing it started at 7:30 p.m., to discuss the status of the monument signs. Bill Wagner explained the approval given by the ARC and the contingencies to be approved.

Adjournment: Motion was made by Mark Rockamann and seconded by Bill Wagner to adjourn at 7:29 p.m. All approved with aye. The next meeting is scheduled for Tuesday, April 15, 2025, at 6:30 p.m.