

**City of Weldon Spring
Architectural Review Commission
Weldon Spring, MO 63304
Tuesday, October 21, 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, October 21, 2025, at 6:30 p.m.

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

Approval of Minutes: The minutes of the August 19, 2025, meeting were reviewed. A motion was made by Bob Breth and seconded by Ben Brown to approve the minutes. All approved with aye.

New Business: A motion was made by Bob Breth and seconded by Ben Brown to open New Business. All approved with aye. A.) A motion was made by Bob Breth and seconded by Ben Brown to open the request for a retaining wall at 631 Loughmor Pass. The representative to present the request was Jeff Smith. Jeff Smith stated that he had lived in the house on this lot for thirty (30) years. The house, retaining wall and driveway were all built at one time and both the driveway and retaining wall need to be replaced. Bill Wagner stated he had spoken to the engineer that provided the calculations for the retaining wall. Since the retaining wall is going back in the same location and it is not affecting the adjacent storm sewer easement, he did not see a problem with this replacement. Bill Wagner asked Jeff Smith if he would remove the adjacent existing masonry wall. Jeff Smith stated yes that the masonry wall will be removed, and they will only be replacing the railroad tie wall. Concerning the ten (10) foot wide utility easement Steve Lauer stated the St. Charles County records for the Building Permit did not contain a plot plan. Steve Lauer also stated that he had received an email from Jeff Smith stating a forty-eight (48) inch fence will be placed on top of the retaining wall. A motion was made by Bob Breth and seconded by Ben Brown to approve the request with a condition that if any of the retaining wall is in the utility easement that portion of the easement needs to be vacated. All approved with aye. A motion was made by Bob Breth and seconded by Ben Brown to close new business. All approved with aye.

Old Business: There was no old business.

Discussion: Steve Lauer informed the Architectural Review Commission that some amendments to the retaining wall regulations are being drafted. In checking with St. Charles County to see if any changes have been made with the adoption of the 2021 International Building Codes, the county informed us that they now take the height measurement for retaining walls from the bottom of the footing to the top of the wall.

Adjournment: Motion was made by Bob Breth and seconded by Ben Brown to adjourn at 6:45 p.m. All approved with aye. The next meeting is scheduled for Tuesday, November 18, 2025, at 6:30 p.m.