

**City of Weldon Spring
Architectural Review Commission
Weldon Spring, MO 63304
Tuesday, May 17, 2022**

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 Larry Halbrook on Tuesday, May 17, 2022, at 7:30 p.m.

Call to Order: Karen Hotfelder called the roll. The following members were present: Larry Halbrook, Tom McCarty, Karl Sestak, and Karen Hotfelder. Dave Knes was absent. Zoning Commissioner Steve Lauer and Alderman Andy Clutter were also present.

Election: A motion was made by Larry Halbrook and seconded by Tom McCarty to appoint Dave Knes as Vice Chairman of the Architectural Review Commission. All approved with aye. Tom McCarty made a motion, seconded by Karl Sestak to appoint Karen Hotfelder as Secretary of the Architectural Review Commission. All approved with aye.

Approval of Minutes: April 19, 2022, minutes were reviewed. Minutes were motioned to be approved by Tom McCarty and seconded by Karl Sestak. All approved with aye.

New Business: (1) Motion to open request was made by Karen Hotfelder and seconded Larry Halbrook for the construction of a retaining wall at 112 Glendalough Lane. All approved with aye. Jeff Kulow of Elevate Outdoor and homeowner Greg Gettman were present to submit their request. Larry Halbrook asked about the existing retaining wall and was told it was to remain but another retaining wall would be added. A 6' wall with landscape will be installed. A pool has already been approved with fencing. ARC approval has been received from Whitmoor HOA. A motion was made by Karl Sestak and seconded by Larry Halbrook to approve the request contingent on a fence being added to the new 6' wall. All approved with aye. A motion was made to close the request by Karen Hotfelder and seconded by Tom McCarty. All approved with aye.

(2) Motion to open request was made by Karl Sestak and seconded by Karen Hotfelder for the construction of a new pavilion at 670 Killary Down. All approved with aye. Builder Rick Adams with Surf and Turf LLC was present. Larry Halbrook went through the building materials and the height restrictions and determined all were acceptable. Rick said he was to get approval from the Weldon Spring ARC prior to approval from the HOA being managed by an outside management company. A motion was made by Tom McCarty and seconded by Karl Sestak to approve the request. All approved with aye. A motion was made by Tom McCarty and seconded by Karen Hotfelder to close the request. All approved with aye.

(3) Motion to open request was made by Karl Sestak and seconded by Larry Halbrook for the construction of a new monument sign on Shaelah Drive. All approved with aye. Roger Ellis was present and stated the sign is to replace the prior sign that had been destroyed by a car accident. The new sign has HOA approval. It will be made of cinder block and have a stone face and engraved center, dusk to dawn light, improved site distance, removal of some old landscape and powered by existing source. A motion was made by Karen Hotfelder, seconded by Tom McCarty to approve the request. All approved with aye. A motion was made by Karl Sestak and seconded by Larry Halbrook to close the request. All approved with aye.

(4) Motion to open request was made by Tom McCarty and seconded by Karl Sestak for the construction of a new residence and detached garage at 2 Wycliffe Court. All approved with aye. Builder John Yacovelli of Yacovelli and Sons and owner Steve Shepard were present. Larry Halbrook reviewed all items on the checklist with the owner and builder. The only item that does not meet the requirements is 24-inch wrap of brick on the side of the buildings. Tom McCarty made a motion, seconded by Karl Sestak to approve the request contingent on the 24" wrap being added to the plans and submitted to Steve Lauer for approval. All approved with aye. Motion by Karl Sestak, seconded by Larry Halbrook to close request. All approved with aye.

(5) Motion to open request was made by Karl Sestak and seconded by Larry Halbrook for the construction of a Fire Station Addition at 6310 Weldon Spring Road. All approved with aye. Builder Brian McNamee from LCS was present. He explained the plan which included tearing down all but the apparatus building due to the location of a spring under the building. There would no longer be a basement. Larry Halbrook addressed the checklist, and all items were approved. A motion was made by Karen Hotfelder and seconded by Tom McCarty to approve the request. All approved with aye. Tom McCarty made a motion, seconded by Karl Sestak to close the request. All approved with aye.

Old Business: None

Discussion: A discussion was held on the status of the proposed Senior Living Facility to be built on Siedentop Road. The old Jiffy Lube building on Hwy 94 has been purchased for office spaces.

Adjournment: Motion was made by Karen Hotfelder and seconded by Tom McCarty to adjourn at 9:15 p.m. All ayes.

Next meeting is scheduled for Tuesday, June 21, 2022 at 7:30 p.m.