

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

The Architectural Review Commission of the City of Weldon Spring meeting called to order by Larry Hallbrook on Tuesday July 16, 2019, Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri at 7:30 pm.

Call to Order: By Larry Hallbrook with members present: JoAnne Dunaway, Bob Rigoni, Lisa Crayon, and Steve Lauer, Zoning Commissioner.

Approval of Minutes: May 30, 2019 minutes were reviewed, minutes were motioned to be approved by Bob Rigoni and Lisa Crayon seconded the motion, all approved with aye.

New Business: Motion to open request for new bay window with roof gable at 761 Hillenkamp Drive by Bob Rigoni and seconded by JoAnne Dunaway.

A representative for this property was not present. During discussion, it was noted that a HOA approval form was submitted but the form was not approved with a signature from the HOA. Steve Lauer will ensure that an approved HOA form is submitted to the City. All colors and materials were reviewed.

Motion to Approve: Motion by Bob Rigoni, seconded by Lisa Crayon; all approved with aye.

New Business: Motion to open request for house addition at 12 Upper Whitmoor Drive by Lisa Crayon and seconded by Larry Hallbrook.

David Pape represented this property. A discussion began with the subject of the basement and upper floor. David Pape said the garage was in the basement and the upper floor, level with the existing house, was additional house space. He also explained that the side walls of the addition would be wrapped in matching brick to the front façade so the required 24" side wrap is not an issue. It was determined that an extensive retaining wall would surround the addition along the side of the house. This retaining wall was included in the drawings submitted but the retaining wall lacked adequate engineering information and sign off. David Pape said that the retaining wall would be up to 10' high in some areas. Larry Hallbrook advised David Pape that he must obtain engineering information and sign off from Versa-Lok for the specific plans for this build. David Pape committed to submitting to Steve Lauer within 5 business days, all engineering information and sign off required to specifically approve all the retaining wall as planned in the drawings. In addition to required submission regarding the retaining walls, David Pape was advised by Larry Hallbrook that a fence drawing and specifications for placement at the top of the retaining wall must also be submitted for approval due to the height of the retaining wall and the fact that a fence was not included in the submitted drawings. If the plans for the retaining wall and fence are submitted within 5 days, Steve Lauer will deliver them to the ARC members for their review and approval. If the ARC members do not approve of the wall and fence it would be taken up at the August meeting. The final issue that Larry Hallbrook is requiring David Pape to submit is a sod plan for the sloped ground area below the retaining wall, if greater than 3 to 1 slope, which also must be submitted for approval by this commission.

Motion to Approve: Motion for a Conditional Approval for this house build only (excluding the retaining wall, the fence on top of the retaining wall, and the sod plan) by JoAnne Dunaway and seconded by Lisa Crayon; all approved with aye.

New Business: Motion to open request for room addition at the Farm Club 552 Wolfrum Road by Lisa Crayon and seconded by Bob Rigoni.

This property was represented by David Pape. Colors and Materials were reviewed. No questions by commissioners.

Motion to Approve: Motion by JoAnne Dunaway and seconded by Bob Rigoni; all approved with aye.

End of New Business.

Old Business: None

Discussion: JoAnne Dunaway would assume responsibility of taking the minutes during the meeting and typing them up for submission to the commission.

Adjournment: Motion by JoAnne Dunaway and seconded by Bob Rigoni; all approved with aye.