

**City of Weldon Spring
Architectural Review Commission
Weldon Spring, MO 63304
Tuesday, August 16, 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, August 16, 2022, at 7:30 p.m.

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

Approval of Minutes: July 19, 2022, minutes were reviewed. Minutes were motioned to be approved by Karl Sestak and seconded by Larry Halbrook. All approved with aye.

New Business: (1) Motion was made by Karl Sestak and seconded by Karen Hotfelder to open the request for the construction of a new residence at 5910 Wycliffe Drive. All approved with aye. Jim Woodruff, builder, and Robyn and Ryan Bradbury, owners, were present. Larry Halbrook asked questions concerning a brick ledge, Hardie board on the dormers and rear porch, and the elimination of 2 (two) windows on the west wall by the master bedroom on the main floor. The old home and shed on the property will be removed. A 10'X 20' dog run will be attached to the back side of the home. All other materials and plan requirements were met. A motion was made by Karl Sestak and seconded by Karen Hotfelder to approve the request. All approved with aye. A motion was made by Larry Halbrook and seconded by Karl Sestak to close the request. All approved with aye.

(2) Motion was made by Karl Sestak and seconded by Larry Halbrook to open the request for the monument sign at 400 Siedentop Road at the Nursing and Residential Care Facility. All approved with aye. Faeq Hussain and Chris Buday from Boldt were present. It was pointed out by the applicants that the monument sign had been moved to the other side of the entrance to meet the site distance requirements. Larry Halbrook began with questions concerning the materials being used for the sign. Revisions were made to the materials and will be wood with aluminum panels attached to brick columns. The sign will be LED and lit on both sides. Larry requested the yellow color on the sign be a muted color and that it be sent to Steve Lauer for review and approval. A motion was made by Karl Sestak and seconded by Karen Hotfelder to approve the request. All approved with aye. A motion was made by Karl Sestak and seconded by Karen Hotfelder to close the request. All approved with aye.

Old Business: (1) Nursing and Residential Care Facility – 400 Siedentop Road – Chris Buday and Faeq Hussain received a checklist with 12 items for clarification on the plans to be reviewed at this month's meeting. The list was prepared by Larry Halbrook based on information needed from the prior meeting. The list was then sent by Steve Lauer to the applicants prior to this meeting. Each item was addressed by Larry Halbrook which included samples of building materials, depicting the 2 foot wrap on the sides of the building, overview of the parking spaces, correcting placement of light and heavy duty asphalt, distance from retaining wall from building, external lighting system, fences for retaining walls and dog park, color and type of material for balconies, percentage of flat and slanted roofs, water runoff details, specifications on detention basin fountain, and updating the plans and checklist. All items were submitted and/or corrected as requested. The addition of bollard lights on the west side of the building and on the front sidewalk along with the sidewalk to the dog park will be done and an additional drain will be added to the back area. A motion to approve was made by Karen Hotfelder and seconded by Karl Sestak. All approved with aye. A motion to close the item was made by Karl Sestak and seconded by Karen Hotfelder. All approved with aye.

Discussion: Alderman Andy Clutter discussed the ARC Commission meeting with the Board of Aldermen and a list of topics for direction on the purpose of the ARC and the ordinances regulating those decisions and the appeals process.

Adjournment: Motion was made by Karl Sestak and seconded by Karen Hotfelder to adjourn at 9:24 p.m.

Next meeting is scheduled for Tuesday, September 20, 2022 at 7:30 p.m.