

**City of Weldon Spring  
Architectural Review Commission  
Weldon Spring, MO 63304  
Tuesday, July 19, 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, July 19, 2022, at 7:30 p.m.

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

**Approval of Minutes:** June 21, 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 Karen Hotfelter and seconded by Karl Sestak to open the request for the construction of a Nursing and Residential Care Facility at 400 Siedentop Road. All approved with aye. Chris Buday with Boldt and Alan Theobald with Iconica were present. Larry Halbrook questioned the amount of parking spaces. Chris stated there were 91 spaces, but they were working with Faith Church for overflow parking on special occasions at the facility. Larry also asked about the lighting and was told they had done a photometric study to meet all requirements. The lighting is LED on 23-foot poles. There is no driveway on the west side of the building, but the fire department had approved due to the one-story portion of the building at that site. There will be a retaining wall at the west end of the property and the back of the property bordering the golf course. It will peak at 13 feet in height and descend toward the golf course and Siedentop Road. A fence will go on the top of any of the wall over four feet in height. Approval will be needed on the type of fencing. The rendering received by the ARC pertaining to the colors of the building were changed to blues and grays. There will also need to be a 2-foot wrap of the brick on the west side of the building. The materials for the balconies were discussed, the color of the roofing and the design of the pitched to flat roofs. It was stated that a dog park will be installed for the residents and there will be a fountain in the detention pond. The parking lots will be asphalt. A motion was made by Larry Halbrook, seconded by Karen Hotfelter to approve the application conditionally upon submittal of the revised final plans at the next ARC meeting. The monument signs will also require approval and be submitted for the August meeting. All approved with aye. Motion to close request by Karl Sestak and seconded by Larry Halbrook. All approved with aye.

**Old Business:** None

**Discussion:** Alderman Andy Clutter and Alderman Edwina Corley discussed the ARC Commission meeting with the Board of Aldermen in August 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 Larry Halbrook to adjourn at 9:30 p.m.

Next meeting is scheduled for Tuesday, August 16, 2022 at 7:30 p.m.