

**City of Weldon Spring**  
**Architectural Review Commission**  
**Weldon Spring, MO 63304**  
**March 2020**

The Architectural Review Commission of the City of Weldon Spring meeting was called to order by Larry Halbrook on Tuesday March 17, 2020, Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri at 7:30 pm.

**Call to Order:** By Larry Halbrook with members present: JoAnne Dunaway, Dave Knes, Bob Rigoni and Steve Lauer, Zoning Commissioner.

**Approval of Minutes:** February 18, 2020 minutes were reviewed, minutes were motioned to be approved by Dave Knes and Bob Rigoni seconded the motion, all approved with aye.

**New Business:** Motion to open request for commercial signage for The Trace Apartments (Van Guard and Covington Realty Partners), by Dave Knes and seconded by Bob Rigoni.

This property was represented by Paul Langdon, Covington Realty Partners. Paul had submitted to Steve Lauer landscape plans around the ground fixed signage and these plans were provided to the commission before the meeting. There was some discussion about a sign which would be fixed to the wall on an apartment building facing HWY 94 that was in the plans submitted. Dave Knes expressed his opinion that a wall sign was not consistent with other apartment complexes in neighboring areas and felt this was not necessary. Paul responded that the Covington felt that exposure would help with rentals but would discuss with his marketing department an option to reduce the size of that signage. Steve Lauer advised that the wall fixed sign which was lighted, was excluded from this decision process since this property is zoned PC, Planned Commercial, and would require Covington to apply for a Land Use permit.

The discussion moved from the wall fixed sign to the two ground signs at entrances to the complex. The signs, with concrete piers and a stone and mortar bottom and lighted panels on top met the City requirements. Larry Halbrook discussed with Paul the backlit features of the signs and the City ordinance on light bleed over past the complex's property lines. Paul responded that the lights met City requirement, would not be turned off at night but the light system does have a brightness dial to lower the light.

**Motion to Approve:** Motion to approve by Bob Rigoni, seconded by Dave Knes. Dave Knes voted nay, the rest said aye.

**Close of New Business.**

**Old Business:** none

**Discussion:** Larry Halbrook and Steve Lauer brought up that business cards would be ordered for the ARC commissioners to give to residents should a visit to a property be necessary. The purpose would be to identify a commission member to a resident. JoAnne Dunaway submitted her resignation from the ARC commission for personal reasons.

**Adjournment:** Motion by Dave Knes and seconded by Larry Halbrook; all approved with aye.