

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

February 2020

The Architectural Review Commission of the City of Weldon Spring meeting was called to order by Larry Halbrook on Tuesday February 18, 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, Lisa Crayon and Steve Lauer, Zoning Commissioner.

Approval of Minutes: January 21, 2020 minutes were reviewed, minutes were motioned to be approved by JoAnne Dunaway and Lisa Crayon seconded the motion, all approved with aye.

New Business: Motion to open request for a new residence at 470 Old Wolfrum Road Lot 2 zoned AG, by Dave Knes and seconded by Larry Halbrook.

This property was represented by Brock Harvey, Work Horse Construction Group. Steve Lauer had pointed out that the driveway needed to extend from the garage by 25 ft. and plans indicated 20 ft. Brock said it would be corrected to 25 ft. A discussion followed about the narrowest point of driveway and Larry Halbrook wanted assurance from Brock that the driveway exit would be at 10 ft. wide at minimum. Brock agreed. Although this new residence is in the AG zone, the residential checklist was used, but there is more latitude. The cedar siding with stone accent in lower quadrant was discussed and how it would continue to side walls. The 24" return on façade would be a continuous flow of siding and stone and is acceptable in the AG zone. All the materials for windows, doors, trim, roof, gutters were reviewed and found acceptable. There will be some red metal roofing accents, and the color was approved after Brock presented a picture. There is an existing barn structure on the property and the cladding for the new residence and the barn will be the same.

Larry asked if there would be any retaining walls as they were not presented on the plans. Brock said yes, but the retaining wall/s would not be known until a later date. He did advise that the retaining wall could be made of big boulders. Larry had a long discussion with Brock about needing a City permit for some retaining walls and that Brock must ensure that a permit with plans is applied. Larry and Steve provided Brock with some parameters of retaining wall permits and Brock said that he understood and would make sure a permit, if necessary, would be applied for.

Larry questioned Brock about the disturbed land around the house and the slope that may be close to the house. He advised Brock that any slope close to the house with a greater than 3:1 slope must be sodded. Brock said he would be aware of this requirement and keep an eye on it.

Motion to Approve: Motion to approve by Dave Knes, seconded by Lisa Crayon. All approved with aye.

Close of New Business.

Old Business: none

Discussion: There was some discussion about Vanguard apartments under construction and the cladding around the buildings. There was a concern that the cladding did not meet the requirements on the permit. Steve Lauer presented the approved plans which did not depict total brick and stone cladding on the front of the buildings. Code enforcement and Steve Lauer have reviewed the property in person and finds the building along HWY 94 will have the brick and stone cladding on the front of the building as it faces the parking lot but not on the back side along HWY 94. Larry Halbrook mentioned that the BOA and P&Z was considering that the ARC approvable be before the area plan, but Larry objected due to the changes that might come along.

Adjournment: Motion by Dave Knes and seconded by Lisa Crayon; all approved with aye.

City of Weldon Spring ARC Minutes