

**City of Weldon Spring
Architectural Review Commission
Weldon Spring, MO 63304
Tuesday, February 21, 2023**

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, February 21, 2023, at 6:30 p.m.

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

Approval of Minutes: December 20, 2022, minutes were reviewed. Minutes were motioned to be approved by Bill Wagner and seconded by Karl Sestak. All approved with aye.

New Business: (1) A motion was made by Karen Hotfelder and seconded by Bill Wagner to open the request for a pavilion at 657 Killary Down. All approved with aye. Present were owners, Chad and Andrea Degraffenreid and Louie Tocco with Epik Design & Build. The pool plans have already been approved by Steve Lauer. Old walls will be removed and stairs added for new pavilion. Larry Halbrook approved all items that were included on the checklist. A motion was made by Karl Sestak and seconded by Bill Wagner to approve the request. All approved with aye. A motion was made by Bill Wagner and seconded by Karen Hotfelder to close the request. All approved with aye.

(2) A motion was made by Karl Sestak and seconded by Larry Halbrook to open the request for a pavilion at 5711 Westchester Meadow Drive. All approved with aye. Neither the owner or the applicant from Dolan Home Improvement Company were present. An old pergola will be removed. It was unclear if the roof will be attached to the house or if the kicker board will be finished or wrapped. A motion was made by Bill Wagner and seconded by Karl Sestak to approve the request contingent on the approval of Steve Lauer concerning the ARC questions from the checklist reviewed by Larry Halbrook. All approved with aye. A motion was made by Bill Wagner and seconded by Karen Hotfelder to close the request. All approved with aye.

(3) A motion was made by Karl Sestak and seconded by Bill Wagner to open the request for a retaining wall at 1183 Whitmoor Drive. All approved with aye. Present were owner, Tyler Frost and Greg Miele with Edgewater Pools. An existing railroad tie retaining wall will be replaced with versa-lock blocks and will tie into the pool wall. Larry Halbrook went through the checklist and determined this was a replacement. A motion was made by Karen Hotfelder and seconded by Bill Wagner to approve the request. All approved with aye. A motion to close the request was made by Bill Wagner and seconded by Karl Sestak. All approved with aye.

(4) A motion was made by Karl Sestak and seconded by Larry Halbrook to open the request for a front porch at 987 Whitmoor Drive. All approved with aye. Participating via Zoom were Christy Markovitz, owner, and Dave Williams with Lakeside Renovation and Design. The plans for adding a front porch included adding piers and changing the standard roof pitch from 4/12 to 1/12. The color of the doors and trim on windows would also be changed. Because of the roof design, the committee unanimously agreed to metal roofing for the front porch. Whitmoor Subdivision will be reviewing the design with their own ARC. Weldon Spring ARC will not approve the black metal roof on the octagon as it is against the City's ordinance. A motion was made by Karen Hotfelder and seconded by Bill Wagner to table the request to the next meeting scheduled for March 21, 2023 for the owner to present changes consistent with Weldon Spring Codes. All approved with aye. A motion was made by Karl Sestak and seconded by Larry Halbrook to close the request at this time. All approved with aye.

Old Business: There was no Old Business.

Discussion: A proposal regarding front-entry garages was discussed.

Adjournment: Motion was made by Karl Sestak and seconded by Bill Wagner to adjourn at 8:16 p.m. All approved with aye. Next meeting is scheduled for Tuesday, March 21, 2023 at 6:30 p.m.