



**Minutes of the City of Crystal Lake Park, Missouri
Planning & Zoning Commission / Architectural Review Board
Frontenac Municipal Complex 10555 Clayton Road, St. Louis, MO 63131
Special Meeting June 28, 2012, 7:30 p.m.**

Call to Order

Planning & Zoning Commission – Chairperson Jeff Rifkin called the meeting to order at 8 p.m.

Planning and Zoning Commission (P&Z) / Architectural Review Board (ARB) members: Present: Tom Barrett, Jim Gehringer, Alderperson Kelly Larson [non-voting], Chairperson Jeff Rifkin, Nancy Brooks, Peg Crockett, and Michael Preis. Absent: Kevin Holland

Administrators: Present: City Planner Ada Hood; City Attorney Katherine Moore, City Clerk Amy Cutrell, and Communications Coordinator Jonathan Carey-Voris.

Applicant representatives present:

Charmaine Hopmann, Katsinas General Contractors, chopmann@katsinas.com 314-647-5899

Peter Katsinas, President, Katsinas General Contractors 6323 Clayton Ave St. Louis, MO 63139
pkatsinas@katsinas.com

John King, Attorney, 7701 Forsyth Ave, 314-613-2809, jpkings@lathrop&gage.com

Approve Agenda

Member Tom Barrett moved and Member Jim Gehringer seconded the motion to approve the June 28, 2012, Agenda. The board unanimously approved them by voice vote.

Approval of May 10, 2012 Planning and Zoning Commission Minutes

Member Jim Gehringer moved and Member Nancy Brooks seconded to approve the May 10, 2012, Meeting Minutes. The board unanimously approved them by voice vote.

Old Business - None

New Business - Architectural Review Board

1. Katsinas General Contractors Plans to build a new home at 2158 East Drive

City Planner Ada Hood presented her Memo to the ARB dated June 8, 2012. She noted that the subject site is a vacant lot located at 2158 East Drive and zoned District D. The applicant is proposing to construct a new speculative home. The proposed home will feature two stories and a front entry garage. The subject site is zoned District D and the lot measures 5,000 SF in size. East Drive has seen a few new homes developed in recent years, some of which are out of scale and character with the original homes on the block.

Ms. Hood then reviewed the city's requirements as set forth in SECTION 405.040: RESIDENCE DISTRICT "D."

Her report concluded with a recommendation that the applicant incorporate the following suggestions:

1. Exposed aggregate driveway
2. Articulation of side facades
3. Use of cement or wood siding
4. Pushing the front entry garage further back and the front porch further towards the street

5. Brick wainscot on front elevation may be preferable

Attorney John King addressed the board and described their plan to build a new 2797-sq. ft. house valued at approximately \$300-\$350,000 home at 2158 East Drive.

Questions from Board members:

Member Peg Crockett asked the applicant to look at 11921 Spring Drive as an example of different color schemes. She and other board members expressed concerned about beige on beige color scheme. Ms. Crockett also mentioned concern of height of maple trees with power lines. She also suggested plants of merit or native plants.

Members discussed the idea of taking brick off the front and place it bottom three feet on north and south side of the house. After further discussion, Member Jim Gerhinger noted the board's biggest concern is vinyl siding. To be in compliance with the design guidelines, which lists vinyl as a non-preferred material, the board expressed interest in removing brick in order for concrete siding.

Mr. Katsinas expressed concerned about pricing for concrete in lieu of vinyl. Nancy Brooks asked for a nice sample to look at. He suggested 9818 Stone Bridge in Richmond heights sample of high-quality siding.

Resident Dave Evans, 2146 Lakeview, asked if the blue house on Spring Drive was vinyl. City Planner Ada Hood noted it is not vinyl; it is fiber cement. She further noted the home on 11910 Crystal Drive is not vinyl either, because it is Leadership in Energy and Environmental Design, LEED-certified.

The board again recommended Mr. Katsinas look at the example on Spring Drive as well as Crystal Drive. Members expressed their concern to follow the design guidelines.

The applicant asked for a continuance until Thursday, July 12 to think about different color scheme, materials, and design.

Member Michael Preis moved and Member Nancy Brooks seconded the motion to continue until July 12. The board unanimously approved the continuance by voice vote.

Vote to Adjourn the Meeting

There being no further questions or business before the P&Z / ARB, Member Jim Gerhinger moved and Member Michael Preis seconded a motion to adjourn the meeting. The motion was unanimously approved and the meeting adjourned at 9:12 p.m.

Next Meeting: The next meeting of the Planning & Zoning Commission / Architectural Review Board is scheduled for July 12, 2012, at 7:30 p.m. at Frontenac Municipal Complex 10555 Clayton Road, St. Louis, MO 63131. It only meets if there are plans to review or issues to address.

MINUTES RECORDED BY: _____
City Clerk, Amy Cutrell

ATTEST: _____
Architectural Review Board Chairperson, Jeff Rifkin