

Agenda
City of Crystal Lake Park
Planning & Zoning Commission/ Architectural Review Board Meeting
Frontenac Municipal Complex, 10555 Clayton Road, Frontenac, Missouri 63131

March 14, 2019 at 7:00 p.m.

Planning & Zoning Commission/Architectural Review Board Meeting

- I. Call to Order**
- II. Roll Call**
- III. Approve Agenda**
- IV. Approval of January 10, 2019 Planning and Zoning Commission / Architectural Review Board Meeting Minutes**
- V. Election of Officers**
- VI. Old Business**
 1. Application to the Architectural Review Board for consideration and approval of the design and materials associated with a new home at 11914 Crystal Drive within District D of the City of Crystal Lake Park
- VII. New Business**
 1. None
- VIII. Vote to Close Meeting**
- IX. Adjournment**

Note:

The Planning and Zoning Commission / Architectural Review Board may adjourn to closed session to discuss legal, confidential or privileged attorney-client matters pursuant to Section 610.021(1), RSMo. 2000, real estate matters pursuant to Section 610.021(2), RSMo. 2000, personnel matters pursuant to Section 610.021(3), RSMo. 2000, audit matters pursuant to Section 610.021(17), RSMo. 2000, or for any other reason allowed by Missouri law.

The next Planning & Zoning Commission / Architectural Review Board Meeting is scheduled for April 11, 2019 at 7:00 p.m. at the Frontenac Municipal Complex.

Minutes
City of Crystal Lake Park
Planning & Zoning Commission/ Architectural Review Board Meeting
Frontenac Municipal Complex, 10555 Clayton Road, Frontenac, Missouri 63131

March 14, 2019 at 7:00 p.m.

Planning & Zoning Commission/Architectural Review Board Meeting

I. Call to Order - Architectural Review Board -- Vice Chair Jim Gehringer called the meeting to order at 7:00 p.m.

II. Roll Call

Planning and Zoning Commission (P&Z) / Architectural Review Board (ARB) members:

Present: Vice Chair Jim Gehringer, Members Carrie Schroeder, Peg Crockett, Doug Posey, Cathy Strubert, Tom Barrett, Alderperson Nancy Brooks [non-voting].

Absent: Member Nate Johnson

Administrators: Present: City Planning Consultant Ada Hood; City Clerk Angela McCormick; City Attorney Paul Martin

Absent: Communications Coordinator Jonathan Carey-Voris.

Others present:

Nick Liuzza – NJL Custom Homes, LLC (556 Leffingwell Avenue, Kirkwood, MO 63122), Robert & Carol Ann Giovando (2100 Bopp), Vikram Patney (11921 Crystal), Jim Hayes (11921 Spring), Art Sordo (11915 Spring).

Chairman Gehringer stated that those present are welcome to speak during the meeting, ask questions of the board and the petitioner.

III. Approve Agenda

Vice Chairman Gehringer asked for a motion to move to amend the agenda moving the election of officers to after the petitioner's presentation. Member Schroeder moved and Member Crockett seconded the motion to amend the agenda moving the election of officers to after the petitioner's presentation. The Commission unanimously agreed to approve the amendment by voice vote.

Afterwards, Vice Chairman Gehringer asked for a motion to approve the agenda as amended. Member Schroeder moved and Member Crockett seconded a motion to approve

the March 14, 2019 Agenda as amended. The Commission unanimously agreed to approve it by voice vote.

IV. Approval of January 10, 2019 Planning and Zoning Commission / Architectural Review Board Meeting Minutes

Vice Chairman Gehringer asked for a motion to approved January 10, 2019 Planning and Zoning / Architectural Review Board Meeting Minutes. Member Crockett moved and Member Strubert seconded a motion to approve the January 10, 2019 Planning and Zoning / Architectural Review Board Meeting Minutes. The Commission unanimously agreed to approve it by voice vote.

V. Old Business

Petitioner Nick Liuzza of NJL Custom Homes, LLC presented a revised application to the Architectural Review Board for consideration and approval of the design and materials associated with a new home at 11914 Crystal Drive within District D of the City of Crystal Lake Park.

This is a continuance of the January 10, 2019 ARB meeting. The application was continued to allow for the petitioner to make modifications to the submission and present those modifications to the ARB.

City Planner Hood provided a summary of from the last meeting and the petitioner's presentation of revised plans per the direction of the ARB.

The following recommendations were made to the petitioner in terms of the application and modifications that need to be made:

1. The applicant shall bring to the meeting revised drawings documenting the building footprint will not cover more than 90% of the buildable area, or in this case, 1,710 square feet, and the appropriate Aggregate Front/Rear Yard Setback.
2. That the applicant installs an oak tree along the street to help restore the canopy along the street.
3. The applicant will sod all non-paved areas on the lot.
4. That the driveway and porch stoop will feature stained or tinted concrete, exposed aggregate, stamped concrete or brick pavers.
5. That the ARB determines the use of vinyl siding appropriate at this location.
6. That the applicant revises the plans to document the siding will comply with the minimum requirements.

The petitioner submitted revised plans. The revised site plan addresses the Aggregate Front/Rear Yard setback. The revised plans do meet the modifications for the proposed plan.

Mr. Liuzza stated he addressed the issues brought up at the last meeting and added banding to break up the house. In terms of the trees, it will be a slow growth tree due to the

powerlines. He chose three trees that are on Ameren's list for under powerline trees. He stated that the board can decide on the type of tree. He also stated that he will be staining the concrete or sweeping the concrete with a paver border.

Vice Chairman Gehring stated that the border was not in the lists. He stated that the stained or tinted concrete, exposed aggregate, stamped concrete or brick pavers and border are open for discussion. He asked if there were any questions from the board and the audience. There were not questions.

Mr. Liuzza stated that he would tint the concrete and not do the brick border because of the stoop and that there is a charcoal colored concrete that would compliment the colors of the house. He also stated that the landscape plan is also included in the site plan.

Member Crockett stated that any of those trees presented are good choices.

Mr. Liuzza stated that he will make sure that the street tree would be one of those three trees he presented.

Member Crockett thanked the petitioner for pushing the garage back and asked if there was a way to tone down the white garage and add some banding.

Mr. Liuzza stated that he is not opposed to painting the garage however, the manufacturer of the garage does not have colors that match the colors of the house.

Member Schroeder stated that the garage looks great and would not change the color.

Alderman Brooks asked about the egress for the bedroom in the basement.

Mr. Liuzza stated that the rear elevation has the egress for the bedroom.

Vice Chairman Gehring asked about the dark color selection.

Mr. Liuzza stated that he had the samples last meeting. The artist's renderings do not exactly match the actual colors and he tried to get them exact on paper.

City Planner Hood stated that Mr. Liuzza showed the board a photo of a house in Webster Groves at the last meeting with the same colors and the board indicated that they liked the colors.

Vice Chairman Gehring stated that it appears the petitioner addressed the board's concerns from the last meeting and asked if anyone had any questions.

Vice Chairperson Gehring called for a motion to approve the petition submitted by Nick Liuzza – NJL Custom Homes, LLC with modifications as approved by the Architectural Review Board of design and materials associated with a new home at 11914 Crystal Drive within District D of the City of Crystal Lake Park. Member Schroeder moved and Member

Strubert seconded the motion to approve the petition submitted by Nick Liuzza – NJL Custom Homes, LLC with modifications as approved by the Architectural Review Board of design and materials associated with a new home at 11914 Crystal Drive within District D of the City of Crystal Lake Park.

The motion is approved subject to the following:

Roll Call Vote: Vice Chair Jim Gehringer - aye, Members Carrie Schroeder - aye, Peg Crockett - aye, Doug Posey - aye, Tom Barrett – aye, Cathy Strubert – aye, Nate Johnson – absent

Vice Chairperson Gehringer declared the motion passed.

Mr. Liuzza stated 60 days out for construction of the new home.

VI. Election of Officers

City Planner Hood explained that the Board of Alderpersons approves appointments and reappointments to the board. The board needs to elect a chair and vice chair.

Member Barrett will email the mayor of his interest for reappointment.

Member Crockett nominated Vice Chair Jim Gehringer as Chair of the Planning and Zoning Commission / Architectural Review Board. Member Crockett denied her nomination as Vice Chair. Member Posey stated his interest in serving as Vice Chair. City Planner Hood stated that the elected term of office is one year. She stated that the slate before is Jim Gehringer for Chair and Doug Posey for Vice Chair.

Vice Chair Gehringer called for a motion to approve the slate of officers, as presented for the Planning and Zoning Commission / Architectural Review Board. Member Crockett moved and Member Schroeder seconded a motion to approve the slate of officers, as presented for the Planning & Zoning Commissioner/ARB.

The motion is approved subject to the following:

Roll Call Vote: Vice Chair Jim Gehringer - aye, Members Carrie Schroeder - aye, Peg Crockett - aye, Doug Posey - aye, Tom Barrett – aye Cathy Strubert – aye, Nate Johnson – absent

VII. New Business

1. None

VIII. Vote to Close Meeting

The Planning and Zoning Commission / Architectural Review Board did not hold a closed session.

IX. Adjournment

There being no further questions or business before the Planning and Zoning Commission / Architectural Review Board, Member Crockett moved and Member Posey seconded a motion to adjourn the meeting. The motion was unanimously approved and the meeting adjourned at 7:30p.m.

Note:

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The next Planning & Zoning Commission / Architectural Review Board Meeting is scheduled for April 11, 2019 at 7:00 p.m. at the Frontenac Municipal Complex.

MINUTES RECORDED BY:



Angela McCormick, City Clerk

ATTEST:



Jim Gehringer, Chair
Planning & Zoning Commission / Architectural Review Board