

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

**January 10, 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 August 9, 2018 Planning and Zoning Commission / Architectural Review Board Meeting Minutes**

**V. Old Business**

1. None

**VI. New 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. Vote to Close Meeting**

**VIII. 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 February 14, 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**

**January 10, 2019 at 7:00 p.m.**

**Planning & Zoning Commission/Architectural Review Board Meeting**

**I. Call to Order** - Architectural Review Board – Chairperson Liz Negrau 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: Chair Liz Negrau, Members Carrie Schroeder, Peg Crockett, Doug Posey, Tom Barrett, Cathy Strubert, Alderperson Nancy Brooks [non-voting].

Absent: Vice-Chairperson, Jim Gehringer, Michael Wolken.

Administrators: Present: City Planning Consultant Ada Hood; City Clerk Angela McCormick.

Absent: City Attorney Paul Martin, Communications Coordinator Jonathan Carey-Voris.

**Others present:**

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

**III. Approve Agenda**

Member Posey moved and Member Crockett seconded a motion to approve the January 10, 2019 Agenda. The Commission unanimously agreed to approve it by voice vote.

**IV. Approval of August 9, 2018 Planning and Zoning Commission / Architectural Review Board Meeting Minutes**

Member Posey moved and Member Crockett seconded a motion to approve the August 9, 2018 Planning and Zoning / Architectural Review Board Meeting Minutes. The Commission unanimously agreed to approve it by voice vote.

## **V. Old Business**

1. None

## **VI. New 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. (See summary below)

City Planning Consultant Ada Hood provided the following summary within the meeting packet. The subject property is located in District D on the south side of Crystal between Bopp Road and Grandview. The lot measures 50 feet in width by 100 feet in depth for a total of 5,000 square feet. The lot is generally flat; it slopes down approximately 3 feet from the southwest corner (102' grade elevation) to the northeast corner (99' grade elevation). The lot is currently vacant, with the exception of a small concrete pad, which will be removed. The applicant is proposing to build a new spec home. The new home will feature two-stories, a front entry garage and vinyl siding. As proposed, the new home will measure 2,455 square feet in size and 28.5 feet in height. These dimensions are very similar to the existing adjacent home. The applicant has been made aware that the Front/Rear Aggregate setback requirements are not in compliance. The applicant has agreed to reduce the depth of the garage to bring the setback into compliance. I have made a few annotations on the plans pointing to the issue.

Nick Liuzza NJL presented the proposal and revised plan to the board. The lot coverage including the front porch is 1,715 sf: House = 1,173 sf, Garage = 454 sf, Front Porch = 88 sf. Mr. Liuzza acknowledged that the plan appears to be 5' over the maximum lot coverage. In order to comply with the city's design guidelines, he will remove 6" from the depth of the front porch so it will be 16'2" x 4' 10" and reduce the square footage of the porch by 8' and bring our lot coverage to 1,707 sf.

Chairperson Negrau asked for a clarification as to the dimensions.

Mr. Liuzza stated that the current overall depth of the home is now 50' use to be 52'. The house square footage did not change

City Planning Consultant Hood stated that it does not include the 6" reduction off of the front porch.

Mr. Liuzza stated that the house design is two story with a two-car garage using mixed materials, and a stone sill in the front. He stated that the colors are consistent with area homes.

Mr. Liuzza presented the colors to the board, pewter gray roof and granite siding color.

Chairperson Negrau asked if the siding met the design guidelines and if the home would have shutters.

Mr. Liuzza stated that there are not any shutters, the stone on the bottom of the house is gray however, he did not have a color sample available. The darker parts of the house are about the same color or slightly darker than the siding.

Chairperson Negrau asked the developer if he considered any other material for the siding as it is not supposed to be the predominate building material.

Mr. Liuzza stated that he tried to fashion around the other homes in the neighborhood to blend in. He stated that he is not opposed to a different color. He stated he could lighten the color the siding.

City Planning Consultant Hood asked if the developer would change the side elevations to break up the wall; as there a number of things that can be done to break up the elevations to be more aesthetic.

Mr. Liuzza stated that it would not be a problem and suggested that banding could be added to fix the elevations.

Member Crockett asked if the Design Guidelines are against the garage being located in the front again because the location of the garage that close to the street it is unsightly.

Mr. Liuzza stated that he builds about 20 homes a year, with this particular lot, he is very limited to accommodate a garage that is detached, rear entry or side garage with the 5,000 square foot lot.

Member Crockett asked if the garage could be moved further back and bring the porch up or have the garage further back. She asked if there were anyway to redesign to not be so predominately placed in the front of the lot.

Mr. Liuzza stated that he does not think that would be possible due to the aggregate setbacks. If try to move the garage would need to make the house deeper and od not have space to slide the house back.

Chairperson Negrau asked if the developer could flip the garage to the side and she is also concerned about garage sticking out.

Mr. Liuzza stated that he does not have any lot coverage to move the garage.

City Planning Consultant Hood stated that the developer could encroach the front porch into the aggregate set back to try to accommodate the concern.

Chairperson Negrau not comfortable in deviating from the guidelines. The commission wants to make sure that the house is the right size in the neighborhood since the lot is so small.

City Planning Consultant Hood stated that in addition to bringing the porch forward a different garage door color could be used to blend better with the structure. She further stated that there have been many recommendations made during the meeting and asked if the board would want to see the revisions before making a decision.

Mr. Liuzza stated that he is open to different colors and materials. He stated that he is not sure how to modify this plan to get the garage back any further as the porch is flush with garage. He stated that he does not want to give up too much in terms of the footprint. If the home meets the square footage requirements and if the floorplan works the house able to sell. He stated that he is willing to work with board on recommendations.

Chairperson Negrau stated that she would prefer seeing that the revised plans are in compliance as well as a landscape plan.

Mr. Liuzza stated that the landscaping would include box woods, grasses and landscaping in front of home. He also stated that he would plant a street tree.

Chairperson Negrau stated that an oak tree is preferred with a 3" minimum caliper.

Member Crockett stated that there are tree guidelines and that other homes on the street have shutters. She asked of the developer would considering adding non-functioning shutters.

Mr. Liuzza stated that he would install ornamental shutters.

Member Barrett stated that the house immediately to the east gives an example of a home built according to the guidelines.

Member Crockett stated that the home is very dark and she would like to see something lighter.

Mr. Liuzza stated that he is fine with changing to lighter colors.

Chairperson Negrau stated that all siding as the primary building material is dark and monochromatic. She requested that the developer use a different type of material to increase visual appeal on the front and sides.

Member Crockett recommended sod be used.

Mr. Liuzza stated that he always fully sods the lots.

Planning Consultant Hood asked for the plans to specify sod and the concrete color.

Chairperson Negrau requested a color rendering.

Mr. Liuzza presented a color rendering to the board.

City Planning Consultant Hood stated that the board would need color renderings with side elevations as well.

Member Crockett asked if the exposed concrete would exceed 18”.

Mr. Liuzza stated that the exposed concrete is 12” and he would put this information into revised plan.

Chairperson Negrau asked if there were any further questions or discussions. She stated that the board needs more information before they could approve the project.

City Planning Consultant stated that the board could vote to approve at another meeting.

Member Schroeder stated that it looks like a good plan for the size of the lot and likes the idea of adding a shutter. She stated that the plan is currently far off from what it should be. She asked that if the home fits into the footprint what are the other options with the garage.

Member Barrett stated that the house next door is a good example as well as the house at the corner of Crystal.

City Planning Consultant Hood stated that the plans currently before the board are not in compliance. She recommended that the board approve plans that have all the revisions and recommendation.

Chairperson Negrau asked if it were possible to get a 3D rendering.

Mr. Liuzza stated that he would ask the architect however, he is unsure if they have that type of software.

Member Crockett asked if the stoop will be same color of the driveway.

Mr. Liuzza stated yes, it is the same color as the driveway.

Resident Rob Giovando (2100 Bopp) stated that he has no issues with the home and that it looks like a good design.

Resident Art Sordo (11915 Spring) stated that the design does not look too different from what is already there. He stated that he liked the general design and it seems like many of the homes in place and it blends well.

Resident Vikram Patney (11910 Crystal) agreed that the design fits into the other homes in the area.

Resident Art Sordo (11915 Spring) asked what were the plans for the back of the house.

Mr. Liuzza stated that a patio like the neighbor's breakfast room and he added a bump-out for extra depth.

Resident Carol Ann Giovando (2100 Bopp) asked if the oak tree would grow to be too close to the powerlines and if the roots could affect the foundation of the home.

Aldersperson Brooks shared the concern of tall trees near the powerlines and that careful consideration needs to be taken into account as to the type of tree that is planted.

Member Crockett recommends going to the Amarna site for tree samples.

Mr. Liuzza stated an ornamental tree with smaller growth may work.

Chairperson Negrau recommended that the developer have a color rendering at the next meeting.

Mr. Liuzza stated that he would bring samples of traditional and Dutch siding.

Member Schroeder stated that the traditional siding is more attractive than the Dutch especially since the homes are so close, may be more aesthetic.

City Planning Consultant Hood stated that with the house being dark it does help it not being too cookie cutter and could provide a contrast to the adjacent homes.

Member Crockett asked if the developer would consider eliminating the breakfast nook.

Mr. Liuzza stated that he added the breakfast nook to help the house not look like a square box as it adds depth to the home.

City Planning Consultant stated that the porch will add to total lot coverage.

Chairperson Negrau asked how long Mr. Liuzza has been building homes.

Mr. Liuzza stated that he has been building home for 6 years. He stated that he builds infill homes, tear downs or vacant lots. He has built homes in Frontenac and Des Peres, he builds approximately 20 homes a year, including spec homes to true design builds. 35% of his work are spec homes. He built a home at 2701 N. Geyer in Frontenac.

Chairperson Negrau stated that the design of the home will fit with the neighborhood, she is unsure what could be done to address the garage. She stated that the board needs color

renderings, revised plans and to ensure that everything is in compliance before the board can vote.

Mr. Liuzza asked if there were a way to get comments back before the next meeting. He stated that the sills are 3.5” and he will bring 2 or 3 recommendations for trees. If colors are ok, he would have the architect to better adjust the color, add banding and shutters for the top window.

Chairperson Negrau stated that the board can call a special meeting as soon as the developer submits the revised plan. The board would find a date where a quorum could be secured.

Chairperson Negrau called for a motion to continue the petition submitted by Nick Liuzza – NJL Custom Homes, LLC to the next ARB meeting. Member Barrett moved and Member Strubert seconded the motion to continue the petition submitted by Nick Liuzza – NJL Custom Homes, LLC to the next ARB meeting.

The motion is approved subject to the following:

**Roll Call Vote:** Chair Liz Negrau aye, Members Carrie Schroeder - aye, Peg Crockett - aye, Doug Posey - aye, Tom Barrett – aye Cathy Strubert - aye

**Absent:** Vice-Chairperson, Jim Gehringer, Michael Wolken

Chairperson Negrau declared the motion passed.

## **VII. Vote to Close Meeting**

The Architectural Review Board did not hold a closed session.

## **VIII. Adjournment**

There being no further questions or business before the P&Z/ARB, Member Crockett moved and Member Schroeder seconded a motion to adjourn the meeting. The motion was unanimously approved and the meeting adjourned at 8:03 p.m.

### **Note:**

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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 February 14, 2019 at 7:00 p.m. at the Frontenac Municipal Complex.

MINUTES RECORDED BY:   
*Angela McCormick, City Clerk*

ATTEST: \_\_\_\_\_  
*Liz Negrau, Chair Planning & Zoning Commission / Architectural Review Board*