

**Agenda**  
**City of Crystal Lake Park**  
**Planning & Zoning Commission/ Architectural Review Board Meeting**  
**Frontenac Municipal Complex, 10555 Clayton Road, Frontenac, MO 63131**  
**November 10, 2011 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 October 13, 2011 Planning and Zoning Commission / Architectural Review Board Meeting Minutes**
- V. Old Business**
  1. None
- VI. New Business**
  1. Petition of T. R. and Eileen Kidder for review and approval of the design and materials associated with a new screened-in porch to be constructed along the rear of the existing residence located at 2134 Lakeview Drive within the D Residential District.
- VII. Vote to Close Meeting**
- VIII. Adjournment**

**Please 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 December 8, 2011, at 7:00 p.m. at the Frontenac Municipal Complex.***

**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  
November 10, 2011**

**Call to Order**

Planning & Zoning Commission – Chairperson Jeff Rifkin called the meeting to order at 7:25 pm.

Planning and Zoning Commission (P&Z) / Architectural Review Board (ARB) members: Present: Chairperson Jeff Rifkin; Members, Nancy Brooks, Jim Gehringer, Kevin Holland, and Alderperson Phillip Bryant [non-voting]. Absent: Vice-chairperson Tanya Blake and Members Tom Barrett and Michael Preis.

Administrators: Present: City Planner Ada Hood; City Attorney Katherine Moore, and Recording Secretary Jonathan Carey-Voris. Absent: Building Inspector Neil Cantwell.

CLP Residents Present: T. R. and Eileen Kidder (2134 Lakeview Drive).

Others Present: Ann Begemann, Architect (345 Marshall Ave Webster Groves, MO 63119).

**Approve Agenda**

Member Gehringer moved and Member Holland seconded the motion to approve the November 10, 2011 Agenda. The Commission unanimously agreed to approve the November 10, 2011 Agenda.

**Approval of October 13, 2011, Planning and Zoning Commission Minutes**

Member Holland moved and Member Gehringer seconded to approve the October 13, 2011 Meeting Minutes. The Commission unanimously agreed to approve them.

**Old Business - None**

**New Business - Architectural Review Board**

**1. Proposed addition of a screened-in porch at 2134 Lakeview Drive in District D.**

City Planner Ada Hood presented her Memo to the ARB dated November 10, 2011. She noted that the applicant secured three setback variances to allow the construction of the proposed porch at the Board of Adjustment's September 29, 2011 meeting.

The proposed porch will be attached to the home and match the existing home's roof pitch, columns and cement siding. Overall, the porch will be an attractive addition to the home and very much in keeping with the style, scale, design and materials of the existing home. Ms. Hood noted that she is authorized to approve projects up to sixteen (16) feet in height administratively. Because this project is twenty-one (21) feet in height, it has to come before the full ARB for approval.

Ann Begemann, Architect for the Project, addressed the Board and answered questions. She noted that the screen panels will go all the way to the floor. The foundation will be concrete and the porch will have a concrete floor. She also explained that the Kidders will landscape around the porch when it is completed.

After a brief discussion, Chair Rifkin called for a motion to approve the plans.

Member Holland moved and Member Gehringer seconded the motion to approve the addition of the screened porch. The board members voted as follows:

Chairperson Jeff Rifkin - Aye, and Members Nancy Brooks – Aye; Jim Gehringer – Aye, and Kevin Holland – Aye. Chairperson Rifkin declared the motion passed.

**Vote to Adjourn the Meeting**

There being no further questions or business before the P&Z / ARB, Member Brooks moved and Member Gehringer seconded a motion to adjourn the meeting and move to closed session for attorney-client communications and personnel issues per RSMo 610.021.1 and 610.021.3. The motion was unanimously approved and the meeting adjourned at 7:35 p.m.

**Next Meeting:** The next meeting of the Planning & Zoning Commission is tentatively scheduled for December 8, 2011, at 7:00 pm at Frontenac Municipal Complex 10555 Clayton Road, St. Louis, MO 63131.

MINUTES RECORDED BY: \_\_\_\_\_  
*Recording Secretary, Jonathan Carey-Voris*

ATTEST: \_\_\_\_\_  
*P&Z Commission Chairperson, Jeff Rifkin*