



Agenda
City of Crystal Lake Park
Planning & Zoning Commission / Architectural Review Board Meeting
Frontenac Municipal Complex, 10555 Clayton Road, Frontenac, MO 63131
February 11, 2016 at 7:30 p.m.

Architectural Review Board Meeting

- I. Call to Order
- II. Roll Call
- III. Approve Agenda
- IV. Approval of February 11, 2015 Architectural Review Board Meeting Minutes
- V. New Business
 - A. Petition of Robert and Carol Ann Giovando for (1) Planning and Zoning Architectural Review Board consideration and a favorable recommendation for a Lot consolidation plat and (2) Architectural Review Board review and approval of the design and materials associated with an addition and renovation project at the property known and numbered as 2100 Bopp Road within District D of the City of Crystal Lake Park.
- VI. 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 March 10, 2016 at 7:30 p.m. at the Frontenac Municipal Complex. However, the P&Z / ARB only meets when there are plans to review or other Agenda items to address.

**Minutes of the City of Crystal Lake Park, Missouri
Planning & Zoning Commission / Architectural Review Board Meeting
Frontenac Municipal Complex 10555 Clayton Road, St. Louis, MO 63131
February 11, 2016**

Call to Order

Planning & Zoning Commission – Chairperson Nancy Brooks called the meeting to order at 7:30 p.m.

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

Present: Chairperson Nancy Brooks; Members Krishaan Anderson, Tom Barrett, Peg Crockett, Jim Gehringer, Doug Posey, Jeff Rifkin, Cathy Strubert. Absent: Alderperson Kelly Larson [non-voting]

Administrators: Present: City Planning Consultant Ada Hood; Recording Secretary & Communications Coordinator Jonathan Carey-Voris; City Attorney Ross Davis. Absent: City Clerk Angela McCormick, City Attorney Paul Martin

Others present:

CLP Residents and Applicants Robert and Carol Ann Giovando (2100 Bopp Road)

Stephen Stoltz, Architect, sjstoltz@hotmail.com, Paul Dean Hunsiker Architect, Inc, 1016 Clark Drive, Fenton, MO 63026, (618) 792-9148

Approve Agenda—Member Gehringer moved and Member Posey seconded a motion to approve the February 11, 2016 Agenda. The Commission unanimously agreed to approve it by voice vote.

Approval of November 12, 2015 P&Z / ARB Meeting Minutes—Member Crockett moved and Member Strubert seconded to approve the November 12, 2015 Meeting Minutes. The Commission unanimously agreed to approve them by voice vote.

Architectural Review Board Meeting

Old Business—None

New Business

A.. Petition of CLP residents Robert and Carol Ann Giovando for:

(1) Planning and Zoning Architectural Review Board consideration and a favorable recommendation for a Lot consolidation plat and

(2) Architectural Review Board review and approval of the design and materials associated with an addition and renovation project at the property known and numbered as 2100 Bopp Road within District D of the City of Crystal Lake Park.

Prior to the meeting, Ms. Hood sent an analysis Memo to the P&Z / ARB dated February 6, 2016. The Memo briefly summarized the project and recommended that the ARB forward a favorable recommendation to the Board of Alderpersons for the Lot consolidation Plat. She also recommended approval of the project and materials.

The plans, application, and renderings were included in a digital packet that was sent to all members prior to the meeting.

During the meeting, Ms. Hood reviewed the proposed consolidated Plat and the history of the log home at 2100 Bopp which was built in 1990. She noted that the Giovandos own three contiguous lots and wish to consolidate them into one. Variances for the side yard and aggregate setbacks were approved at the January 28th Board of Adjustment meeting.

Vote for Lot consolidation plat— At this point, Chair Brooks called for a motion to make a favorable recommendation to the Board of Alderpersons for the consolidation of Lots 7, 8, & 9 at 2100 Bopp. Member Gehringer moved and Member Strubert seconded a motion to make a favorable recommendation to the Board.

Roll Call Vote: Chairperson Nancy Brooks -Aye; Members Krishnaan Anderson -Aye, Tom Barrett – Aye Peg Crockett - Aye; Jim Gehringer – Aye; Doug Posey – Aye; Jeff Rifkin - Aye; Cathy Strubert –Aye;

Chairperson Brooks declared the motion passed.

City Planning Consultant Ada Hood will notify the City Clerk of this decision for the Board of Alderpersons to consider at its meeting on February 29, 2016.

Turning to the Architectural Review portion of the meeting, Ms. Hood reviewed the drawings and materials list submitted by the applicants. They were displayed on the overhead screen and on the Board members monitors on the dais. She also commented on some of the design elements such as the new structure's height of 28 feet, noting that our code allows to 30 feet.

She also reviewed the materials. The siding will be made from real logs which have been ripped so they will match the existing log home. Other elements such as the shake roof and the stone and stucco they are adding will fit in with the neighborhood and that they are consistent with the Design Guidelines.

At this point, Mr. Giovando responded to questions raised by the Board members.

Mr. Barrett asked if there could be future development on this consolidated Plat. Ms. Hood noted that while the owners might add to the existing home, up to a total of 3,600 SF for the entire home, they could not, for example, add another house, since only one home can be built on a lot.

Mr. Giovando said that there will be a landscaped buffer between their home and the Hayes / O'Neill home at 11921 Spring Drive and that this was noted during the Variance hearing last month. He also said that none of the trees facing Bopp Road will be removed. Architect Stoltz said that although he doesn't know how much grading will be needed, it will be minimal.

Mr. Giovando explained there will be a copper roof above the garage doors and that the garage will have carriage doors which are metal, but painted to look like wood.

Mr. Gehringer said that this looks like a good match. Ms. Crockett noted that the windows added to the rear elevation break it up.

Mr. Giovando said that the old house will be power washed and stained so the original house and addition will match.

Chair Brooks noted that the Design Guidelines discourage the dominance of garage doors along the front elevation. Although this is true of their project, the Board members felt that the fact that the garage doors face Bopp Road and that there are dormers above the doors will reduce this effect.

When asked about the driveway material, Mr. Giovando said that they plan to use standard concrete. The Board recommended that they use a colored or tinted concrete.

After these discussions, Chairperson Brooks called for a motion to approve the Plan.

Vote to Approve the Plan for 2100 Bopp Road: Member Rifkin moved and Member Strubert seconded a motion to approve of this Petition with the provision that colored concrete be used, which may also be stamped, for the driveway.

Roll Call Vote: Chairperson Nancy Brooks -Aye; Members Krishnaan Anderson -Aye, Tom Barrett – Aye Peg Crockett - Aye; Jim Gehringer – Aye; Doug Posey – Aye; Jeff Rifkin - Aye; Cathy Strubert –Aye;

Chairperson Brooks declared the motion passed.

Vote to Adjourn the Meeting: There being no further questions or business before the P&Z/ARB, Member Crockett moved and Member Rifkin seconded a motion to adjourn the meeting. The motion was unanimously approved and the meeting adjourned at 8:15 p.m.

Next Meeting: The next meeting of the Planning & Zoning Commission / Architectural Review Board is tentatively scheduled for March 10, 2016 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: _____
Recording Secretary, Jonathan Carey-Voris

ATTEST: _____
Planning & Zoning Commission / Architectural Review Board Chair, Nancy Brooks