



Agenda
City of Crystal Lake Park
Planning & Zoning Commission/ Architectural Review Board Meeting
Frontenac Municipal Complex, 10555 Clayton Road, Frontenac, MO 63131
July 12, 2012 at 7:30 p.m.

Planning & Zoning Commission/Architectural Review Board Meeting

I. Call to Order

II. Roll Call

III. Approve Agenda

IV. Approval of June 28, 2012 Planning and Zoning Commission / Architectural Review Board Meeting Minutes

V. Old Business

A. Continued review of Katsinas General Contractors' Application to the Architectural Review Board for consideration and approval of the design and materials associated with a new home at 2158 East Drive within District D of the City of Crystal Lake Park.

VI. New Business—None

VII. 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 August 9, 2012, at 7:30 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
Special Meeting July 12, 2012**

Call to Order

Planning & Zoning Commission – Chairperson Jeff Rifkin called the meeting to order at 7:36 p.m.

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

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

Applicant representatives present:

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, jking@lathrop&gage.com

Julie Hundelt attended as Court Reporter for the applicant

Approve Agenda

Member Tom Barrett moved and Member Nancy Brooks seconded the motion to approve the July 12, 2012 Agenda. The Commission unanimously agreed to approve the July 12, 2012 Agenda.

Approval of June 28, 2012 Architectural Review Board Minutes

Member Tom Barrett moved and Member Nancy Brooks seconded to approve the June 28, 2012 Meeting Minutes. The Commission unanimously agreed to approve them.

Old Business - Architectural Review Board – Review Continued

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

Attorney John King addressed the Board and described the changes to their plan to build a new home at 2158 East Drive. The brick remains on the non-garage side but we have changed the color and have brought the brick further to the right up to the new bumped out area above the garage. We changed the 2nd floor window on the brick side to a double window and added another gable on top of the window. We have added additional trim under the gable and porch roof. We have changed the pitch of the gable to 8/12 instead of 6/12. We have changed Gable area and porch roof to shakes and changed the color to brown. We have bumped out the area above the garage 1 foot to give the house added interest. We have added windows to both sides of the house. We have removed the shutters. Brick color is Richard's Brick St. Louis Mix. We are thinking of changing the color to a more brownish mix.

Mr. King requested that the City's file and all applicable ordinances be made a part of the record. Went thru the exhibits including driveway picture of Spring (concrete), siding picture of Spring (vinyl), rendering of new home front (brick and shakes), rendering of new home side (no brick but with windows on side and rear), floor plan upstairs, floor plan main level

Pete Katsinas showed samples of the following materials to be used:

- Weatherwood shingle
- Siding – certainteed – savannah wicker. Double-five
- Shake – certainteed – cedar impressions
- Windows with trim
- Brick – number 1N82 Richards Brick Co. Soulard Tutor
- Landscaping – what is required by city and also boxes green velvet, sweet midnight wine color, Japanese maple. And any other landscaping desired by the city.

The applicant is concerned with the class-action law suit with hardy siding including the weight and lack of watertight quality.

Questions from Board members:

Member Nancy Brooks asked about warranty on the proposed vinyl siding. Peter Katsinas said it is lifetime warranty with a guarantee against fading.

Ada reminded the board the adopted design guidelines should be considered. Ada read a passage from the design guidelines about what a neighborhood is....a block, one side of the block, two sides of the block....not the city in its entirety. New homes should look like they fit in. She stated the board needs to look at each application and consider each one separately. A house consistent and compatible with houses on Divot would not be consistent and compatible on Spring. Just because it was done before, or approved before, or constructed in violation does not mean that the application for vinyl should be approved at this location.

Member Tom Barrett said it would be disingenuous to send them to a house and say this is what we want. Now say this is not what we want. Nancy Brooks is happy with the changes, alterations to the original plan.

Resident Jonathan Carey-Voris, 2138 Oak, stated he has vinyl, and it's fine. The older vinyl doesn't look so good but the newer vinyl looks good.

Member Jim Gehringer stated the changes to the front due reflect some positive qualities. You're matching a lot of our criteria.

Member Peg Crockett stated these changes are more detailed, but is still not in compliance.

City Attorney Katherine Moore made it clear if someone built a home not in compliance with the permit, doesn't mean it's illegal.

Resident Stephan Cook, 2147 Oak Drive, is also concerned with James Hardie board due to water getting in because it doesn't lock, whereas vinyl siding locks. Thicker vinyl is significantly more expensive but not much more thicker. He added that the proposed Main Street siding is a great siding.

Member Nancy Brooks stated that the members should judge it on the product you have in front of you.

Aldersperson Kelly Larson added the concern is not just vinyl siding, but large side walls with only vinyl siding. In that regard, the windows on the side break up the side walls.

After a brief discussion, Chair Rifkin called for a motion to approve application as revised and presented tonight for a new home at 2158 East Drive. Member Jim Gerhinger moved and Member Tom Barrett seconded the motion to approve the project

The board members voted as follows:

Chairperson Jeff Rifkin - Aye, and Members Tom Barrett – Aye; Nancy Brooks – Aye; Peg Crockett – Aye and Jim Gehringer – Aye, Michael Preis – Aye, and Cathy Strubert– Aye. Chairperson Rifkin declared the application passed.

New Business - None

Vote to Adjourn the Meeting

There being no further questions or business before the P&Z / ARB, Member Tom Barrett moved and Member Nancy Brooks seconded a motion to adjourn the meeting The motion was unanimously approved and the meeting adjourned at 8:19 p.m.

Next Meeting: The next meeting of the Planning & Zoning Commission / Architectural Review Board is tentatively scheduled for August 9, 2012, at 7:30 pm 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