**Architectural Review Board**

**Work Session Meeting Minutes**

**Monday, March 20, 2023 – 6:30pm**

Main Level Conference Room - Kirkwood City Hall

139 S. Kirkwood Road - Kirkwood, MO 63122

|  |  |  |
| --- | --- | --- |
| **Members Present** |  | **Members Absent** |
| Michael Chiodini, Vice-Chairman |  | Mark Campbell, Chairman |
| Dick Gordon |  |  |
| Don Anderson |  |  |
| Chris Burton |  |  |
| Michael Marlo |  |  |
| Don Hussman |  |  |

**Call Meeting to Order and Approval of Minutes**

Vice Chairman, Michael Chiodini called the work session to order at 6:29 pm.

Mr. Chiodini asked if there were any comments for the March 6, 2023 meeting minutes.

**Chris Burton made a motion to approve the March 6, 2023 minutes. Seconded by Michael Marlo. Motion approved unanimously.**

1. **Sign Review- Old Business - None**
2. **Sign Review- New Business**
3. 10-23S – 10936 Manchester Rd. – B3

Signarama – West County/ Ron Nash, applicant – Signage for Kennelwood

The following items were discussed:

* Verified with Planner I, Christie Voelker that with window signage meets code
1. 11-23S – 10312 Manchester Rd. – B3

Inner Circle Creative/John Ziebol, applicant – Signage for The Pasta House

The following items were discussed:

* Will there be any signage at the outdoor patio
* Signage should have dark returns as indicated on drawing
1. **Residential Review- Old Business**
2. 30-23R – 1518 Lynkirk Ln – R2

California Custom Decks, applicant – Construct a new front porch

The following items were discussed:

* New design does not work with the house – difficult home for a front porch addition, show flat roof examples
1. **Residential Review- New Business**
2. 08-23R – 437 Greenleaf Dr. – R3

Behrens Construction Inc, applicant – Join two (437&443) residences together for one house

The following items were discussed:

* Still looks like two homes
* Gable does not work
* Poor details – what was the intent
* Rear elevation does not work
* Center section needs to come up a little higher than the two existing homes
* Out of scale for the neighborhood
* Find a different way to bring stairs to the second story
1. 22-23R – 36 Ponca Trail – R3

Jason Lehmann, applicant – New single family residence

The following items were discussed:

* East side elevation – long sloping roof
* A lot of vinyl siding shown
* Multiple styles shown
* Frame out the 6x6 deck posts
1. 28-23R – 3 Hillcrest Pl. – R4

Joe Stockmann with Bartels-Missey, Inc; applicant – Bedroom and bath addition

The following item was discussed:

* Need better drawings and full elevation
* Roof style
1. 40-23R – 836 Elmtree Ln. – R3

Axton McCormack, applicant – Rear addition

The Board had no comments

1. 41-23R – 320 Crest Ave. – R4

Schindler Homes, LLC; applicant – New single family residence

The following items were discussed:

* No board and batten anywhere but the front – add to the side gables
* Add band boards on the sides
* Lose the rail on the front porch
* Add stone at chimney
* Windows in family room
1. **Commercial Review- Old Business**
2. 05-23C – 300 N. Kirkwood Rd – B2

Erik Miller with PW Architects, Inc; applicant – New 4-story mixed use development with office, restaurant, parking garage and 60 apartments

The re-design will be submitted at the ARB meeting at 7:00pm

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 6:59pm.

|  |  |
| --- | --- |
|  | Michael Chiodini, Vice Chairman |

Upon request, these minutes can be made available within three working days in an alternate format, such as a CD, by calling 314-822-5822. Minutes can also be downloaded from the City’s website at [www.kirkwoodmo.org](http://www.kirkwoodmo.org), then click on City Clerk, Boards & Commissions, and Architectural Review Board.