

DRAFT

Minutes

of the City of Crystal Lake Park, Missouri
Regular Meeting Architectural Review Board
September 10, 2009

Call to Order/Roll Call

Present: Chair Rita Brinkmann, Members Marianne Stuart, Dennis Bauer, Dave Evans, Barry Larson, Cecelia Rowland, and Alderperson Philip Bryant [non-voting]. Absent: Kevin Holland.

Administrators: City Attorney Paul Martin, City Planner Ada Hood, City Clerk Cathryn Terrell.

Approve Agenda

Member Bryant moved and Member Larson seconded to approve the September 10, 2009, agenda. The Board unanimously agreed to approve the September 10, 2009, agenda.

Approval of February 12, 2009, Meeting Minutes

Member Bryant moved and Member Larson seconded to approve the February 12, 2009, meeting minutes. The Board unanimously agreed to approve the board meeting minutes of February 12, 2009.

Business

2225 Cleek - Lomo Residence

The plans and a memo dated September 10, 2009, from City Planner Ada Hood were provided to the members for their review prior to the meeting.

The architectural style of the proposed addition is consistent with the existing home. Ms. Hood believes the architect has done a good job in keeping with the style of other homes on Cleek.

Ms. Hood recommends approval of the proposed project with the following conditions:

1. The Board reviews the material and color samples to ascertain their quality and aesthetics.
2. That each elevation [front, rear, and sides] have no more than 18 inches of exposed foundation; and
3. That the applicant installs landscaping shrubs around the HVAC units for screening from the street and abutting neighbors.

Based on Ms. Hood's review, she has deemed that the project is in compliance with the Comprehensive Plan and complies with all zoning requirements. The resident did secure two variances through necessary steps. Variance #1 - 18" in the front yard to enclose and extend the garage. Variance #2 - rear yard set back of approximately 7' to allow the installation of a greenhouse.

The addition does not require Planning & Zoning Commission review per Section 410.050.4.

Ms. Lomo distributed the Architecture Review packet and a provided slide show presentation including an overlay of the addition to the existing house. Phase I is a half of a second story addition; Phase II is a first floor addition.

Phase I will begin in 4-6 months; Phase II will begin approximately in 3 years. The Phase 2 addition will be a room used for a great room and will replace the cabinets in the carport and make it a breezeway. Member Stuart questioned why both phases are not being completed at one time. Ms. Lomo stated they were doing the project in two phases for financial reasons. Phase 1 is a stand alone completed project. Phase 2 is not critical for a resale. If there are changes in Phase 2, the residents will need to return to ARB for approval.

Rainwater will drain to the center of the roof, a 'cricket' then drain from the center out to the edges being collected in the rear and in the front. The residents are planning for a rain collection storage cistern under the patio to water lawn and greenhouse. The system has an overflow capacity to disperse evening into the yard, as it does now. The impact should be less than what it is currently.

Ms. Lomo presented materials for siding that is a composite including wood, but the material is 'greener' than wood and is maintenance free.

Ms. Lomo presented a waterproof material that goes at the bottom of the shingles for the last two feet of the roof and in the valley of the roof. The material closely matches existing shingles ensuring the water is shedding.

Wood clad maintenance free windows are included in the specifications.

Member Larson suggested the horizontal stripe on the front of the home be a bit more pronounced in order to break up the long vertical surface. After some discussion, it was decided this was not a condition.

The resident asked that the board to waive Ms. Hood's recommendation (condition #2) that each elevation have no more than 18 inches of exposed foundation, instead the applicant suggested re-grading and landscaping to reduce exposure as approved by CLP staff.

Per Mr. Brouk, Terra Wise, LLC, the residents may install a Franklin stove which has a metal stack instead of building second chimney. Concern with the material of the pipe was discussed by the members. Per Mr. Brouk, the pipe will go through the roof and thinks the pipe would extend 3-4 feet above the roof. However, the pipe will not be visible along the building façade, only above the roof.

The wooden fence will be repaired as stated in the code due to rotting old boards.

After discussion by the members and the residents, City Attorney Martin suggested the plans be approved as submitted with the following conditions:

1. The residents will re-grade and landscaping to reduce foundation exposure on north and south elevations to reduce visual effects as approved by staff
2. The residents will install and maintain landscaping around the HVAC
3. The chimney will be constructed as a traditional masonry chimney with brick or materials that will compliment the home, or if a Franklin stove is installed, then the portion of the pipe that is visible above the roof, must blend with the color and appearance of the roof

Per Attorney Martin, the Building Inspector and City Planner will be responsible for being certain the homeowners comply with the plans and with the conditions as set forth above.

Member Dave Evans moved and Member Stuart seconded the plans for 2225 Cleek to be approved including Conditions 1, 2, and 3 as stated above. The Members voted as follows: Chair Rita Brinkmann - aye, Members Stuart - aye, Bauer - aye, Evans - aye, Larson - aye, Rowland - aye.

VOTE TO ADJOURN MEETING

There being no further business, a Motion was made by Chair Rita Brinkmann to adjourn the meeting, seconded by Member Bauer and unanimously approved.

MINUTES RECORDED BY:

Cathryn Terrell, City Clerk

ATTEST:

Rita Brinkmann, Chair