



**Architectural Review Board
Meeting Minutes
Monday, June 17th, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton
Michael Marlo
Ninad Garware

Members Absent

Mark Campbell, Chairman
Nancy Luetzow, Council Liaison

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the meeting to order at 7:00 pm. Mr. Chiodini asked if there were any comments for the May 20th meeting minutes. **Chris Burton made a motion to approve the June 3rd minutes. Seconded by Don Anderson. Motion approved unanimously.**

I. Sign Review – Old Business

a. 18-24S 10850 Manchester Rd – B3

John Pennington, applicant – Install temporary Grand Opening sign
Applicant presented the case to the board. There was a discussion on the installation and if it would be level. The sign is to be level and not follow contour of the street.

Mr. Marlo made a motion to approve case 18-24S as submitted. Seconded by Mr. Burton. Motion approved unanimously.

b. 19-24S 11207 Manchester Rd – B3

Telle Tire & Auto Centers, applicant – Install two flat wall signage decals
Applicant presented the case to the board. There was a question on whether the signs were lighted. Applicant stated no.

Mr. Burton made a motion to approve case 19-24S as submitted. Seconded by Mr. Marlo. Motion approved unanimously.

c. 20-24S 10733 Big Bend Blvd – B3

Jeffrey O'Guin, applicant – Install window decals
Applicant presented the case to the board. There was a brief discussion on the phone number and website.

Mr. Garware made a motion to approve case 20-24S as submitted. Seconded by Mr. Burton. Motion approved unanimously.

d. 21-24S 10841 Manchester Rd – B3

Bill Yount Signs and Electric, applicant – Install monument and wall signage
Applicant presented the case to the board. There was a discussion on the type of sign. Applicant explained that they were updating the sign and the old sign had several penetrations into the building, which caused leaking of storm water into the space. This sign has no penetrations.

Mr. Burton made a motion to approve case 21-24S as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

- II. Sign Review – New Business
- III. Residential Review – Old Business
- IV. Residential Review – New Business

a. 87-24R 416 S Ballas Rd – R3

Korus Properties LLC, applicant – Build new single family home

Mr. Bettlach presented the case to the board. There was discussion on the roof layout, the gable design, roof height and elevations. There was discussion on the design of the “attic” area at master bedroom. Additionally, more windows are needed. The applicant agreed with the board on changes and additions to the design.

Mr. Anderson made a motion to approve case 87-24R with the following conditions: 1) Provide gables on each end of the residence; two on front and two on the rear elevations for a total of four. 2) Change the roof pitch height to align with the gables. 3) Install windows in master bedroom, one over dresser and one at entry to bedroom. 4) Extend the band board to wrap the house fully extending on all elevations. 5) Install shales on the gable ends and on the front element, 6) the board approved a shed roof to be installed instead of the full porch on rear. Seconded by Mr. Gordon. Motion approved unanimously.

b. 89-24R 415 W Rose Hill Ave – R4

Lewis Homes, applicant – Build new single family home

Mr. Burton made a motion to approve case 89-24R as submitted. Seconded by Mr. Gordon. Motion approved unanimously.

c. 90-24R 234 E Argonne Dr – R3

Sun Solar, applicant – Install roof mounted solar array

The case was presented and a brief discussion followed on the age and color of the roof shingles. It was confirmed that the roof was being replaced prior to installation.

Mr. Gordon made a motion to approve case 81-24R as submitted. Seconded by Mr. Marlo. Motion approved unanimously.

- V. Commercial Review – Old Business
- VI. Commercial Review – New Business

a. 06-24C 10907 Manchester Rd – B3

Bobbi Baker, applicant – Exterior changes to commercial building

The case was presented to the board to renovate the existing building. There was a discussion on the facade materials and the type of glazing to be used. With the southern exposure, it was mentioned that a reflective glass would be beneficial. The cooler was discussed and it was mentioned that the material to enclose it would be compatible with the existing building. Once design is confirmed, this will be sent back to ARB with the dumpster enclosure approval.

Mr. Burton made a motion to approve case 06-24C as submitted. Seconded by Mr. Marlo. Motion approved unanimously.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:32 pm.

	Michael Chiodini, Vice-Chairman
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