

Architectural Review Board
Meeting Minutes
Monday, March 17th, 2025, 7:00 p.m.
Council Chambers – Kirkwood City Hall
139 S. Kirkwood Road – Kirkwood, MO 63122

Members Present

Chris Burton, Vice Chairman
Don Anderson
Ben Arenberg
Dick Gordon
Michael Marlo
Ninad Garware

Members Absent

Mark Campbell, Chairman

I. Call Meeting to Order and Approval of Minutes

Mr. Burton called the meeting to order at 7:00 p.m. and asked if there were any comments for the March 3rd meeting minutes. **Mr. Gordon made a motion to approve the March 3rd minutes. Seconded by Mr. Arenberg. Motion approved unanimously.**

II. Sign Review – Old Business

- a. ARB 0037-25 – 10907 Manchester Rd – B3
Horizon Sign Company, applicant - Resubmittal (ARB case #33-24S) for projecting blade sign to be illuminated and double-sided for Café Amalia
The owner of the restaurant Amalia presented the case. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

III. Sign Review – New Business

- a. ARB 0021-25 – 566 Leffingwell Ave – I1
Erin Plass, applicant – Illuminated wall sign for Midwest Elevator
Jackson Layton presented the case. The Board had no comments. **Mr. Garware made a motion to approve the case as submitted. Seconded by Mr. Marlo. Motion approved unanimously.**
- b. ARB 0028-25 – 11022 Manchester Rd – B4
Andrew Mohrmann, applicant – Illuminated wall sign for Racquel Aesthetics
Jim Mohrmann presented the case. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- c. ARB 0035-25 – 200 S Kirkwood Rd – B2
Molly Benton, applicant – Wall sign for Pilates and Custom Fitness
Heather Epperly presented the case. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**

IV. Residential Review – Old Business

V. Residential Review – New Business

- a. ARB 0018-25 – 1312 Lindgate Dr – R3
Mark Talley, applicant – Rear addition
Mr. Talley presented the case and clarified that the space underneath, though remaining unused, will have a vinyl ceiling. They will also fill in underneath the proposed addition and deck. **Mr. Anderson made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- b. ARB 0019-25 – 519 Nirk Ave – R4
David Barnard, applicant – New deck
A representative was not in attendance to present the case. The Board had no comments.

Following the last item on the agenda, the Board brought the agenda item back up and confirmed a representative was not present. Since the Board did not have any concerns or questions about the project, they decided to make a motion. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Anderson. Motion approved unanimously.**

- c. ARB 0025-25 10341 Manchester Rd – R3
Steve Burns, applicant – New single-car garage addition to residential structure
Mr. Burns presented the case and clarified that the proposed garage will be in addition to the existing basement level garage which is used for storage. The new garage will be built with natural stone matching the existing masonry. Mr. Burns noted that the owner does not want a window in the garage. The Board was okay with having no windows. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**
- d. ARB 0027-25 856 Wood Ave – R4
Lisa Laury, applicant – Rear addition
Architect John Albers presented the case. The Board noted that the south elevation drawing was incorrect as it showed a smaller garage than what is proposed in the floor plan. They also noted that the proposed home has three different roof pitches and that there should be no more than two. Additionally, the primary roof cannot be lower than the front gables. The Board said they would like to see consistent window grids and gable vents on the top side gables. A window is needed on the south elevation in the first floor master bedroom and a window is needed in bedroom #2 on the second floor. The Board noted there can be no more than 2 feet of foundation exposure on the north elevation. **Mr. Anderson made a motion to continue the case, requiring new drawings to be submitted with all the aforementioned notes addressed. Seconded by Mr. Gordon. Motion approved unanimously.**
- e. ARB 0029-25 400 E Argonne Dr – R3
Ali Kluck, applicant – New walk-in closet/laundry
Mike Lewis presented the case. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**
- f. ARB 0031-25 1714 Black Twig Ln – R3
Peter Conant, applicant – Single family one story addition
Mr. Conant presented the case and made the case for no windows on the east elevation due to the closet configuration. The Board had no other comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Gordon. Motion approved unanimously.**
- g. ARB 0032-25 532 Central Pl – R4
Michelle Uetrecht, applicant – Rear covered patio
Zack Klein presented the case and clarified that they will be reducing the size of the covered patio to 11' by 18' to meet zoning regulations. **Mr. Anderson made a motion to approve the case with the following requirements: 1) the building permit plans will be updated to show a reduced size of the covered patio to be 11' x 18' in order to comply with zoning regulations.. Seconded by Mr. Marlo. Motion approved unanimously.**
- h. ARB 0033-25 502 Angenette Ave – R4
Carrie Fischer, applicant – Rear addition
Jacob Stanley presented the case. The Board asked about the type of fireplace being installed and Mr. Stanley stated that it would be a stone ventless fireplace. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**
- i. ARB 0034-25 563 Brookhaven Ct – R4
Jake Holstein, applicant – Covered steel frame deck

Tommy Holstein presented the case. The Board asked about the space below the deck. Mr. Holstein stated that it is 6 feet and will be used by the client so no covering should be required. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

VI. Commercial Review – Old Business

a. 09-24C – 1280 Simmons Ave – R4


Kathrin Norton, applicant – New trash enclosure design
Ms. Norton presented the case. The Board had no comments. **Mr. Marlo made a motion to approve the case as submitted. Seconded by Mr. Arenberg. Motion approved unanimously.**

b. ARB 0026-25 – 491 S Kirkwood Rd – B4

Rein Zeidler, applicant – Construct and install five canopies for First Watch.
A representative was not in attendance to present the case. Since the Board did not have any concerns or questions about the project, they decided to make a motion. **Mr. Gordon made a motion to approve the case as submitted. Seconded by Mr. Garware. Motion approved unanimously.**

VII. Commercial Review – New Business

Mr. Burton asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:30 p.m.

	Chris Burton, 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, then click on City Clerk, Boards & Commissions, and Architectural Review Board.