



**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**January 14, 2026 – 6:00 p.m.**

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**CALL TO ORDER**

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, January 14, 2026. Chairman Fernhoff presided and called the meeting to order at 6:00 p.m.

**ROLL CALL**

<u>Members Present</u>	<u>Members Absent</u>
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Chairman Fernhoff	John Emert
Mike Moran	Laura Switzer
Reed Voorhees	
John Falk	
Brad Weitekamp	

Also present were Frank Johnson, City Administrator; Kori Neely, City Engineer; Gabby Wesche, Community Engagement Officer; Andrew Bramman, City Attorney.

**APPROVAL OF MINUTES**

Mr. Voorhees moved to approve the minutes from the December 10, 2025 meeting. The motion was seconded by Mr. Falk and unanimously carried.

**REVIEW OF PLANS FOR A NEW HOME – Scharf Land Development Company, 895 Glen Elm Dr.**

Chairman Fernhoff introduced the project at 895 Glen Elm Dr. and invited the applicant to present the project. The project’s builder, John Scharf, and architect, Tony Camacho, presented the project to the ARB members.

**Drainage and Landscaping**

Mr. Weitekamp asked why overflow from the “Flow-well” directed east instead of south. The applicant noted that there wasn’t enough room to maintain the 10’ offset from the property line. The Board also requested that the gas line and all utilities be added to the drawings for coordinating the location of “Flow-wells” and tree plantings.

Mr. Weitekamp noted that the current landscaping design has the “Flow-well” discharging at the evergreens, which will overwhelm the trees with water. He told them to consider changing the plantings or the “Flow-Well” discharge location.

The Board members instructed Mr. Scharf to submit a landscape plan with utilities shown for the coordination and verification of “Flow-Well” and tree planting locations.

The Board also noted that the planned driveway exceeds the limit of 18-foot wide.

#### Architectural

The Board discussed the garage design noting that the garage looks out of proportion above the door. They told Mr. Scharf and Mr. Camacho to consider lowering the gable trim, use a taller door, or both.

The Board discussed the need for a sight triangle at Sappington Rd. on the drawing. They suggested selecting tree specimens for corner at Sappington with a high branching point to preserve traffic visibility.

There was no public comment regarding the project.

#### **Mr. Moran moved to approve the applicant’s project with the following conditions:**

- If gas service is going to be provided to the home, indicate the extension of the gas service to all civil plans from the street to the house.
- Submit a landscape plan with utilities shown for coordination and verification of tree and flow-well locations.
- Reduce the driveway to the permitted 18-foot wide maximum dimension.
- Reproportion the garage gable and trim and/or garage door to reduce the amount of flat, blank façade above the garage door.
- Add geometric sight triangles to the landscape plan and civil plan documenting compliance with St. Louis County Transportation Public Works intersection sight districts for passenger cars exhibits (see drawing 5.2).

The motion was seconded by Mr. Voorhees. The motion passed with a vote of 5 “Aye”, 0 “Nay,” and 2 Absent. The votes was as follows:

Reed Vorhees	“Aye”
John Falk	“Aye”
Mike Moran	“Aye”
Brad Weitekamp	“Aye”
Jeff Fernhoff	“Aye”
Laura Switzer	Absent
Jon Emert	Absent

#### **PRELIMINARY REVIEW OF PLANS FOR HOME ADDITION – Laura Detmer, 286 Parkland Ave.**

Chairman Fernhoff introduced the project at 286 Parkland Ave. and invited the applicant to present the project. The project’s architect, Kim Forney, presented the project to the ARB members. The project’s civil

engineer, Wilson Wagner, and the property owner, Laura Detmer, also attended the meeting.

Ms. Forney and the ARB members discussed the project plans, specifically the proposed addition's lower level and how the space should be calculated as it relates to the Floor Area Ratio (FAR).

Although the proposed addition includes a lower level that is almost entirely above grade relative to the immediately adjacent ground, the ARB determined that the square footage of the lower level would not be counted toward the floor area ratio (FAR).

ARB members explained that each application is evaluated based on how the structure relates to the existing topography of the site as a whole. It was noted that the entire basement floor must be evaluated, not the addition portion by itself, in determining whether the space is a basement or a story. It was also noted that the average grade calculation is intended to prevent artificial mounding of the site to increase allowable floor area. When a home is constructed into the natural landscape and consistent with existing grades, it's possible for a lower level that extends above a portion of the grade to not be counted toward FAR. Conversely, if a site is substantially mounded to create an above-grade lower level, that area would likely be included in the FAR calculation.

The ARB provided the following directions to the applicant to consider as they refine plans for a full review for the proposed addition.

- Provide visuals on the civil plans illustrating the massing of the proposed home in relation to neighboring properties.
- Comply with MSD's post-construction imperviousness factors when calculating stormwater runoff volumes and designing BMPs. This requirement is in place in Glendale whether the project connects to the storm sewer or not.
- Mitigation is required only for the incremental increase in stormwater runoff resulting from the proposed improvements.
- A full landscape plan is not required if no tree removal is proposed, but a schedule of plantings should be provided.
- Consider the addition of low shrubbery between the addition and the neighboring property.
- Ensure exposed foundation walls remain within permitted limits of ARB guidelines.
- Consider introducing a change in plane, such as a small bump-out, at the termination of the brick on the right elevation.
- Include tree protection fencing on the demolition plan.
- If tree removal becomes necessary, replacement shall be provided in accordance with applicable ARB guidelines. The

replacement tree may be located anywhere on the property and is not required to be planted in the same location as the removed tree.

There was no public comment regarding the project.

**MISCELLANEOUS – Basement Discussion**

The ARB instructed staff to incorporate the average grade elevation definition as the standard method of measurement for determining basement heights into the ARB guidelines.

**ADJOURN**

Mr. Falk motioned to adjourn the meeting at 7:40 p.m.. The motion was seconded by Mr. Moran and unanimously carried to adjourn the meeting.

DRAFT