



**MINUTES  
ARCHITECTURAL REVIEW BOARD  
WEDNESDAY, NOVEMBER 8, 2023 - 6:00 P.M.**

---

CHAIRMAN JEFFREY FERNHOFF  
JOHN FALK  
MIKE MORAN  
REED VOORHEES  
BRAD WEITEKAMP  
JON EMERT

CITY ATTORNEY, ALEXANDRA SIEVERS  
INTERIM CITY ADMINISTRATOR, ANDREW STEWART  
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

The meeting was called to order by Chairman Fernhoff at 6:00 p.m.

ROLL CALL

Present: Chairman Fernhoff, Mr. Moran, Mr. Voorhees, Mr. Weitekamp, Mr. Falk

Absent: Mr. Emert

APPROVAL OF MINUTES FROM OCTOBER 11, 2023.

Mr. Fernhoff asked if there were any additions or corrections to the minutes from the October 11, 2023. There being none, he asked for a motion. Mr. Moran motioned approval of the minutes. Mr. Weitekamp seconded the motion, which was unanimously approved.

REVIEW OF PLANS FOR A REAR ADDITION

NICK AND MERISSA DORAN, 21 CAMBRIDGE COURT

Present: Jeff Day, Day and Associates  
Nick Doran, Owner

Mr. Fernhoff opened discussion.

Mr. Doran stated that they essentially built a new house due to foundation and roof problems but was submitting the plan for the rear addition as they needed more space in their home.

Drainage: Mr. Falk stated that he had no comments at this time. It was noted that the rear property drained onto Idlewild, there was not a great differential as the addition would be built on an existing stone patio and a flow well had been added with the earlier project.

Mr. Moran asked about the existing flow well, and how it was functioning. Mr. Doran stated that there had been no complaints from neighbors about drainage. Mr. Falk asked if there was a reason why flow well was so close to neighbor's yard and asked if it could be moved closer to the interior yard. It was noted that due to electrical wiring which ran northeast to the 50.7 dimension needed to remain where it was located on the west side of the electric line. Mr. Day

stated that he would ask Robert Teaman if there is a reason it couldn't be moved and will email Mr. Falk.

Landscape: Mr. Weitekamp asked if there were any trees removed previously that have a red x on them on the current plan. Mr. Doran stated that the trees near Idlewild had been removed and there was tree protection listed near the tree that could be impacted by the work.

Architecture: Mr. Moran stated that the design was a nice extension of the current design, quality materials would be used, and the brick façade would be nice. Mr. Voorhees agreed that the design was well composed and there was an appropriate use of materials. Mr. Doran stated that they wanted to use restraint when designing the addition so it would look like a part of the original home and added that it turned out nicer than anyone expected.

Mr. Weitekamp asked if there were steps off the back patio, adding that they were not listed on the site plan but only on the architectural plans. Mr. Doran stated that they are existing stairs.

Mr. Falk noted that he assumed that drainage area B, as marked, encroached into the roof line of the existing home, noting that there were no down spouts shown and asked if that was the case. Mr. Day stated that he did not see a downspout. Mr. Moran stated that there needs to be a downspout near the gable end at the SE convergence, piped into the flow well and clarified on the drawings.

Chairman Fernhoff called for public comment. There was none.

Mr. Moran motioned approval of the submittal with the following conditions:

- Move flow well to be west of proposed Ameren UE electric line;
- Add downspout at the Northeast end of the gutter where the existing and new roof converge and pipe to into flow-well.

Mr. Falk seconded the motion which was unanimously approved.

REVIEW OF PLANS FOR A REAR ADDITION  
SEAN AND MEGAN MILLER, 1020 NOLAN DRIVE

Present: Timothy Dangos, Dangos Builders

Chairman Fernhoff recused himself due to friendship with the owner.

Mr. Voorhees opened discussion on rear two story addition.

Mr. Moran asked about the placement of the west gutter, noting that the east gutter flowed to the French drain allowing dissipation and absorption. Mr. Dangos stated that the drain tile goes around to southwest gutter and will drain to the front. Mr. Moran stated that there was a gutter there with a deck and a roof conversion, adding that the other downspout on south end would be trapped at the sidewalk, and asked that calculations be checked. Mr. Dangos stated that he would verify that the west gutter will go into French drain but will need to change to accept the additional water. Mr. Moran stated that there were downspouts but did not know where they are going. Mr. Dangos stated he would verify locations.

Mr. Weitekamp asked if the retaining wall would be demolished. Mr. Dangos stated that it was small and only 6" out of the ground.

Drainage: Mr. Falk stated that there was not a huge amount of water being added with the addition but noted that on the site plan, the feature for demolition should be noted. Mr. Falk added that it was implied but should be noted.

Landscape: Mr. Weitekamp stated that it appeared that the two trees on site would not be affected by the project and had no comments to add.

Architecture: Mr. Voorhees noted that he could not determine the grade on the addition where the bay was located below the second story arch opening which extended out two feet and asked if there was a line missing. Mr. Moran noted that it appeared to be a 45-degree line and was a valid point and would affect smooth grading and how much foundation will be shown.

It was noted that dirt will need to be filled in where the deck is located, and it was also noted that the south elevation will have much more exposed elevation. Mr. Moran stated that it was a nice addition, not encroaching on neighbors, not too deep, and simple but nice. Mr. Moran stated that there was a question about adding a third floor and noted that the totality of the basement between the old and new was 50-50 in measuring for the grade. Mr. Voorhees stated that it was a little over the grade but was willing to take it into consideration. Mr. Falk and Mr. Weitekamp agreed with Mr. Voorhees. Mr. Moran stated that he liked the design, adding that it was a logical extension of the house composition and created interest in the rear with the bay. Mr. Moran stated that there were no recommendations.

Mr. Dangos stated that they were using Hardy siding and would be discussing matching the existing grey.

Chairman Fernhoff called for public comment. There were none.

Mr. Moran motioned approval of the plans with the following conditions:

- Clarify down spout on west eave;
- Clarify that retaining wall is to be removed.

Mr. Falk seconded the motion which was unanimously approved.

### MISCELLANEOUS

Mr. Moran noted that he received a call from Roger Bettlach advising that a Stop Work Order had been issued by the City at 993 Glenbrook. It was noted that Mr. Bettlach's latest survey indicated that the eave height is higher than the neighboring house. Mr. Moran stated that it was very unfair, adding that there was no discussion with the ARB. Mr. Voorhees stated that the Board never asked Mr. Bettlach to match the neighboring home adding that the home fits into the neighborhood.

Mr. Stewart stated that according to the St. Louis County Inspector, the results on the drawings says the eave is 6" below the neighboring home, and the house was not built that way.

Mr. Falk stated that the neighbor had the right to question the City. Mr. Stewart stated that the Board of Adjustment will determine the next step, adding that legally that Board has to approve a variance, and until then, there was no appeal of the stop work order. Mr. Stewart noted that the last step would be to appeal to the circuit court if necessary.

It was noted that it was not right if Mr. Bettlach was correct and needed to be put on hold for a month.

Mr. Stewart reported that with Mr. DeClue's departure, the Board of Aldermen asked the City Attorney to write the synopsis of our regulations adding that he would meet with Chairman Fernhoff to discuss details.

#### ADJOURNMENT

Mr. Falk moved adjournment of the meeting; Mr. Moran seconded the motion, which was unanimously approved.

These minutes approved as submitted this 13<sup>th</sup> day of December, 2023

---

Joanne Carr, Deputy City Clerk