

**Design and Review Board  
Meeting Minutes  
Thursday, June 13, 2019**

1. Call to Order/Roll Call: The meeting was called to order at 6:00 p.m. Present were Paul Barker, Dana Huth, Sean O’Gorman, Jennifer Taylor and Matt Wolfe. Staff present: Brian Herr.
2. Approval of the meeting minutes from May 9, 2019: Dana Huth motioned to approve the minutes, seconded by Sean O’Gorman and the board approved.
3. Review and recommendations for the following applications:
  - I. **2545 Bredell Ave.-new house:** Nathan Fasnacht and Gabe Fasnacht presented plans and a rendering of the proposed house construction. Paul Barker asked about the front porch roof and the connection at the house. Jennifer Taylor asked about the south elevation and lack of windows. Mr. Fasnacht indicated that the second story should have additional windows. Mr. Fasnacht agreed that some windows could easily be added. Matt Wolfe asked if a roof could be added over the rear door. Jennifer Taylor asked about the color choice. Matt Wolfe asked about trim around the windows. Mr. Fasnacht indicated white trim and siding with some grey highlights above the garage and porch. Sean O’Gorman motioned to approve with the following stipulations: Add trim around windows, add three additional windows on the south elevation and shutters only on front elevation, seconded by Matt Wolfe and the board approved.
  - II. **2510 Oakland Ave.-second story addition:** Raymond Sarmiento provided plans and a color rendering of the proposed addition. Matt Wolfe asked about the siding material and the transition between the old and new. Mr. Sarmiento indicated that the rendering shows the addition in blue, but the house will not be two-toned. Sean O’Gorman motioned to approve with the following stipulations: Trim to match and addition of two windows on each side elevation, seconded by Matt Wolfe and the board approved.
  - III. **3437 Cambridge Ave.-rear patio cover:** Jack Montgomery and Jeannine Dallas presented plans and a photo of the proposed covered patio. Matt Wolfe asked about the roof slope. Mr. Montgomery indicated that the minimum pitch was proposed. Sean O’Gorman motioned to approve with the following stipulation: Match slope of adjacent patio cover, seconded by Dana Huth and the board approved.
  - IV. **7820 Manchester Road-Volvo-exterior signage:** Chris Lamprecht presented plans and a rendering of the proposed signage. Paul Barker asked about the wall sign containing the word St. Louis. Sean O’Gorman asked about the existing pole sign. Mr. Lamprecht indicated that the sign would be re-covered without any changes to the sign. Sean O’Gorman motioned to approve, seconded by Jennifer Taylor and the board approved.
  - V. **1817 Maplewood Commons Dr.-Milan Hair Removal-wall sign:** Joe Phillips presented plans and a rendering of the proposed wall sign. Jennifer Taylor asked about the blue lower panel. Mr. Phillips indicated that the lower panel would have individual letters attached to a blue flat panel. Paul Barker motioned to approve, seconded by Sean O’Gorman and the board approved.
  - VI. **2737 Sutton Blvd.-Studio X-roof top solar panels:** Michael Kilfoy presented plans and a rendering showing what the panels would look like completed. Paul Barker motioned to approve, seconded by Jennifer Taylor and the board approved.

- VII. **7325-7349 Manchester Ave.-Maplewood Square-exterior alterations:** Fred Spille and Joe White presented plans and a rendering of the proposed exterior changes. Jennifer Taylor asked about the signage. Mr. Spille indicated that the newer signs would be reinstalled and some new tenants would present at a later date. Paul Barker asked about the building finishes. Mr. White described the finish brick and stone. Paul Barker asked about the fence at the rear of the property. Mr. White indicated that the fence would be repaired where needed. Sean O’Gorman motioned to approve, seconded by Dana Huth and the board approved.
- VIII. **3520-1 Greenwood Blvd.-Complete Harmony-window display sign:** Melissa Dierker presented a rendering of the proposed signage. Dana Huth asked about the door signage. Dana Huth motioned to approve, seconded by Paul Barker and the board approved.
- IX. **7401 Hazel Ave.-C Oliver Coffee & Flower Bar-two window display signs:** Mariah and Dawn Medina presented a rendering of the proposed signage. Dana Huth asked about the sign construction and size. Ms. Medina indicated that the sign would be white and 36” high. Sean O’Gorman asked if the logo would be stretched to 36”. Ms. Medina indicated that the same logo would be enlarged to the 36” in height. Sean O’Gorman motioned to approve with the following stipulation: Forward copy of completed rendering when finished to board members for approval, seconded by Matt Wolfe and the board approved.

4. Other Business:

**Conceptual review of a new house at 7560 Comfort Ave.:** Rich Landham presented plans and a rendering of the proposed house. Matt Wolfe asked if there was a completed site plan. Mr. Landham indicated that complete architectural plans would be submitted at the July Design & Review Board meeting.

5. Adjournment: The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Brian Herr  
Building Official/Fire Marshal