

**Design and Review Board**  
**Meeting Minutes**  
**Thursday, June 14, 2018**

1. Call to Order/Roll Call: The meeting was called to order at 6:00 p.m. Present were Dana Huth, Jennifer Taylor and Matt Wolfe. Staff present: Brian Herr.
2. Approval of the meeting minutes from May 10, 2018: Dana Huth motioned to approve, seconded by Matt Wolfe and was unanimously approved.
3. Review and recommendations for the following applications:
  - I. **7440 Zephyr Pl.-new house:** Patrick Gerau presented photos, plans and samples of the proposed house. Matt Wolfe asked about the exterior finish material. Dana Huth asked about the porch finishes. Mr. Gerau described the exterior finish materials and mentioned brick on the front and side elevations. Matt Wolfe asked about the gable end details. Mr. Gerau described the siding to brick transition. Dana Huth motioned to approve with the following stipulation: End siding with a band board, seconded by Matt Wolfe and the board approved.
  - II. **7442 Zephyr Pl.-new house:** Patrick Gerau presented plans and product samples. Mr. Gerau mentioned brick was to be used on three sides. He also noted that the side elevations would have siding on the gable ends. Dana Huth motioned to approve with the following stipulations: End siding with a band board and use shakes on side gable ends, seconded by Matt Wolfe and the board approved.
  - III. **7560 Comfort Ave-new house and detached garage:** Mike Quist presented plans and material samples. Dana Huth asked about the color choices. Mr. Quist presented color samples and manufacturers literature on the siding material. White and ivory colors have been chosen with the same combination on the garage. The front porch columns are to be larger than 6x6. Dana Huth motioned to approve with the following stipulations: Continue siding on garage to grade; Foundation of house not to extend above grade more than 2 feet, seconded by Jennifer Taylor and the board approved.
  - IV. **7740 Rannells Ave-room addition:** No one was present. Dana Huth motioned to approve, seconded by Matt Wolfe and the board approved.
  - V. **7438 Hazel Ave-room addition and detached garage:** John Wimmer presented plans of the proposed room addition and detached garage. Dana Huth asked about the connection of the deck to the garage. Mr. Wimmer described the sloped lot and grade change. Dana Huth asked about the siding material. Mr. Wimmer indicated vinyl siding has to be used and will match the existing. He mentioned that the deck would be painted. Matt Wolfe motioned to approve, seconded by Dana Huth and the board approved.
  - VI. **2014 Laclede Station Rd-exterior alterations and detached garage:** Nathan Rash presented plans of the building changes and the detached garage. Mr. Rash stated that the siding will all be replaced with new grey vinyl siding. Matt Wolfe motioned to approve with the following stipulation: Add white band board at rear at the bottom of the siding, seconded by Dana Huth and the board approved.

- VII. **2750 S. Big Bend Blvd.-Taco Bell-building alterations:** Mike Thompson presented plans and material samples. Dana Huth asked about the rusty glass panel at the entry. Mr. Thompson provided a sample of the material and described the attachment to the building. Jennifer Taylor asked about the awnings. Mr. Thompson described the material and appearance. Dana Huth motioned to approve with the following stipulation: The tile grout at entry is to match color of tile, seconded by Jennifer Taylor and the board approved.
- VIII. **7413 Manchester Rd-Halo Insurance-wall sign:** Scott Brazell described the construction of the sign and material. Dana Huth motioned to approve, seconded by Matt Wolfe and the board approved.
- IX. **Sunnen Business Park-four ground signs:** Scott Brazell described the color and construction of the signage. Dana Huth asked about the tenant signs. Jennifer Taylor motioned to approve, seconded by Dana Huth and the board approved.
- X. **7305 Marietta Ave-Maple Work-ground sign:** No one was present. Dana Huth motioned to approve, seconded by Jennifer Taylor and the board approved.
- XI. **2661 Sutton Blvd-The Blue Duck-covered patio and screen:** Chris Rayburn and Jamie McPheeters presented plans. Matt Wolfe asked about the flooring. Mr. Rayburn indicated that concrete would be poured. Matt Wolfe asked about accessible entrance and about the fence screen material. Jamie indicated that a 2-inch mesh with climbing plants. Matt Wolfe asked about the roof structure. Jamie indicated a wood pergola would be constructed over the entire seating area. Dana Huth asked about the guardrail. Jamie said the material has not been chosen but would comply with the outdoor dining ordinance. Dana Huth motioned to approve, seconded by Matt Wolfe and the board approved.
- XII. **3001 S Big Bend Blvd-Sushi & Subs-wall signs:** Alex Li presented a sign rendering. Dana Huth asked about the name and the shape of the sign. This item was tabled.

- 4. Other Business: None.
- 5. Adjournment: The meeting adjourned at 7:30p.m.

Respectfully submitted,

Brian Herr  
Building Official/Fire Marshal