

**MINUTES OF A VIRTUAL MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
VIA ZOOM  
October 1, 2020**

The Meeting was called to order by Acting Chairman Michael Gero at 3:00 p.m. and the following responded to Roll Call:

**PRESENT:**            **Michael Gero, Building Official**  
                          **Don Ramm, City Engineer**  
                          **Don Reis, Fire Lieutenant**  
                          **Jeff Markley, City Planner**

**ABSENT:**            **Norm Casini, Chairman**

**New Business:**

- 1. 6606 Bexley Court, Charles & Terri Soeder** - Represented by Rio Pools for the installation of an in ground swimming pool.

Acting Chairman Michael Gero stated that he wanted the record to reflect that the Chairman Norm Casini was excused from the meeting. He stated that with that, they would hold off on the approval of the Minutes of the September 17, 2020 Architectural Board of Review meeting.

**6606 Bexley Court, Charles & Terri Soeder** - Bob Rios of Rios Pools was in attendance along with the homeowner Charles Soeder.

Acting Chairman Gero asked the applicants to explain and describe the project.

Mr. Rios stated that they were proposing a 20' x 40' in ground swimming pool with a vinyl liner and auto cover. He stated that on the topographic site plan it was shown where the fence would be located on the property line.

Acting Chairman Gero stated that they received a sheet with some images on it. He stated that it was a metal black wrought iron fence. Mr. Rios asked Mr. Soeder what color was the fence going to be.

Mr. Soeder stated that the fence would be bronze. He stated that it would match what his neighbors have.

Acting Chairman Gero asked what would the height of the fence be.

Mr. Soeder stated that it would be whatever the City would allow.

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Acting Chairman Gero stated that 6 foot would be the maximum height.

Mr. Rios stated that they will put a concrete deck around the pool, and there will be a seat wall because of the grade on the house side. He stated that on the west side of the property there will be about a 50 foot long roughly 30 inch high seat wall. He stated that it would look like Mr. Soeder's front landscape beds. They would use the same type of paver.

Acting Chairman Gero asked the City Engineer if he had any questions or comments.

City Engineer Ramm stated that there was plenty of room in the backyard to accommodate the pool. He stated that he thought it would fit real nice back in there.

Mr. Soeder stated that the reason he was moving forward now with the project was because they were building a house right next door. He stated that while he still has access to his backyard, now was the time to put the pool in.

Acting Chairman Gero asked the City Engineer if there were any issues with the location of the retaining wall, the seating wall. It would be 30 inches high.

Mr. Soeder stated that the wall would run basically parallel with the back of his house. He stated that there was a slight grade there; so he wanted to put the wall in to help with the landscaping for the pool.

Acting Chairman Gero asked if there was going to be a drain in the pool.

Mr. Rios stated that was correct.

The Acting Chairman asked where the pool equipment would be located.

Mr. Rios stated that up next to the house there was a drawing that it was shown on.

Mr. Soeder stated that it would be located near the rain gutter on the side of the house.

Acting Chairman Gero asked if the pool would be freshwater or salt water pool.

Mr. Rios stated that it would be a salt water pool.

Acting Chairman Gero asked City Planner Markley if he had any comments. Mr. Markley had no comments.

Acting Chairman Gero asked the Fire Lieutenant if he had any comments.

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Fire Lieutenant Reis stated that he had no comments.

City Engineer Ramm asked if there would be some grading on the down side of the property. Mr. Rios stated it would just roll down.

The City Engineer stated that as a precautionary measure he would issue a Change of Grade permit to accommodate the filling that they will be doing around the concrete, around the flat portions around the pool.

Mr. Rios agreed.

Acting Chairman Gero asked the City Engineer if there was a detention basin very close there.

City Engineer Ramm showed on the topographic site plan where the detention was located.

Mr. Soeder stated that they will not be near the drainage through the backyard.

**A motion was made by City Engineer Ramm, seconded by Acting Chairman Gero, to approve the in ground, subject to the applicant obtaining a Change of Grade Permit.**

**ROLL CALL:       Yeas: Gero, Ramm  
                      Nays: None  
                      MOTION CARRIED**

**There being no further business, the Architectural Board of Review virtual meeting of October 1, 2020 was adjourned at 3:07 p.m.**

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**Acting Chairman Michael Gero**

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**Debi Beal, Secretary,  
Unapproved at Time of Release 10/05/20**