

NOTE: The Plan Commission-Architectural Review Board Meeting will be held **both IN-PERSON and VIRTUALLY** via Zoom.

Individuals may attend the meeting in-person or virtually via Zoom. Doors will open 30 minutes prior to the start of each meeting. Due to the ongoing pandemic, occupancy will be limited to 30 attendees per meeting in order to accommodate social distancing. While masks are recommended, proof of vaccination will be required for individuals who do not wish to wear a mask. Failure to provide proof of vaccination will require a mask to be worn while in City Hall.

Hi there,

You are invited to a Zoom webinar.

When: Nov 21, 2022 05:30 PM Central Time (US and Canada)

Topic: 11/21/2022 PC/ARB Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89614832838>

Or One tap mobile :

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Webinar ID: 896 1483 2838

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Persons interested in making their views known on any matter on the agenda should send an email with their comments to rhelle@claytonmo.gov. All comments received will be distributed to the entire Commission/Board before the meeting.

**CITY PLAN COMMISSION/
ARCHITECTURAL REVIEW BOARD MEETING**

11/21/2022 - 5:30 PM

CITY HALL CHAMBERS – 10 N. BEMISTON AVENUE
CLAYTON, MO 63105

Applications and Plans available at www.claytonmo.gov/PendingApplications

For further information contact Ryan Helle at 314-290-8450

AGENDA

ROLL CALL

MINUTES – Regular meeting of 11/7/2022

DISCUSSION SESSION

1. RENEWABLE ENERGY ZONING CODE REVISIONS

Discussion of revisions to Article XXCIII Renewable Energy Systems regarding the use of solar panels.

NEW BUSINESS

1. 44 ARUNDEL – ARCHITECTURE REVIEW – EXTERIOR ALTERATION

Consideration of a request by Preston Jordan of Schwartz Brothers Landscape Solutions, Applicant, on behalf of Lauren Del Farra, Owner, for the review of design and materials associated with a retaining wall and fence reconstruction.

2. 45 ARUNDEL – ARCHITECTURE REVIEW – EXTERIOR ALTERATION

Consideration of a request by Gregory Bay, Applicant/Owner, for the review of design and materials associated with a front yard fence.

3. 6602 ALAMO – PLAN COMMISSION – MINOR SUBDIVISION PLAT

Consideration of a request by Sam Chimento of 6611 Clayton Partners LLC, Applicant/Owner, for the review of a minor subdivision plat to create four lots for a townhouse development.

4. 8001 FORSYTH BOULEVARD – PLAN COMMISSION – CONDITIONAL USE PERMIT

Consideration of a request by Emily Roberts, Applicant, on behalf of First Watch Restaurants Incorporated, Tenant, for a conditional use permit for the operation of a full-service restaurant.

5. 8001 FORSYTH BOULEVARD – ARCHITECTURAL REVIEW – EXTERIOR ALTERATION

Consideration of a request by Emily Roberts, Applicant, on behalf of First Watch Restaurants Incorporated, Tenant, for the review of design and materials associated with exterior alterations at a proposed restaurant.

6. 8118 FORSYTH – ARCHITECTURE REVIEW – SIGN MODIFICATION

Consideration of a request by Scott Schulte of Engraphix, Applicant, on behalf of 8182 Maryland Associates, Owner, for the review of a sign modification.

7. 7417 OXFORD – PLAN COMMISSION – SITE PLAN REVIEW

Consideration of a request by Mark Mehlman, Applicant, on behalf of 7417 Oxford LLC, Owner, for site plan review of a new single-family home.

8. 7417 OXFORD – ARCHITECTURE REVIEW – NEW SINGLE-FAMILY

Consideration of a request by Mark Mehlman, Applicant, on behalf of 7417 Oxford LLC, Owner, for the review of design and materials associated with a new single-family home.

PUBLIC HEARING

1. CHAPTER 405, ARTICLE XXIX OUTDOOR DINING – TEXT AMENDMENT

Consideration of proposed amendments to the City's Outdoor Dining regulations to allow for tents over outdoor dining areas under certain conditions.

ADJOURNMENT

Agenda topics may be deleted at any time prior to the Plan Commission/Architectural Review Board Meeting without further notice. To inquire about the status of agenda topics, call 314-290-8450 or 314-290-8459. Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022, the Plan Commission/ARB may hold a closed meeting, with a closed vote and record, for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) RSMO, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., and/or proprietary information pursuant to Section 610.021(15).