

MINUTES
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
February 5, 2024
CITY HALL CHAMBERS/ZOOM MEETING

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met on the above date at 17:30 hours at the CITY HALL CHAMBERS/via ZOOM meeting. Upon roll call, the following responded:

PRESENT

Steve Lichtenfeld
Carolyn Gaidis (05:32)
Bridget McAndrew
Helen DiFate
Kami Waldman
David Gipson, City Manager

ABSENT

Bob Denlow

ALSO IN ATTENDANCE

Ryan Helle, Planner
Anna Krane, Planning Director
Stephanie Karr, City Attorney

MINUTES

Regular meeting of 01/02/2024

Bridget McAndrew made a motion to approve as submitted. Helen DiFate seconded the motion. The motion carried unanimously.

NEW BUSINESS

1. 8125 Forsyth Boulevard – Architectural Review – Sign Modification

Consideration of a request by Joe Phillips, Applicant, on behalf of Midas Clayton LLC, Owner, for review of design and materials associated with new signage.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Joe Phillips, Applicant, was present. PC-ARB discussed the item with the applicant. Carolyn Gaidis made a motion to recommend approval as submitted. Bridget McAndrew seconded the motion. The motion carried unanimously.

2. 2 Tuscany Park – Architectural Review – Exterior Alteration/Renovation

Consideration of a request by Douglas Beckmann, Applicant, on behalf of Marusic Revocable Trust, Owner, for review of design and materials associated with front yard alterations.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Ron Marusic, Owner, was present. PC-ARB discussed the item with the owner. Carolyn Gaidis made a motion to recommend approval as submitted. Bridget McAndrew seconded the motion. The motion carried unanimously.

3. 46 Hillvale Drive – Architectural Review – New Residential Addition

Consideration of a request by Simon Igielnik, Applicant/Owner, for review of design and materials associated with a new residential addition.

Ryan Helle provided a summary of the staff report with a recommendation to approve with the condition that the single-story section of the addition be revised to extend the stone used along the front façade. Simon and Debbie Igielnik, Applicants/Owners, were present. PC-ARB discussed the item with the applicants. Carolyn Gaidis made a motion to approve with the following conditions:

1. The single-story section of the addition be revised to extend the stone used along the front façade.
 2. The plans shall be revised to include screening for the relocated HVAC.
- Bridget McAndrew seconded the motion. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 18:07.