

MINUTES
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
January 2, 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
Bridget McAndrew
Bob Denlow
Helen DiFate
Kami Waldman
David Gipson, City Manager

ALSO IN ATTENDANCE

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

MINUTES

Regular meeting of 12/18/2023

Carolyn Gaidis made a motion to approve as submitted. Bob Denlow seconded the motion. The motion carried unanimously.

NEW BUSINESS

1. 7451 Bland Drive – Minor Subdivision Plat – Lot Consolidation (00:01:00)

Consideration of a request by Sanford Talley, Applicant, on behalf of Dawn Kotva, Owner, for review of the consolidation of 7449 and 7451 Bland Drive.

Ryan Helle provided a summary of the staff report with a recommendation to approve with the following conditions:

1. The applicant shall submit a signed and sealed plat that includes the following revisions to the signature block prior to the Board of Alderman meeting:
 - a. Where the document references City Council, the document shall reference the Board of Alderman.
 - b. Where the document references the City of Maryland Heights, the document shall reference the City of Clayton.
 - c. Where the document identifies the signature of Anna Krane, AICP, it shall identify the signature of Michelle Harris, Mayor.
2. That the applicant files a plat with the St. Louis County Recorder of Deeds office and submit proof of filing to the City within 30 days of Board of Aldermen approval.

Sanford Talley, Applicant, was present. PC-ARB discussed the item with the applicant. Carolyn Gaidis made a motion to recommend approval to the Board of Aldermen with the following conditions:

1. The applicant shall submit a signed and sealed plat that includes the following revisions to the signature block prior to the Board of Alderman meeting:
 - a. Where the document references City Council, the document shall reference the Board of Alderman.

- b. Where the document references the City of Maryland Heights, the document shall reference the City of Clayton.
 - c. Where the document identifies the signature of Anna Krane, AICP, it shall identify the signature of Michelle Harris, Mayor.
2. That the applicant files a plat with the St. Louis County Recorder of Deeds office and submit proof of filing to the City within 30 days of Board of Aldermen approval.
- Bob Denlow seconded the motion. The motion carried unanimously.

2. 833 Audubon Drive – Architectural Review – Exterior Alteration (00:05:24)

Consideration of a request by Julie and Scott Cohn, Applicants/Owners, for review of design and materials associated with front yard fencing.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Scott Cohn, Applicant/Owner, was present. PC-ARB discussed the item with the applicant. Carolyn Gaidis made a motion to recommend approval as submitted. Bob Denlow seconded the motion. The motion carried unanimously.

3. 8318 Kingsbury Boulevard – Architectural Review – Exterior Alteration (00:08:32)

Consideration of a request by Neal Gray, Applicant, on behalf of David and Mary Schwartz, Owners, for review of a new pool, spa, and surrounding patio.

Ryan Helle provided a summary of the staff report with a recommendation to approve with the following conditions:

1. To ensure the future maintenance and operation of the pervious paver system, the applicant shall record a deed restriction identifying the location and maintenance details of the system with the St. Louis County Recorder of Deeds and provide proof of recording with the Building Permit submission.
2. The exact type and species of landscape shall be selected and provided with the Building Permit submission to ensure that minimum screening requirements of mechanical equipment are met, and that species provide for treatment of water above the performance of a standard lawn area such as those of a rain garden.

Ethan Zachman was present on behalf of the application. PC-ARB discussed the item with the project representative. Carolyn Gaidis made a motion to approve with the following conditions:

3. To ensure the future maintenance and operation of the pervious paver system, the applicant shall record a deed restriction identifying the location and maintenance details of the system with the St. Louis County Recorder of Deeds and provide proof of recording with the Building Permit submission.
4. The exact type and species of landscape shall be selected from native species lists and provided with the Building Permit submission to ensure that minimum screening requirements of mechanical equipment are met, and that species provide for treatment of water above the performance of a standard lawn area such as those of a rain garden.

~~**4. 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.~~

~~**5. 407 Polo Drive – Architectural Review – Residential Addition**~~

~~Consideration of a request by Joe Page, Applicant, on behalf of Bradford and Stephanie Goett, Owners, for review of design and materials associated with a residential addition and exterior alterations.~~

ADJOURNMENT

The meeting adjourned at 18:10.