

MINUTES  
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
March 4, 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 02/20/2024

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

NEW BUSINESS

**1. 8191 Stratford Drive – Architectural Review – Exterior Alteration/Renovation**

Consideration of a request by Jordan Kuiper, Applicant, on behalf of Alexander Boxer, Owner, 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. Alexander Boxer, Owner, was present on behalf of the application. PC-ARB discussed the item with the property owner. Carolyn Gaidis made a motion to approve as submitted. Bob Denlow seconded the motion. The motion carried unanimously.

**2. 740 Francis Place – Architectural Review – Exterior Alteration/Renovation**

Consideration of a request by Jason Jan, Applicant/Owner, for review of design and materials associated with front yard paving.

Ryan Helle provided a summary of the staff report with a recommendation that the driveway addition not be approved as submitted and that it should be removed or modified to remove encroachment into the right-of-way and to comply with coverage requirements. Jason Jan, Owner, was present on behalf of the application. PC-ARB discussed the item with the property owner. Bridget McAndrew made a motion to approve the driveway as submitted. Bob Denlow seconded the motion. The motion was denied unanimously.

**3. 321 N. Forsyth Boulevard – Site Plan Review – New Single Family**

Consideration of a Request by Scott Mehlman, Applicant, on behalf of Mehlman Brothers Development LLC, Owner, for site plan review of a new single-family home.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Eric Vietmeier, Engineer, and Scott and Blair Mehlman, Applicants, were present. PC-ARB discussed the item with the project representatives. Public comment was provided both in-person and on Zoom. Bridget McAndrew made a motion to approve on the condition that the applicant install a rain garden, or similar feature at the base of the driveway, which is designed to hold water even temporarily, and to slow the drainage of stormwater to the properties at the rear. Such feature shall be approved in advance by staff. Bob Denlow seconded the motion. The motion carried unanimously.

**4. 321 N. Forsyth Boulevard – Architectural Review – New Single Family**

Consideration of a Request by Scott Mehlman, Applicant, on behalf of Mehlman Brothers Development LLC, Owner, for review of design and materials associated with a new single-family home.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Eric Vietmeier, Engineer, and Scott and Blair Mehlman, Applicants, were present. PC-ARB discussed the item with the project representatives. Bridget McAndrew made a motion to approve as submitted. Bob Denlow seconded the motion. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 18:50.