

MINUTES  
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
April 1 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

Carolyn Gaidis (17:35)  
Bridget McAndrew  
Bob Denlow (Acting Chair)  
Helen DiFate  
Kami Waldman  
David Gipson, City Manager

ABSENT

Steve Lichtenfeld

ALSO IN ATTENDANCE

Hobie Kropp, Planning Tech  
Anna Krane, Planning Director  
Stephanie Karr, City Attorney

MINUTES

Regular meeting of 03/18/2024

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

NEW BUSINESS

**1. 7639 Westmoreland Avenue – Architectural Review – Exterior Alteration (00:02:00)**

Consideration of a request by Kim Santoyo, Applicant, on behalf of Joy Stinger, Owner, for review of design and materials associated with front yard fencing.

Ryan Helle provided a summary of the staff report with a staff recommendation to approve as submitted. Sado Cerimovic was present on behalf of the application. PC-ARB discussed the application with the project representative. Bridget McAndrew made a motion to approve as submitted. Helen DiFate seconded the motion. The motion carried unanimously.

**2. 315 North Central Avenue – Plan Commission – Additional Coverage (00:06:00)**

Consideration of a request by Michelle Jansen, Applicant, on behalf of Holly Alden and Charles Eggert, Owners, to allow for additional coverage associated with rear yard alterations.

Ryan Helle provided a summary of the staff report with a staff recommendation to continue the item to allow the applicant to revise the proposal or provide additional information. Michelle Jansen, Applicant, was present. PC-ARB discussed the item with the applicant. Bridget McAndrew made a motion to continue the item. Helen DiFate seconded the motion. The motion carried unanimously.

3. **PUBLIC HEARING – 726 & 734 De Mun Avenue – Rezoning – New Mixed Use (00:19:00)**  
Consideration of a request by Sheila Miranda, Applicant, on behalf of 728 De Mun LLC, Owner, for review of rezoning the subject properties from C-1 Neighborhood Commercial District to a Planned Unit Development.
4. **PUBLIC HEARING - 726 & 734 De Mun Avenue – Planned Unit Development – New Mixed Use**  
Consideration of a request by Sheila Miranda, Applicant, on behalf of 728 De Mun LLC, Owner, for consideration of the terms and conditions of the proposed Planned Unit Development.
5. **726 & 734 De Mun Avenue – Site Plan Review – New Mixed-Use**  
Consideration of a request by Sheila Miranda, Applicant, on behalf of 728 De Mun LLC, Owner, for Site Plan Review of the proposed Planned Unit Development.
6. **726 & 734 De Mun Avenue – Architectural Review - New Mixed-Use**  
Consideration of a request by Sheila Miranda, Applicant, on behalf of 728 De Mun LLC, Owner, for review of design and materials associated with the proposed Planned Unit Development.
7. **726 & 734 De Mun Avenue – Minor Subdivision Plat**  
Consideration of a request by Sheila Miranda, Applicant, on behalf of 728 De Mun LLC, Owner, for review of a lot consolidation plat for the proposed Planned Unit Development.

Items 3 through 7 were presented jointly and a public hearing was opened at 17:50. Ryan Helle provided a summary of the staff reports with the following recommendations:

1. Impacts of sidewalk closures and temporary pedestrian path requirements shall be evaluated by Public Works prior to issuing a Demolition Permit and again prior to issuing a Building Permit.
2. All signage shall comply with Chapter 425. Signage, unless a separate sign district specifically for this project is developed and approved by the Architectural Review Board.
3. Lighting facilities shall comply with applicable City codes and shall be arranged in a manner which will protect roadways and neighboring properties from direct glare or other interference.
4. That the applicant provides a mylar (with the surveyor's signature and the property owner's signature) for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements after Board of Aldermen approval; and
5. Approval of this Plat is concurrent with and intended solely to facilitate redevelopment of the subject properties as authorized by the Rezoning and Planned Unit Development Approval Ordinance (Ordinance No \_\_) adopted concurrently herewith, which rezoning and PUD approval is subject to lapse and the time limit specified in the City's Land Use Regulations, Section 405.1460. Accordingly, if the Plat approved hereby is not filed with the St. Louis County Recorder of Deeds prior to the deadline and the time limit applicable to the Rezoning and PUD Ordinance aforesaid the approval and authorization for filing of the Plat shall lapse and this Ordinance shall be of no further force and effect; and
6. That the applicant files the plat with the St. Louis County Recorder of Deeds office prior to application for construction or demolition permits for the property as approved under the Rezoning and Planned Unit Development Ordinance.

Ellen Reid and Tyler Stephens were present on behalf of the applications. The project representatives provided a presentation to the PC-ARB. A public comment period was held for attendees both in-person and on Zoom. PC-ARB discussed the project with the project representatives and discussed PUD point allocation. The public hearing closed at 20:08

Bridget McAndrew made a motion to recommend approval of the rezoning to the Board of Alderman. Helen DiFate Seconded the motion. The motion carried unanimously.

Bridget McAndrew made a motion to recommend approval of the Planned Unit Development application to the Board of Alderman with the following conditions:

1. Impacts of sidewalk closures and temporary pedestrian path requirements shall be evaluated by Public Works prior to issuing a Demolition Permit and again prior to issuing a Building Permit.
  2. All signage shall comply with Chapter 425. Signage, unless a separate sign district specifically for this project is developed and approved by the Architectural Review Board.
  3. Lighting facilities shall comply with applicable City codes and shall be arranged in a manner which will protect roadways and neighboring properties from direct glare or other interference.
- Helen DiFate Seconded the motion. The motion carried unanimously.

Bridget McAndrew made a motion to approve the Site Plan Review application as submitted. Helen DiFate Seconded the motion. The motion carried unanimously.

Bridget McAndrew made a motion to approve the Architectural Review application as submitted. Helen DiFate Seconded the motion. The motion carried unanimously.

Bridget McAndrew made a motion to recommend approval of the Planned Unit Development application to the Board of Alderman with the following conditions:

1. That the applicant provides a mylar (with the surveyor's signature and the property owner's signature) for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements after Board of Aldermen approval; and
2. Approval of this Plat is concurrent with and intended solely to facilitate redevelopment of the subject properties as authorized by the Rezoning and Planned Unit Development Approval Ordinance (Ordinance No \_\_) adopted concurrently herewith, which rezoning and PUD approval is subject to lapse and the time limit specified in the City's Land Use Regulations, Section 405.1460. Accordingly, if the Plat approved hereby is not filed with the St. Louis County Recorder of Deeds prior to the deadline and the time limit applicable to the Rezoning and PUD Ordinance aforesaid the approval and authorization for filing of the Plat shall lapse and this Ordinance shall be of no further force and effect; and
3. That the applicant files the plat with the St. Louis County Recorder of Deeds office prior to application for construction or demolition permits for the property as approved under the Rezoning and Planned Unit Development Ordinance.

Helen DiFate seconded the motion. The motion carried unanimously.

#### ADJOURNMENT

The meeting adjourned at 19:09