

MINUTES
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
May 6, 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 5:30 p.m. at the CITY HALL CHAMBERS/via ZOOM meeting. Upon roll call, the following responded:

PRESENT

Steve Lichtenfeld (Chair)
Carolyn Gaidis
Bridget McAndrew
Bob Denlow
Helen DiFate
Kami Waldman
David Gipson, City Manager

ALSO IN ATTENDANCE

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

MINUTES

Regular meeting of 04/15/2024

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

OLD BUSINESS

1. 8136 University Drive – Site Plan Review – New Single-Family (00:01:00)

Consideration of a request by Linda Clark, Applicant, on behalf of 8136 University 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 with the following conditions:

1. To ensure the future maintenance and operation of the dry-well and ribbon drive, the applicant shall record a deed restriction noting the location and maintenance requirements of the dry-well system and the ribbon drive and shall submit proof of the recording prior to issuance of a Building Permit.
2. A revised landscape tree chart shall be submitted. (Resolved prior to meeting)
3. The Stonehenge Yew shall be replaced with a tree from the approved tree list.
4. The Stonehenge Yew replacement shall be relocated away from the building façade as not to conflict with the bays above.

Mike Thompson, Architect, was present on behalf of the application. PC-ARB discussed the application with the project representative. Public comment was provided. Carolyn Gaidis made a motion to approve with the following conditions:

1. To ensure the future maintenance and operation of the dry-well and ribbon drive, the applicant shall record a deed restriction noting the location and maintenance requirements of the dry-well system and the ribbon drive and shall submit proof of the recording prior to issuance of a Building Permit.
2. A revised landscape tree chart shall be submitted. (Resolved prior to meeting)

3. The Stonehenge Yew shall be replaced with a tree from the approved tree list.
4. The Stonehenge Yew replacement shall be relocated away from the building façade as not to conflict with the bays above.
5. A tree protection plan shall be submitted to staff and approved prior to approval of a demolition or building permit.

Bob Denlow seconded the motion. The motion carried unanimously.

2. **8136 University Drive – Architectural Review - New Single-Family (00:24:00)**

Consideration of a request by Linda Clark, Applicant, on behalf of 8136 University 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 with the following conditions:

1. The composite screening for the trash enclosure shall reflect a wood texture.
2. The ribbon drive shall be revised to eliminate the ribbon from the front yard setback.

Mike Thompson, Architect, was present on behalf of the application. PC-ARB discussed the application with the project representatives. Public Comment was provided. Carolyn Gaidis made motion to approve with the following conditions:

1. The composite screening for the trash enclosure shall reflect a wood texture.
2. The ribbon drive shall be revised to eliminate the ribbon from the front yard setback.

Bob Denlow seconded the motion. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 6:07 p.m.