

MINUTES  
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
May 20, 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  
Helen DiFate  
Kami Waldman  
David Gipson, City Manager

ABSENT

Bob Denlow

ALSO IN ATTENDANCE

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

MINUTES

Regular meeting of 05/06/2024

Carolyn Gaidis made a motion to approve as submitted. Bridget McAndrew seconded the motion. The motion carried unanimously.

NEW BUSINESS

**1. 118 South Hanley Road – Plan Commission – Conditional Use Permit (00:00:49)**

Consideration of a request by Amy Ryan of Armstrong Teasdale LLP, Applicant, on behalf of Good Day Farm, Tenant, for review of a conditional use permit to allow the operation of a marijuana dispensary facility.

Ryan Helle provided a summary of the staff report with a recommendation that the Plan Commission recommend approval to the Board of Alderman as submitted. Amy Ryan and Paul Rockers were present on behalf of the application. PC-ARB discussed the item with the project representatives. Carolyn Gaidis made a motion to recommend approval of the Conditional Use Permit to the Board of Alderman as submitted. Bridge McAndrew seconded the motion. The motion carried unanimously.

**2. 605 South Central Avenue – Architectural Review Board – Exterior Alteration/Renovation (00:14:22)**

Consideration of a request by Chrissy Wingbermuehle, Applicant/Owner, for review of design and materials associated with a garage renovation.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Christine and Nick Wingbermuehle, Applicants/Owners, were present. PC-ARB discussed the item with the applicants. Carolin Gaidis made a motion to approve as submitted. Bridget McAndrew seconded the motion. The motion carried unanimously.

**3. 8125 Westmoreland Avenue – Architectural Review Board – Alternative Compliance (00:19:46)**

Consideration of a request by Denise Eisele, Applicant, on behalf of Stephen and Virginia Luby, Owners, for consideration of the use of pervious pavers to meet the impervious coverage requirements of the Clayton Gardens Urban Design District.

Ryan Helle provided a summary of the staff report with a recommendation to continue the item to allow the applicant to consider revisions. Jeff Day was present on behalf of the application. PC-ARB discussed the item with the project representative. Carolin Gaidis made a motion to continue the item to a later date. Bridget McAndrew seconded the motion. The motion carried unanimously.

**4. Clayton 2040 Comprehensive Plan – Plan Commission (00:35:43)**

Presentation of the Clayton 2040 Comprehensive Plan. This plan was drafted following a series of community meetings, stakeholder interviews; and community surveys, and outlines the community's vision for future growth, development, and land use. The Plan Commission will review and provide comments for consideration of the plan for implementation.

Catherine Hamacher, consultant, provided a presentation summarizing the objectives and key results of the comprehensive plan. A discussion was held following the presentation.

**ADJOURNMENT**

The meeting adjourned at 7:00 p.m.