

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

PRESENT

Steve Lichtenfeld, Chair  
Bob Denlow  
Helen DiFate  
Kami Waldman  
Jim Arsenault

ABSENT

Bridget McAndrew, Aldermanic Representative  
David Gipson, City Manager

ALSO IN ATTENDANCE

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

MINUTES

Regular meeting of 06/17/2024

Bob Denlow made a motion to approve as submitted. Helen DiFate seconded the motion. The motion carried unanimously.

NEW BUSINESS

**1. 7817 Forsyth Boulevard – Minor Subdivision Plat – Lot Consolidation (00:01:28)**

Consideration of a request by Ty Gramling, Applicant, on behalf of M1 Bank, Owner, for review of the consolidation of 7801 and 7817 Forsyth Boulevard into a single lot.

Ryan Helle provided a summary of the staff report with a recommendation that the Plan Commission recommend approval with the following conditions:

1. That the applicant provides a mylar for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements after Board of Aldermen approval;
2. That the applicant files the 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.

Tyler Stephens and Randy Rosson were present on behalf of the application. PC-ARB discussed the item with the project representatives. Steve Lichtenfeld made a motion to approve with the staff recommendations. Bob Denlow seconded the motion. The motion carried unanimously.

**2. 118 South Hanley Road – Minor Subdivision Plat – Lot Consolidation (00:15:40)**

Consideration of a request by Joe Pflieger, Applicant, on behalf of Burch Properties Incorporated, Owner, for review of the consolidation of Lots 33 & 34 of 118 South Hanley Road with part of lot 34 of 112 South Hanley Road into a single lot.

Ryan Helle provided a summary of the staff report with a recommendation that the Plan Commission recommend approval with the following conditions:

1. That the applicant provides a mylar for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements after Board of Aldermen approval;
2. That the applicant files the 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.

Randy Rosson was present on behalf of the application. PC-ARB discussed the item with the project representative. Steve Lichtenfeld made a motion to approve with the staff recommendations. Bob Denlow seconded the motion. The motion carried unanimously.

**120 South Central Avenue – Architectural Review – Ground Signage (00:12:27)**

Consideration of a request by Andrew Mohrmann, Applicant, on behalf of Clayton Central Owner LLC, Owner, for review of design and materials of a new ground sign.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Jim Mohrmann was present on behalf of the application. PC-ARB discussed the item with the project representative. Steve Lichtenfeld made a motion to approve as submitted. Bob Denlow seconded the motion. The motion carried unanimously.

**3. 139 North Bemiston Avenue – Minor Subdivision Plat – Lot Subdivision (00:18:18)**

Consideration of a request by Zachary Ebbers, Architect, on behalf of Douglas Bemiston LLC, Owner, for review of the subdivision of 139 North Bemiston Avenue into two lots.

Ryan Helle provided a summary of the staff report with a recommendation that the Plan Commission recommend approval with the following conditions:

1. The applicant shall revise the signature blocks to reference the correct year prior to the Board of Alderman Meeting.
2. That the applicant provides a mylar for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements after Board of Aldermen approval;
3. That the applicant files the 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.

Tyler Stephens was present on behalf of the application. PC-ARB discussed the item with the applicant. Public comment was provided. Steve Lichtenfeld made a motion to approve with the staff recommendations. Bob Denlow seconded the motion. The motion carried unanimously.

**4. 139 North Bemiston Avenue – Site Plan Review – New Multifamily (00:41:16)**

Consideration of a request by Zachary Ebbers, Architect, on behalf of Douglas Bemiston LLC, Owner, for Site Plan Review of two new duplex condominiums.

Ryan Helle provided a summary of the staff report with a recommendation to continue the item to allow revisions to stormwater and coverage. Steve Lichtenfeld made a motion to continue the item to an unspecified meeting date to allow the applicant to consider revisions. Bob Denlow seconded the motion. The motion carried unanimously.

**5. 139 North Bemiston Avenue – Architectural Review – New Multifamily (01:47:53)**

Consideration of a request by Zachary Ebbers, Architect, on behalf of Douglas Bemiston LLC, Owner, for Site Plan Review of two new duplex condominiums.

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

1. The trash storage area shall be revised to accommodate a minimum of one 95-gallon trash bin and one recycling bin per dwelling unit.
2. The HVAC units shall be revised to better blend with the surrounding roof and submit the design for staff approval as part of the building permit submission.

Tyler Stephens was present on behalf of the application. PC-ARB discussed the item with the applicant. Public comment was provided. Steve Lichtenfeld made a motion to continue the item to an unspecified meeting date to allow the applicant to consider revisions. Bob Denlow seconded the motion. The motion carried unanimously.

#### ADJOURNMENT

The meeting adjourned at 8:42 p.m.