

MINUTES
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
August 5, 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
Bridget McAndrew, Aldermanic Representative
Helen DiFate
Kami Waldman
David Gipson, City Manager
Jim Arsenault

ABSENT

N/A

ALSO IN ATTENDANCE

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

MINUTES

Regular meeting of 07/15/2024

Helen DiFate made a motion to approve as submitted. Kami Waldman seconded the motion. The motion carried unanimously.

NEW BUSINESS

1. 18 Brentmoor Park – Architectural Review – Fencing

Consideration of a request by Shashi Palamand, Applicant/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. Shashi Palamand was present on behalf of the application. PC-ARB discussed the item with the applicant. Helen DiFate made a motion to recommend approval as submitted. Bob Denlow seconded the motion. The motion carried unanimously.

2. 7451 Bland Drive – Conditional Use Permit – Accessory Dwelling Unit

Consideration of a request by Sanford Talley, Applicant, on behalf of Dawn Kotva, Owner, to allow for the use of an Accessory Dwelling Unit on the property.

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

- 1) All conditions of Chapter 405, Article II, Section 405.330, shall be adhered to.

- 2) The applicant shall record a deed restriction pursuant to item 3 under “Criteria for Review” with the St. Louis County Recorder of Deeds office and submit proof of the required deed restriction to the City prior to the issuance of a Building Permit.

Sanford Talley, Applicant, and Dawn Kotva, Owner, were present on behalf of the application. PC-ARB discussed the item with the applicant. Helen DiFate made a motion to approve with the following conditions:

- 1) All conditions of Chapter 405, Article II, Section 405.330, shall be adhered to.
- 2) The applicant shall record a deed restriction pursuant to item 3 under “Criteria for Review” with the St. Louis County Recorder of Deeds office and submit proof of the required deed restriction to the City prior to the issuance of a Building Permit.

Bob Denlow seconded the motion. The motion carried unanimously.

3. 7451 Bland Drive – Site Plan Review – Accessory Dwelling Unit

Consideration of a request by Sanford Talley, Applicant, on behalf of Dawn Kotva, Owner, for Site Plan Review of an Accessory Dwelling Unit.

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

- 1) The applicant shall file a deed restriction noting the location and maintenance requirements of the dry well system with the St. Louis County Recorder of Deeds prior to approval of a building permit.
- 2) The applicant shall revise the landscape plan to meet the canopy coverage requirements or make a contribution to the City Forestry Fund compensatory to Section 405.4110.C.2.

Sanford Talley, Applicant, and Dawn Kotva, Owner, were present on behalf of the application. PC-ARB discussed the item with the applicant. Helen DiFate made a motion to approve with the following conditions:

- 1) The applicant shall file a deed restriction noting the location and maintenance requirements of the dry well system with the St. Louis County Recorder of Deeds prior to approval of a building permit.
- 2) The applicant shall revise the landscape plan to meet the canopy coverage requirements or make a contribution to the City Forestry Fund compensatory to Section 405.4110.C.2.

Bob Denlow seconded the motion. The motion carried unanimously.

4. 7451 Bland Drive – Architectural Review – Accessory Dwelling Unit

Consideration of a request by Sanford Talley, Applicant, on behalf of Dawn Kotva, Owner, for review of design and materials associated with an Accessory Dwelling Unit.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Sanford Talley, Applicant, and Dawn Kotva, Owner, were present on behalf of the application. PC-ARB discussed the item with the applicant. Helen DiFate made a motion to approve with the following conditions:

- 1) Brick shall replace the stone on the stairs and the exposed concrete on the front facade.

Bob Denlow seconded the motion. The motion carried unanimously.

OLD BUSINESS

1. 8125 Westmoreland – Plan Commission – Alternative Compliance

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.

No project representative was present. David Gipson made a motion to continue the item to the next meeting date. Helen DiFate seconded the motion. The motion carried unanimously.

2. 139 North Bemiston Avenue – Site Plan Review – New Multifamily

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 condition:

- 1) The applicant shall record a deed restriction with the St. Louis County Recorder of Deeds noting the location and maintenance of the dry well system and shall submit proof of filing prior to approval of a building permit.

Tyler Stephens, Architect, and Doug Cohen, Developer, were present on behalf of the project. PC-ARB discussed the item with the project representatives. PC-ARB heard comments from the public. Bob Denlow made a motion to approve with the following condition:

- 1) The applicant shall record a deed restriction with the St. Louis County Recorder of Deeds noting the location and maintenance of the dry well system and shall submit proof of filing prior to approval of a building permit.

Kami Waldman seconded the motion. The motion was carried with five votes in favor and one vote opposed.

3. 139 North Bemiston Avenue – Architectural Review – New Multifamily

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 as submitted. Tyler Stephens, Architect, and Doug Cohen, Developer, were present on behalf of the project. PC-ARB discussed the item with the project representatives. PC-ARB heard comments from the public. Bob Denlow made a motion to continue the item to an unspecified meeting date. Helen DiFate seconded the motion. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 9:08 p.m.