

MINUTES
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
August 19, 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 08/05/2024

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

OLD BUSINESS

1. 8125 Westmoreland – Plan Commission – Alternative Compliance (00:00:48)

Consideration of a request by Denise Eisele, Applicant, on behalf of Stephen and Virginia Luby, Owners, for 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 that the item be continued to allow for revisions. Eric Vietmeier was present on behalf of the application. PC-ARB discussed the item with the project representative. Bob Denlow made a motion to continue the item to an unspecified meeting date. Bridget McAndrew seconded the motion. The motion carried unanimously.

NEW BUSINESS

1. 9 North Bemiston Avenue – Architectural Review – Signage (00:24:50)

Consideration of a request by Clayton Herring, Applicant, on behalf of Bemiston Place LLC, Owner, for review of new signage.

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

- 1) Documentation identifying the location, size, and materials of signs E0-5 and E0-6 shall be submitted to staff for review under the relevant sign permits.

Steve Brown was present on behalf of the application. PC-ARB discussed the item with the project representative. Bob Denlow made a motion to approve with the following condition:

- 1) Documentation identifying the location, size, and materials of signs E0-5 and E0-6 shall be submitted to staff for review under the relevant sign permits.

Bridget McAndrew seconded the motion. The motion carried unanimously.

2. 17 Brentmoor Park - Site Plan Review – Front Yard Alterations (00:41:56)

Consideration of a request by Douglas Leipziger, Applicant, on behalf of Christopher and Mary Danforth, Owners, for Site Plan Review of front yard alterations.

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

3. 17 Brentmoor Park – Architectural Review – Front Yard Alterations (00:45:30)

Consideration of a request by Douglas Leipziger, Applicant, on behalf of Christopher and Mary Danforth, Owners, for review of design and materials associated with front yard alterations.

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

4. 201 Brighton Way – Site Plan Review – New Single-Family (00:51:32)

Consideration of a request by Don Stecko, Applicant, on behalf of 201 Brighton 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) The applicant shall record a deed restriction noting the location and maintenance requirements of the flo-well system with the St. Louis County Recorder of Deeds, and shall submit proof of filing to staff prior to approval of a building permit.
- 2) The pop-up emitter shall be relocated to be at least ten feet from a property line.

Don Stecko, Applicant was present on behalf of the project. PC-ARB discussed the item with the applicant. Public comment was provided. Bob Denlow made a motion to approve with the following conditions:

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

2) The pop-up emitter shall be relocated to be at least ten feet from a property line.
Bridget McAndrew seconded the motion. The motion carried unanimously.

5. 201 Brighton Way – Architectural Review – New Single-Family (01:12:51)

Consideration of a request by Don Stecko, Applicant, on behalf of 201 Brighton LLC, Owner, for review of design and materials for 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 vinyl deck be replaced with an approved material such as wood, metal, or composite reflecting a wood texture and shall be revised as part of the building permit.
 - 2) The siding on the rear of the home shall be specified as part of the building permit submission.
- Don Steck, Applicant, was present on behalf of the project. PC-ARB discussed the item with the applicant. Bob Denlow made a motion to approve with the following conditions:
- 1) The vinyl deck be replaced with an approved material such as wood, metal, or composite reflecting a wood texture and shall be revised as part of the building permit.
 - 2) The siding on the rear of the home shall be specified as part of the building permit submission.
- Bridget McAndrew seconded the motion. The motion carried unanimously.

6. 121 Topton Way – Site Plan Review– New Single-Family (01:24:53)

Consideration of a request by Linda Clark, Applicant, on behalf of 121 Topton Way 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 condition:

- 1) To ensure the future maintenance and operation of the dry-well drive, the applicant shall record a deed restriction noting the location and maintenance requirements of the dry-well system and shall submit proof of the recording prior to issuance of a Building Permit.
- 2) Revise the landscape plan so that a minimum of 33% of the shrub and perennial species are Missouri natives.

Mike Manlin, Developer, was present on behalf of the project. PC-ARB discussed the item with the project representative. Bob Denlow made a motion to approve with the following conditions:

- 1) To ensure the future maintenance and operation of the dry-well drive, the applicant shall record a deed restriction noting the location and maintenance requirements of the dry-well system and shall submit proof of the recording prior to issuance of a Building Permit.
- 2) Revise the landscape plan so that a minimum of 33% of the shrub and perennial species are Missouri natives.

Bridget McAndrew seconded the motion. The motion carried unanimously.

7. 121 Topton Way – Architectural Review – New Single-Family (01:33:57)

Consideration of a request by Linda Clark, Applicant, on behalf of 121 Topton Way LLC, Owner, for review of design and materials for a new single-family home.

Ryan Helle provided a summary of the staff report with a recommendation to approve as submitted. Mike Manlin, Developer, was present on behalf of the project. PC-ARB discussed the item with the project representative. Bob Denlow made a motion to continue the item to an unspecified meeting date. Bridget McAndrew seconded the motion. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:33 p.m.