

MINUTES
CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
October 21, 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

Bridget McAndrew, Aldermanic Representative & Acting Chair
Helen DiFate
Kami Waldman
Jim Arsenault

ABSENT

Steve Lichtenfeld, Chair
Bob Denlow
David Gipson, City Manager

ALSO IN ATTENDANCE

Anna Krane, Director of Planning & Development
Ryan Helle, Planner
Kevin O'Keefe, City Attorney

MINUTES

Regular meeting of 10/07/2024

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

OLD BUSINESS

1. 55 Crestwood Drive – Site Plan Review – New Single-Family Home

Consideration of a request by Scott Mehlman, Applicant/Owner, for site plan review 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 applicant shall file a deed restriction with the St. Louis County recorder of deeds noting the location and maintenance requirements of the drywell and shall submit proof of filing prior to approval of a building permit.
- 2) The rear yard shall be revised so as not to impact the critical root zone of the neighboring landmark tree.

Scott Mehlman (Developer), Lauren Strutman (Architect), and Eric Vietmeier (engineer) were present on behalf of the application. PC-ARB discussed the item with the project representatives. Comments were heard from the audience. Helen DiFate made a motion to approve with the following conditions:

- 1) The applicant shall file a deed restriction with the St. Louis County recorder of deeds noting the location and maintenance requirements of the drywell and shall submit proof of filing prior to approval of a building permit.
- 2) The rear yard shall be revised so as not to impact the critical root zone of the neighboring landmark tree.
- 3) The north side yard setback shall be increased by one (1) foot, six (6) inches.

Kami Waldman seconded the motion. The motion carried unanimously.

2. 55 Crestwood Drive – Architectural Review – New Single-Family Home

Consideration of a request by Scott Mehlman, Applicant/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 as submitted. Scott Mehlman (Developer), Lauren Strutman (Architect), and Eric Vietmeier (engineer) were present on behalf of the application. Helen DiFate made a motion to approve as submitted. Kami Waldman seconded the motion. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 6:27 p.m.