

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

March 21, 2022

ZOOM MEETING

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met on the above date at 17:30 hours via a ZOOM meeting. Upon roll call, the following responded:

Present:

Steve Lichtenfeld, Chairman
Ira Berkowitz, Aldermanic Representative
David Gibson, City Manager
Helen DiFate
George Hettich
Carolyn Gaidis

Also in Attendance:

Annisa Kumerow, Principal Planner
Stephanie Karr, City Attorney Representative
Laurie Wilson, Administrative Assistant

MINUTES

The minutes from March 7, 2022 were approved unanimously.

NEW BUSINESS

123 TOPTON WAY-ARCHITECTURAL REVIEW-ADDITION

Consideration of a request by Katie Niesen Cook, Jim Bulejski Architects, Applicant, on behalf of Andrzej Krezel and Lilianna Solnica, Owners, for the review of the design and materials associated with a single-story addition and solar panel array.

Annisa Kumerow summarized the staff report.

Staff Recommendation

To approve with the following conditions, to be addressed prior to issuance of building permit:

- 1) All exterior electrical lines for the proposed solar panels shall be painted to match the color of the single-family residence.
- 2) A plan noting the species of the proposed A/C condenser landscape screening as well as tree protection measures for existing trees must be submitted with the building permit application.

Staff recommended approval as submitted.

Carolyn Gaidis motioned to approve the Architectural Review Board recommendation. Helen DiFate seconded the motion and the Board approved unanimously.

PUBLIC HEARING

Proposed modification to Chapter 405, Zoning Regulations, Article IX (Special Development District) related to the addition of a Public Benefit.

Annisa Kumerow summarized the staff report.

Staff Recommendation

Consider the draft SDD public benefits regulations attached to the "Request for City Plan Commission Review" and make a recommendation of approval to the Board of Aldermen.

Carolyn Gaidis motioned to approve the Architectural Review Board recommendation. Ira Berkowitz seconded the motion and the Board approved unanimously.

OTHER BUSINESS

Discussion between Plan Commission/ARB and staff about Article IX of the City of Clayton Land Use Code: Special Development District. Ira Berkowitz provided the presentation.

David Gibson, announced that the next Architectural Review Board meeting will return in-person on April 4, 2022. This will take place at the City Hall, Council Chambers. Applicants and the general public are welcome to attend, and safety measures will be in place.

George Hettich's last meeting was Monday, March 21. He is thanked for his contribution and valuable comments. The Planning Committee and Architectural Board wish George Hettich the best in all future endeavors.

The meeting adjourned at 18:21 pm.