

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

FEBRUARY 17, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig Owens, City Manager
Jim Liberman
Scott Wilson
Ron Reim

Absent:

Marc Lopata

Also Present:

Kevin O'Keefe, City Attorney (arrived at 5:45 p.m.)
Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the February 2, 2009 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

EXTERIOR ALTERATIONS – SINGLE FAMILY RESIDENCE – 69 ABERDEEN

Al Levine, project architect, was in attendance at the meeting.

Catherine Powers explained that this is a request for a change in the roofline and the addition of dormers to convert the attic to living space. She indicated that in order to provide living space above the second floor (under sloping roof as allowed by the Zoning Regulations), the roof pitch will be raised from a lower pitch roof to a higher 12:12 pitch roof. The plans show the height will increase to 29.4-feet as measured from grade to the mid-point of the roof. As

shown, the height does not exceed the limit of 30-feet. Additionally, three new dormers are proposed under the roofline; two small shed dormers will be added on the front and west side elevation and a shed dormer is proposed on the east side elevation. A new gable is shown on the rear elevation. The proposed exterior material for the dormers is white beaded vinyl siding to match existing siding on the house. The architect has provided calculations showing that the siding material is less than 25% on each elevation; however, since vinyl is proposed, a modification to the Architectural Review Guidelines is required. The windows will be white clad casements to match existing. The shingles for the new roof will be architectural-grade, grey in color. Minor changes to the site are also proposed including the construction of a two-level deck off the rear of the house. The plans indicate that these improvements are located on existing impervious surfaces with impervious coverage at 54%. A new condenser unit is proposed on the side of the property, but is not shown to be screened. Catherine advised the members that the Hillcrest Trustees have approved these plans and that staff recommends approval with the condition that the HVAC condenser and trash be screened with a wood fence.

Mr. Levine presented elevation drawings. He stated that three dormers, one on the west elevation, one on the east elevation and one on the front elevation are proposed as well as a new gable on the rear elevation. He stated that with regard to the recommended screening for the HVAC and trash, he would like to extend the existing stockade fencing that is already on the property line for screening.

Ron Reim asked if the existing siding on the house is wood.

Mr. Levine replied “no”. He indicated that the existing siding is vinyl.

Catherine Powers indicated that the existing addition that contains the vinyl siding pre-dates the ARB Guidelines.

Scott Wilson asked if the siding color will match.

Mr. Levine replied “yes”.

Jim Liberman asked about the small window on the west elevation under the dormer.

Mr. Levine indicated that the small window is a stair window and will continue to the 3rd floor.

Chairman Sanger asked for comments about the screening.

Steve Lichtenfeld commented that he believes the proposal for screening will effectively screen the HVAC and trash for the neighbors.

Scott Wilson commented that it may from the ground level, but not from the second floor of the neighbor’s house.

Steve Lichtenfeld stated that even if the fencing is moved closer to the condenser and trash cans, those items will still be visible from the 2nd floor.

Chairman Sanger commented that he does not believe that fencing along the property line will serve the purpose for which screening material is for.

Jason Jaggi indicated that the purpose is to keep the trash confined to a smaller area.

Chairman Sanger asked how the area would be accessed.

Jason Jaggi indicated that a gate would serve as access.

Scott Wilson, Jim Liberman and Ron Reim indicated that they would prefer the fence be closer.

Being no further questions or comments, Jim Liberman made a motion to approve with the condition that the fence screening be moved closer to the HVAC and trash area, as per staff recommendation. The motion was seconded by Scott Wilson and unanimously approved by the Board.

ANTENNA INSTALLATION – WASHINGTON UNIVERSITY ATHLETIC FIELD – 6500 FORSYTH BOULEVARD

Mr. Paul Thompson, representing AT & T, and Art Ackermann with Washington University, were in attendance at the meeting.

Ron Reim, due to a conflict of interest, recused himself and did not participate in the discussion or vote with regard to this item.

Catherine Powers explained that this is a request for the installation of two new light poles containing telecommunication antennas that will be placed within an aluminum canister. These new poles will be located in generally the same location as the two existing light poles. Currently, there are two similar antennas on the Wash-U athletic field that were approved by the ARB in 2006. Additionally, a brick faced mechanical equipment enclosure will be placed adjacent to the Lien parking structure which serves the South 40 residence halls. Catherine stated that that this request follows the trend of locating cellular antennas on top of the athletic field light poles to provide service to the campus and that the brick enclosure is appropriate for the site and will match the adjacent residence halls and recommends approval as submitted. Catherine noted that most people will not even realize those antennas are there.

Mr. Ackermann advised the members that these new antennas will also provide additional coverage to the surrounding neighborhoods as well as Washington University's campus.

Jim Liberman asked about the other two buildings.

Mr. Ackermann stated that the new storage shed will also house athletic equipment.

Mr. Thompson advised the members that there are two buildings; one for the antenna equipment and the other for athletic equipment.

Mr. Ackermann stated that the new building is an improvement from the existing building.

Craig Owens commented about the 70' high light poles and asked if they will be able to allow for future carriers.

Mr. Thompson replied "no". He stated that another light pole would have to be replaced to support another carrier.

Craig Owens asked if there are other light poles on the athletic field.

Mr. Thompson replied "yes".

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Chairman Sanger asked if there were any updates on pending projects.

Craig Owens advised the members that the Board of Aldermen recently updated Centene's development agreement.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 5:50 p.m.

Recording Secretary