

NOTE: The Plan Commission-Architectural Review Board Meeting will be held **both IN-PERSON and VIRTUALLY** via Zoom.

Doors will open 30 minutes prior to the start of each meeting.

Speaker Cards

If you attend in-person, and you wish to speak or ask a question on an agenda item or in the Open Forum section, please fill out a speaker card and hand it to members of City staff. Speaker cards will be located at the entry to the Council Chambers. All speakers will have three (3) minutes to ask their question.

If you attend virtually via Zoom, you will be required to register with your name and address to fulfill the speaker card requirement.

Open Forum & Audience Questions

If you wish to speak on an item which is **NOT** on the agenda, please raise your hand during the **Open Forum** section. If you wish to speak on an item that is on the agenda, the PC-ARB will ask for audience questions following their discussion of the application.

You are invited to register for a Zoom webinar!

When: Apr 20, 2026 05:30 PM Central Time (US and Canada)


Topic: 04-20-2026 PC/ARB Meeting

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_a9hF__KaS9qYDeY_RNKgcQ

After registering, you will receive a confirmation email containing information about joining the webinar.

Persons interested in making their views known on any matter on the agenda should send an email with their comments to rhelle@claytonmo.gov. All comments received will be distributed to the entire Commission/Board prior to the meeting.



Interested in receiving the City's weekly e-newsletter, which includes regular development updates and more?
Scan this QR code or visit claytonmo.gov/connect to sign up today!

scan this QR code to visit the City's Pending Applications page and view the applications and plans for the upcoming meeting!



CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD MEETING

4/20/2026 - 5:30 PM

CITY HALL CHAMBERS – 10 N. BEMISTON AVENUE, CLAYTON, MO 63105

Applications and Plans available at www.claytonmo.gov/PendingApplications

For further information contact Ryan Helle at 314-290-8450 or rhelle@claytonmo.gov

AGENDA

- I. ROLL CALL**
- II. MINUTES** – Regular meeting of 3/30/2026
- III. OPEN FORUM** - This is the opportunity for the Plan Commission/Architectural Review Board to listen to comments from citizens concerning any matter of the city's business or any matter over which the Plan Commission/Architectural Review Board has control. Anyone wishing to address any aspect of a matter that is the subject of a public hearing scheduled for the same meeting shall confine any comments on that subject to the public hearing and not address that subject during an open forum. Each person addressing the Plan Commission/Architectural Review Board must complete and submit to the city clerk a speaker card containing the speaker's name, residential address and the subject upon which the speaker desires to speak. Each speaker is limited to three minutes to address the Plan Commission/Architectural Review Board during an open forum.
- IV. BUSINESS MATTERS**
 - NEW BUSINESS**
 - 1. 7645 Wydown Boulevard – Conditional Use Permit - Restaurant**

Consideration of a request by Tom McGraw, Applicant, on behalf of Gigi’s Café, Tenant, for review of a Conditional Use Permit to operate a restaurant.
 - 2. 801 Seminary Place – Conditional Use Permit – University/Institution**

Consideration of a request by Angie Eslinger, Applicant, on behalf of Concordia Seminary, for review of a Conditional Use Permit to govern redevelopment of existing uses on the site.
 - 3. 1 North Central Avenue – Architectural Review – Exterior Alteration**

Consideration of a request by Jack Sorrentino, Applicant, on behalf of Hoffman Commercial Real Estate, Owner, for review of a proposal to repaint the structure’s exterior.
 - 4. 125 Hunter Avenue – Architectural Review – Fencing**

Consideration of a request by Dan Wrablik, Applicant, on behalf of Caliber Collision, Tenant, for review of design and materials associated with new fencing.
 - 5. 9 Southmoor Drive – Architectural Review – Residential Addition**

Consideration of a request by Jane Ann Forney, applicant, on behalf of Simanowitz John Living Trust, Owner, for review of design and materials associated with a residential addition.
 - PUBLIC HEARING**
 - 6. Text Amendment – Chapter 405, Article XXIV Outdoor Dining**

A proposal to amend Sections 405.3690 through 405.4020 to revise requirements and procedures for outdoor dining.
 - 7. Text Amendment – Chapter 405, Article X Planned Unit Development District**

A proposal to amend Sections 405.1360 through 405.1500 to revise requirements and procedures for planned unit developments (PUDs).
- V. ADJOURNMENT** – NEXT REGULAR MEETING OF THE PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD WILL TAKE PLACE AT 5:30 PM ON **MONDAY, MAY 4TH, 2026.**

Agenda topics may be deleted at any time prior to the Plan Commission/Architectural Review Board Meeting without further notice. To inquire about the status of agenda topics, call 314-290-8450 or 314-290-8459. Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022, the Plan Commission/ARB may hold a closed meeting, with a closed vote and record, for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) RSMO, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., and/or proprietary information pursuant to Section 610.021(15).