

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
COUNCIL CHAMBERS – CITY HALL
MONDAY, AUGUST 5, 2019
1730 (05:30 PM)

CALL TO ORDER

The meeting was called to order by Chairman Steve Lichtenfeld at 1730.

ROLL CALL

Chairman Steve Lichtenfeld, Interim City Manager Janet Watson, Aldermanic Representative Richard Lintz, Robert Denlow, and George Hettich answered roll call.

Carolyn Gaidis arrived after roll call.

Absent: Ron Reim

ALSO IN ATTENDANCE

Stephanie Karr, City Attorney
Susan M. Istenes, AIPC, Planning Director

CHAIRMAN REQUESTS

Chairman Lichtenfeld welcomed the two new members, Robert Denlow and George Hettich. He also asked that all cell phones be turned off and that conversations take place outside the meeting room.

Chairman Lichtenfeld also asks that anyone who speaks please spell out their last name.

APPROVAL OF MINUTES

The minutes of the regular meeting of July 15, 2019, were continued to the next agenda

NEW BUSINESS

138 LINDEN AVENUE – ARCHITECTURAL REVIEW BOARD – EXTERIOR ALTERATION/RENOVATION

Director Susan M. Istenes summarizes the following staff report: “The 10,800 square foot property is located at the south side of Watkins Drive just east of its intersection with Brentwood Boulevard. The property has a zoning designation of R-2 Single Family Dwelling District. The applicant is proposing to construct an 880 square foot addition on the west side of the house, towards the rear. The roof over the existing front restroom, office sun room and garage will be removed, and the second story addition will go on top of those areas within the same footprint. The applicant is proposing to add a master suite, an office and storage space (with attic access).

The applicant is proposing an addition located on the southwest end of the property. The addition is two stories in height. The location (on the same foot print) and size of the addition does not require formal site plan review.

The massing and style of the proposed addition is compatible with the existing structure. The proposed north elevation roofline will be uniform with the existing roof and a window will be added on the expanded second floor for a uniform appearance with the existing second floor windows.

On the proposed south elevation, brick will replace the existing vinyl siding which is currently located above the garage door. New masonry and trim will be added to the second story to match the existing and two new windows will be added to the second floor.

On the proposed east elevation, two windows will be added on the left expanded upper level and a door with glass will be added at the first level.

On the proposed west elevation five windows will be added on the second story. The new roof, walls and trim will all match the existing. Staff believes the design and materials of the proposed addition are compatible with the existing structure and neighborhood character.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.”

ANDREW SCHAUB (AS) – 5855 Runnymede Place

AS – Nothing to add to the staff report.

CAROLYN GAIDIS AND CHAIRMAN LICHTENFELD – Comment on the weight of the gate.

RICHARD LINTZ – MOTION TO APPROVE AS SUBMITTED

CAROLYN GAIDIS – SECOND

BOARD UNANIMOUSLY APPROVES

8064 WATKINS DRIVE – ARCHITECTURAL REVIEW BOARD – SINGLE FAMILY SECOND STORY ADDITION

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STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS TO BE REVIEWED UNDER THE BUILDING PERMIT SUBMISSION:

1. TREE PROTECTION FENCING SHALL BE INSTALLED ALONG THE DRIPLINE OF THE EXISTING TREES LOCATED ADJACENT TO THE PROPOSED CONSTRUCTION. TREE PROTECTION FENCE LOCATIONS SHALL BE SHOWN ON THE SITE PLAN.
 2. SCREENING AROUND THE EXISTING AIR CONDITIONING UNITS ON THE EAST SIDE OF THE HOUSE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CLAYTON STANDARDS AND SHALL BE REVIEWED AT THE TIME OF BUILDING PERMIT ISSUANCE.”
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AMBER REYNOLDS-PRERIL (ARP) – Owner of 8064 Watkins Drive

ARP – Would like to add addition to make the home more complete and help improve value of home.

GEORGE HETTICH – Will you be replacing the entire roof or just the roof on the addition

ARP – We will be replacing the entire roof after asbestos abatement.

RICHARD LINTZ – The tree above the addition is sad, you may want to remove it all together.

ARP – Unfortunately it is the neighbors.

CAROLYN GAIDIS – You should talk to your neighbors.

ARP – Is the screening in the recommendations for approval required?

SUSAN ISTENES – Please submit a photo showing it is screened and that will be sufficient.

RICHARD LINTZ – MOTION TO APPROVE WITH STAFF RECOMMENDATIONS

JANET WATSON – SECOND

BOARD UNANIMOUSLY APPROVES

150 NORTH MERAMEC AVENUE – ARCHITECTURAL REVIEW BOARD – SPECIAL ANTENNA

Director Susan M. Istenes summarizes the following staff report: “Consideration of a request by Sprint for the review of the design and materials associated with the addition of 3 new telecommunications antennas on a building rooftop in Downtown Clayton. Article XXVI of the Zoning Regulations require Architectural Review Board approval of new telecommunications antenna applications which create a visible change to the property.

The 150 N. Meramec Avenue roof top currently contains 6 existing antennas and 2 existing cabinets. There is an existing penthouse and existing screen wall surrounding the mechanical equipment and existing Sprint equipment, on the roof. On the south side of the roof, 2 additional panel antennas will be placed mounted to the outside of the screen wall, side by side. The third antenna will be mounted to the outside of the screen wall at the northeast corner of the screen wall. The 6 existing panel antennas are also mounted outside of the screen wall. The proposed panel antennas are flat in appearance and are approximately 7.2 inches deep, 38.3 inches high and 20.5 inches wide and will be mounted to an 8-foot-tall mounting pipe. They are off-white in color. New MIMO equipment will be installed in an existing RBS cabinet. The height of the building is approximately 65 feet and 75 feet to the top of the screen wall where the antenna will be attached.

The proposed location and design of the additional antenna is consistent with existing antennas. The proposed antenna location is setback from the edge of the roof by approximately 10 feet. The visual impact is mitigated by the design and color of the antenna.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.”

LAURIE BRINKMANN (LB) – Sprint Representative

LB – Nothing to add to the staff report.

GEORGE HETTICH – MOTION TO APPROVE AS SUBMITTED

CAROLYN GAIDIS – SECOND

BOARD UNANIMOUSLY APPROVES

7911 CLAYTON ROAD – CONDITIONAL USE PERMIT – GENERAL CUP

Director Susan M. Istenes summarizes the following staff report: “This is a request for a Conditional Use Permit for the operation of a package liquor store known as the Clayton Wine House. The business is proposed to be

located at 7911 Clayton Road. The subject property is located on the north side of Clayton Road at the northeast corner of South Meramec Avenue and Clayton Road. The property has a zoning designation of Neighborhood Commercial (C-1). Package liquor stores require a conditional use permit in commercial zoning districts and are defined in the Land Use Code as follows:

“A place of business primarily or exclusively for the retail sale of alcoholic beverages in the original package for consumption off the business property. If otherwise properly licensed to do so, the package liquor store may offer educational classes, with or without a fee and complimentary tasting, but consumption on the premises, other than in the course of such bona fide classes and tasting, which are clearly ancillary and subordinate to retail package sales, shall be prohibited.”

The business will be in a 5,660-square-foot commercial building (including the basement) with approximately 3,700 square feet of retail on the first floor. The structure is currently occupied by a retail carpet store. The proposed hours of operation are 10 a.m. to 8 p.m. Monday through Saturday, and the store will be closed on Sunday. The focus of the business is the sale of wine, spirits, cheese, and specialty foods. Wine tastings and educational events will be offered periodically. A 5-space surface parking lot is located behind the building for the building’s exclusive use. On-street parking is also available.

Conditional uses are those types of uses that are considered to be desirable, necessary, or convenient to the community but which, by their nature, can create additional traffic volume, parking demand beyond the development's capacity, and/or a detrimental impact on adjacent or neighboring properties due to noise, pollutants, or other characteristics associated with that particular use. Package liquor stores are permitted in this zoning district subject to approval of a conditional use permit as per Article VII of this Chapter and the following criteria:

1) *The proposed use is compatible with surrounding uses and with the surrounding neighborhood;*

>> Surrounding land uses include a mix of retail, medical, and single family residential. There are other package liquor stores in Clayton, however; they are located downtown and include Craft Beer Cellar (8113 Maryland Avenue), the Wine and Cheese Place (7435 Forsyth Boulevard), and the Wine Merchant (7817 Forsyth Boulevard). The proposed business is compatible with the adjacent uses and the neighborhood.

>> Pursuant to Section 600.030, package liquor stores may not be located within 200 feet of any school, church or other building regularly used as a place of religious worship. The subject property meets this criterion.

2) *The comparative size, floor area, and mass of the proposed use and/or proposed structure are appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood;*

>> The retail space is 3,700 square feet, which is slightly larger than other adjacent retail uses.

3) *The proposed use will not adversely affect the general appearance of the neighborhood due to the location of the proposed use on the parcel of ground or due to the materials used in the construction of any proposed buildings being greatly dissimilar to surrounding appearances of buildings or due to the architecture of any proposed building being of such nature as to create visual disharmony within the neighborhood;*

>> No exterior alterations are proposed at this time. A patio is proposed on the western side of the property to be built in the future.

- 4) *The proposed use will not adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking, and service areas;*
 - >> The building is existing, and the proposed use will not increase water runoff, noise transfer, or heat generation.
- 5) *The frequency and duration of various indoor and outdoor activities and special events associated with the proposed use will not have a deleterious impact on the surrounding area;*
 - >> Outdoor activities are not proposed at this time.
- 6) *The proposed use is likely to remain in existence for a reasonable length of time and not become vacant or unused and whether such use involves the presence of unusual, single-purpose structures or components of a temporary nature;*
 - >> The proposed use does not involve unusual single-purpose structures or temporary components.
- 7) *The proposed use complies with the standards of the Zoning Code and good planning practices;*
 - >> Staff concurs.
- 8) *The landscape plan for premises to be occupied by the proposed use is adequate in regard to the creation and maintenance of landscaped areas and the use of buffers for screening of the use;*
 - >> Landscaping is not proposed.
- 9) *The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;*
 - >> The property is located on a 4-lane arterial roadway and has enough off-street parking and on-street parking. Due to the retail nature of the proposed business, staff does not anticipate a substantial increase in vehicular traffic volumes from what existed with the former retail occupant.
- 10) *The proposed use complies with the parking requirements as set forth in the Zoning Code and does not add parking demand that cannot adequately be handled by on-site off-street parking;*
 - >> The applicant is required to provide off-street parking at 1 space for each 300 square feet of gross floor area for a total of 12 parking spaces. The building has 5 parking spaces to the rear of the property, off the alley, therefore 7 additional spaces are required. Section 405.3650.15 of the Off-Street Parking and Loading Regulations permits the applicant to retain the existing number of parking spaces provided the new use (retail) does not require more parking than the previous use (retail). Staff is of the opinion that the combination of nearby on-street and off-street parking spaces are sufficient to meet the parking demands of the proposed use.
- 11) *The number of transit movements on abutting streets and on minor streets in the neighborhood to be generated by or associated with the proposed use will not cause significant increases in hourly or daily traffic levels;*

>> The proposed use is not likely to affect transit movements.

12) *The proposed use will not significantly increase demands on fire and police protection services in excess of the individual demands of adjacent land uses and whether the proposed use will not present any real or potential fire or public safety hazard;*

>> Staff does not anticipate an increase in demand for fire and police protection services.

13) *Added noise levels generated by activities associated with the proposed use will not adversely impact the ambient noise level of the surrounding area and neighborhood;*

>> Staff does not believe that the noise associated with this use will be disruptive to the surrounding businesses.

14) *The activities associated with the proposed use will not generate obnoxious odors to the detriment of the surrounding area;*

>> Staff does not anticipate that the use will generate obnoxious odors.

15) *The intensity, duration or frequency of lighting associated with the proposed use will not adversely impact adjacent properties or significantly increase the ambient level of night light in the neighborhood;*

>> New exterior lighting is not proposed at this time.

16) *Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, to an acceptable level, such potentially adverse impacts.*

>> At this time, there do not appear to be adverse impacts associated with the proposed use.

Staff is of the opinion that the proposed business meets the definition of a package liquor store as defined in the Zoning Regulations, and the requirements contained in the regulations governing conditional uses. The proposed use is compatible with the surrounding residential, retail, and office uses. Staff does not believe that noise or odors associated with this use will be disruptive to the surrounding properties and does believe that adequate on-street and off-street parking is provided.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT SHALL OBTAIN A LIQUOR LICENSE FROM THE CITY OF CLAYTON PRIOR TO COMMENCING LIQUOR SALES

CHRIS KURR (CK) – ATTORNEY REPRESENTING SEAN BOLES
SEAN BOLES (SB) – OWNER OF 7911 CLAYTON ROAD

CK – Attorney representing Sean.

SB – Nothing to add to the Staff Report

CHAIRMAN LICHTENFELD AND CAROLYN GAIDIS – Raise concerns from neighbors about parking and customers parking on Meramec and upsetting residents who require a pass to park there longer than 2 hours.

SB – Events would be in the evening, 6pm and they would be roughly 10 people and a lot are couples that come together. The large lot next door is also OK with customers potentially parking there.

RICHARD LINTZ – MOTION TO APPROVE WITH THE STAFF RECOMMENDATION

CAROLYN GAIDIS – SECOND

BOARD UNANIMOUSLY APPROVES

STEPHANIE KARR GIVES A SPEECH ON RECUSING ONESELF FROM FUTURE MEETINGS. NEW MEMBERS INTRODUCE THEMSELVES.

HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 6:30 (18:30).

Recording Secretary