

THE CITY OF CLAYTON

City Council
In-Person and virtual Meeting
May 12, 2026
7:05 p.m.

MINUTES

Mayor McAndrew called the meeting to order and requested a roll call. The following individuals were in attendance:

In person: Susan Buse, Becky Patel, Gary Feder, Jeff Yorg, Kami Waldman, Betsy Meyland-Smith, and Mayor Bridget McAndrew.

Staff: City Manager Gipson, City Attorney O’Keefe, City Clerk Frazier, and Assistant City Manager Burr

OPEN FORUM

Natalie Dowd, 7536 Parkdale Avenue, Apt. 6, addressed the Council with concerns regarding the City’s use of Flock Safety cameras as related to data sharing with other agencies, specifically the U.S. Immigration and Customs Enforcement (I.C.E.)

A PUBLIC HEARING AND AN ORDINANCE AMENDING CHAPTER 405 ESTABLISHING REGULATIONS FOR OUTDOOR DINING

Mayor McAndrew opened the public hearing and requested proof of publication.

City Manager Gipson reported that during the Clayton Tomorrow 2040 comprehensive planning process, the community provided feedback pairing continued support for outdoor dining with heightened enforcement of operating standards. Staff drafted revisions to the outdoor dining permit program, with the aim to affirm the pedestrian-diner balance and enhance permittee compliance without raising the administrative burden.

The proposed changes include reducing focus on outdoor dining on private property, streamlining permit duration, and holding an initial inspection to verify conditions on the ground. Taken together, these revisions should lead to a more predictable system with expectations communicated to permit holders upfront, and moving away from reactive, complaint-based enforcement. These revisions would also reduce the possibility for miscommunication between back-of-house staff, who may have applied for the permit, and front-of-house workers who would implement it.

No changes are proposed to regulations for Outdoor Dining in Temporary Tents.

The text amendment was presented to the Plan Commission on April 20, 2026, and unanimously recommended to the City Council for approval.

Hobie Kropp, Plans Technician, and Anna Krane, Director of Planning, addressed the Council to answer questions.

The Council raised questions and concerns regarding the quality of the resin furniture.

Motion made by Councilmember Buse to amend Bill No. 7154, Section 405.3980. E. adding the following text “...or HDPE (High-Density Polyethylene) resin...” and “...the requirement for HDPE-quality resin materials for furniture shall be mandatory only for permits issued after January 1, 2028.” Councilmember Patel seconded.

The motion passed 6-Ayes to 1- Nay (Mayor McAndrew).

Mayor McAndrew closed the public hearing.

Councilmember Buse introduced Bill No. 7154, approving text amendments to Chapter 405, Article XXIV, Outdoor Dining Regulations as amended to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7154, first reading, an Ordinance Amending Chapter 405 of the Clayton City Code to Revise the Regulations for Outdoor Dining as amended by title only.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7154 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7154, approving text amendments to Chapter 405, Article XXIV, Outdoor Dining Regulations as amended to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7154, second reading, an Ordinance Amending Chapter 405 of the Clayton City Code to Revise the Regulations for Outdoor Dining as amended by title only.

The motion passed on a roll call vote: Councilmember Buse – Aye; Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Yorg – Aye; Councilmember Waldman – Aye; Councilmember Meyland-Smith, and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7013 of the City of Clayton.

A PUBLIC HEARING AND A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 801 SEMINARY PLACE, CONCORDIA SEMINARY

City Manager Gipson reported that this is a public hearing and subsequent resolution to consider a Conditional Use Permit (CUP) to allow the construction of new residences and parking on the Concordia Seminary campus.

This property is bounded by DeMun Avenue to the east, Big Bend Boulevard to the west, the Tuscany Park and Hi-Pointe neighborhoods to the south, and the Hillcrest neighborhood and WashU’s Fontbonne campus to the north. The CUP area focuses on the portion of campus west of Seminary Place and would replace all existing CUPs for this area. Uses on the Concordia

campus outside of these bounds would remain governed by their existing CUPs. The proposed single CUP to govern the western side of the campus would facilitate future construction while maintaining the existing protections and buffers for surrounding property.

Cole Hoffarth, Architect, Lawrence Group, applicant on behalf of Concordia Seminary addressed the Council to answer questions.

The Council expressed questions and concerns regarding the lighting and the loss/ replacement of the trees.

Councilmember Meyland-Smith noted that she hopes that the neighborhood relationship that they currently have with Concordia stays the same way, Captain Elementary and the community at large once they beautify things in the new development.

Cole confirmed that they have had conversations about it, and the intent is not to restrict any neighbors from continuing to access the property, adding that it should be a lot better.

Motion made by Councilmember Meyland Smith to amend Section 2 (3) to read, “Outdoor athletic field lights shall be turned off by 10:00 p.m.”. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Mayor McAndrew closed the public hearing.

Motion made by Councilmember Buse to approve Resolution No. 2026-11, granting a Conditional Use Permit to Concordia Seminary for 801 Seminary Place as amended. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

CONSENT AGENDA

1. Minutes – April 28, 2026
2. Resolution – Robert (Bob) H. Chapman Memorial Bench Pad donation at Chapman Plaza in Shaw Park. (Res. No. 2026-12)
3. Motion – Councilmember appointments to the Boards and Commissions.

Motion made by Councilmember Buse to amend the Motion for the Councilmember appointments to the Boards and Commission to reflect Councilmember Yorg will replace her (Councilmember Buse) on the Special Business District Advisory. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse to approve the Consent Agenda. Councilmember Patel seconded.

The motion passed on a roll call vote: Councilmember Buse – Aye; Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Yorg – Aye; Councilmember Waldman – Aye; Councilmember Meyland-Smith – Aye; and Mayor McAndrew – Aye.

A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 7645 WYDOWN BOULEVARD, RESTAURANT KNOWN AS GIGI'S CAFE

City Manager Gipson reported that this is a resolution to consider an application for a Conditional Use Permit submitted by Tom McGraw on behalf of Box Hill Group-Hanley LLC for the operation of a café known as Gigi's Cafe.

The subject property is located at the northeast corner of the intersection of Wydown Boulevard and South Hanley Road. The property has a zoning designation of M-1 Neighborhood Mixed-Use and is developed with a two-story mixed-use building. The subject tenant space is currently empty and was most recently occupied by Starbucks.

Matt Maguire, owner, addressed the Council to answer questions.

Motion made by Councilmember Buse to amend Section 2, (3) Permitted hours of operation are Monday through Saturday from no earlier than 7:00 a.m. until no later than 12:00 a.m. Councilmember Patel seconded.

The motion passed unanimously on a voice (7-0) vote.

AN ORDINANCE RELEASING DEDICATION FOR THE PROPERTIES ADDRESSED 801 SEMINARY PLACE AND 6701 SAN BONITA AVENUE

City Manager Gipson reported that in 1977, the City of Clayton granted a special permit, now known as a Conditional Use Permit, to Concordia Seminary for the construction of a three-story multi-family building to be used for married student housing at the property addressed 6701 San Bonita Avenue. A condition of the approval was that a portion of the property addressed 801 Seminary Place, directly north of the new building, would be dedicated for parking to support the new housing. As required, a deed restriction was recorded to ensure maintenance of the parking in accord with the City's requirement.

In 2019, Concordia Seminary renovated the multi-family building at 6701 San Bonita to convert the structure from student housing to market-rate rental units. As part of the renovation, parking was constructed adjacent to the building to facilitate parking for renters not associated with Concordia Seminary. This new parking has rendered the parking dedicated on 801 Seminary Place unnecessary to support the use of 6701 San Bonita. As such, Concordia Seminary is requesting release of the deed restriction.

Anna Krane, Director of Planning, was present to answer any questions.

Councilmember Buse introduced Bill No. 7155, approving the release of the parking deed restriction for 801 Seminary Place, Concordia Seminary to be read for the first time by title only. Councilmember Patel seconded.

City Attorney O'Keefe reads Bill No. 7155, first reading, an Ordinance to Release Certain Restrictions for the Properties Addressed as 801 Seminary Place and 6701 San Bonita Avenue by title only.

The motion passed unanimously (7-0) on a voice vote.

Motion made by Councilmember Buse that the Council give unanimous consent to consideration for adoption of Bill No. 7155 on the day of its introduction. Councilmember Patel seconded.

The motion passed unanimously (7-0) on a voice vote.

Councilmember Buse introduced Bill No. 7155, approving the release of the parking deed restriction for 801 Seminary Place, Concordia Seminary to be read for the second time by title only. Councilmember Patel seconded.

City Attorney O’Keefe reads Bill No. 7155, second reading, an Ordinance to Release Certain Restrictions for the Properties Addressed as 801 Seminary Place and 6701 San Bonita Avenue by title only.

The motion passed on a roll call vote: Councilmember Buse – Aye; Councilmember Patel – Aye; Councilmember Feder – Aye; Councilmember Yorg – Aye; Councilmember Waldman – Aye; and Mayor McAndrew – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 7014 of the City of Clayton.

OTHER

Councilmember Buse provided an update on the following:

- Ward 2 Coffee was held on May 9 at Oak Knoll Park; topics – light replacement and tornado recovery

Councilmember Patel provided an update on the following:

- Attended the CCF reception event in honor of Susan Hanley
- Ward 3 coffee is scheduled for June 20

Councilmember Feder provided an update on the following:

- Attended the CCF tree planting event at The Hanley House in honor of Susan Hanley; and the reception

Councilmember Yorg provided an update on the following:

- CRSWC meeting is scheduled for May 15
- NUERF meeting held May 11; members voted on moving value managers

Councilmember Waldman provided an update on the following:

- Special Business District Parking Subcommittee to meet on May 14
- Cool Cities – discussion on solar panels
- Attended the CCF tree planting event at the Hanley House in honor of Susan Hanley

Mayor McAndrew provided an update on the following:

- Clayton Baptist Church plaque dedication ceremony was held on April 30th; Great event, well attended; Thanks to CCF and Parks staff for coordinating
- Attended the Chamber Collective event
- Attended the Clayton/Ladue Rotary Club meeting

Motion made by Councilmember Buse to adjourn. Councilmember Patel seconded.

The motion passed unanimously on a voice vote (7-0).

There being no further discussion, the City Council adjourned at 8:39 p.m.

Mayor

ATTEST:

City Clerk