



MEETING MINUTES

City of Berkeley City Plan Commission

Wednesday, January 11, 2023

1:00 P.M.

Virtual Zoom Meeting, 8425 Airport Road, St. Louis, MO 63134

Note: The agenda for this meeting was posted and is in compliance with the Open Meetings Law.

Members Present: Kevin Spraggins, Mayor Deinbo, Carolyn Crimes (*logged on at 1:15 pm*),
Deborah White, Danita Neal (*left at 1:51 pm*)

Staff present: Nathan Mai-Lombardo-City Manager, Col Art. Jackson-Police Chief,
Joanna Campbell-Public Works Secretary, Deanna Jones-City Clerk

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, January 11, 2023; Chairman Spraggins called the meeting to order at 1:01 pm. Quorum was established.

MINUTES

Approval of November 9, 2022 City Plan Meeting Minutes. Chairman Spraggins made the **MOTION** to approve the minutes. Commissioner White **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously *approved* with a voice vote 4:0; Spraggins, Deinbo, White, Neal.

PUBLIC COMMENT:

None.

OLD BUSINESS

None.

NEW BUSINESS:

City Manager requested that Case 23-03 be heard first on the agenda due to the applicant having a scheduling conflict.

Case #23-03 – A request from Tom Bommarito to revise the Special Use Permit to operate Greenlight Dispensary LLC, a medical marijuana dispensary, to include recreational marijuana, located at 4451 Brown Road, Berkeley, MO 63134

Chairman Spraggins brought forth Case 23-03. Applicant Tom Bommarito was present with the General Store Manager and Chris Lesiure.

Applicant explained that they were wanting to revise their Special Use Permit to include recreational marijuana as well as medical marijuana. This would bring in additional revenue to the City. City Manager Lombardo confirmed the additional revenue and potential revenue on the upcoming tax ballot.

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Applicant confirmed that there was armed security during business hours and 24-hour camera surveillance. Product is tracked, discreetly packaged, labeled, and sealed for safety and control measures. Product usage on the property is not allowed and loitering is not allowed.

Chairman Spraggins made the **MOTION** to amend condition two to state that the hours of operation will be *Monday through Sunday from 8am – 10 pm*. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0; Spraggins, Deinbo, Crimes, White, Neal.

Chairman Spraggins made the **MOTION** to amend condition seventeen to state “...not to exceed one (1) year.” Commissioner Neal **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0; Spraggins, Deinbo, Crimes, White, Neal.

Chairman Spraggins made the **MOTION** to approve the Special Use Permit for Case 23-03 with amended conditions. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0; Spraggins, Deinbo, Crimes, White, Neal.

Case No. 22-14 – A request for a Special Use Permit business owner change for Urai & Somsak Tongpan to operate *Young’s Chinese Restaurant*, a restaurant located at 9361 Natural Bridge Road, Berkeley, MO 63134.

Chairman Spraggins brought forth Case 22-17. Applicant Urai Tongpan was present with two other representatives. Applicant confirmed that she was taking over the business and that this would only be an ownership change as nothing else was changing.

Chairman Spraggins made the **MOTION** to approve the Special Use Permit for Case 22-17. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, White.

OTHER BUSINESS

Commissioner Crimes made the **MOTION** to nominated Kevin Spraggins as the Plan Commission Chairman for the next year. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, White.

CONCLUDED

The next regularly scheduled meeting of the City Plan Commission is held on **Wednesday, February 8, 2023 at 1:00 p.m.**

ADJOURNMENT

No further business came before the Commission. Chairman Spraggins made the **MOTION** to adjourn. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, White. Chairman Spraggins adjourned the meeting at 2:08 PM.

Respectfully submitted by:
Joanna Campbell, Public Works Secretary
Recording Secretary

Approved for submittal by:
Kevin Spraggins
Chairman