

# PLAN COMMISSION MEETING MINUTES OF MARCH 9, 2022

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## MEETING MINUTES

City of Berkeley City Plan Commission

Wednesday, March 9, 2022

1:00 P.M.

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

Note: The agenda for this meeting was posted on the bulletin board at the City Hall complex, 8425 Airport Road and is in compliance with the Open Meetings Law.

Members Present: Mayor Deinbo (present by phone), Carolyn Crimes, Debora White

Staff present: Debra Irvin-City Manager, James Lindhardt-Fire Chief,  
Art Jackson-Police Chief

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### CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, March 9, 2022; Chairwoman Carolyn Crimes called the meeting to order at 1:02 pm. A quorum was established.

### MINUTES

Approval of February 9, 2022 City Plan Meeting Minutes. Mayor Deinbo made the **MOTION** to approve the minutes. Chairwoman Crimes **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously *approved* with a voice vote 3:0, Deinbo, Crimes, White.

### PUBLIC COMMENT:

None

### OLD BUSINESS

None

### NEW BUSINESS:

**Case No. 22-02: A request for a Special Use Permit to MBR Management to change ownership & operate Domino's Pizza business located at 9432 Natural Bridge Rd.**

Chairwoman Crimes brought forth Case #22-02. Representatives for the case were Facilities Coordinator Manager Cameron Ferguson and Property Manager Erica Stelfox. Mr. Ferguson verified that this was a change of ownership and that MBR Management had purchased the property. They would keep any employees that wished to stay with the new owner.

Chairwoman Crimes made the **MOTION** to approve the request for a Special Use Permit with conditions. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously *approved* with a voice vote 3:0, Deinbo, Crimes, White.

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### **Case No. 22-03: A request for a Special Use Permit to Pandey Hotel STL operating a multi-story hotel located at 9600 Natural Bridge Rd.**

Chairwoman Crimes brought forth Case #22-03. Representatives for the case were General Manager Henry Hermes and Jay Litt (General Contractor). City Manager Irvin stated that this business had been closed down previously by the City Council due to failing to complete the renovation of 90 rooms in the time the board gave them, and they were now returning for a new Special Use Permit to reopen the hotel business.

Mr. Hermes stated they had renovation plans for 90 rooms in place with a timeframe to be completed by the last week of December 2022. Mr. Litt stated that this is a regular timeframe for hotel renovations during a pandemic. There were 107 rooms available to open.

Chairwoman Crimes stated that all conditions must be met. City Manager Irvin clarified that the Plan Commission will set the conditions.

Fire Chief Linhardt spoke in regards to the safety of the building stating that there were many stipulations to keep, and that it was possible to maintain safety during renovations although not ideal. He also stated that all safety measures would be in place before the hotel could reopen.

Mayor Deinbo had concerns in regards to the St. Louis County Real Estate Taxes due. City Manager Irvin stated that she had not received anything current from St. Louis County in regards to the delinquent real estate taxes, but that the business had been on a payment plan previously that they were successful in. From speaking with the CEO of the business in Australia, she believed they would be successful in paying those taxes this time.

Mr. Hermes ensured that all safety measures would be in place while guests were in the hotel. Renovation crews would also operate within certain hours to minimize noise disturbance. Drilling through concrete or anything similar would be avoided. The elevators are not able to go on the construction floor and would be disabled to do so.

Chairwoman Crimes had a concern regarding the list of requirements if the business would be able to complete them due to the requirements being the same as previously, such as the painting of the hotel exterior. City Manager Irvin stated that some painting had been done, but there is fading to the building. She had received communication from the Director of Hotel Operations Terry Ngan that he would be working on that issue. The remainder requirements are standard for the hotel.

Mayor Deinbo also had concerns about insurance and liability issues, and he would like to see information from the hotel's insurance company. City Manager Irvin stated that the city holds no liability to any guests as that would fall back on the hotel.

Chairwoman Crimes asked if there was a service elevator and if a dumpster enclosure had been constructed. Mr. Hermes stated there was not and that typically during renovations they use one elevator to bring supplies in and out during the hours of 8:30 am – 4:45 pm and the other elevators can be used for guests. A dumpster enclosure would be built as part of the renovation plan.

Commissioner White made the **MOTION** to approve the following amendments to the conditions: 3. *Renovation of 90 unused room shall be completed by December 31, 2022; failure to complete the renovation by December 31, 2022 will cause the city to revoke the temporary occupancy and close the hotel;* 9. *Recommends Temporary Occupancy through December 31, 2022;* 10. *Elevator to be closed off to unused floors during renovation.* Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 3:0, Deinbo, Crimes, White.

Chairwoman Crimes made the **MOTION** to approve the request for a Special Use Permit with conditions. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 3:0, Deinbo, Crimes, White.

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### **OTHER BUSINESS**

None

### **CONCLUDED**

That the next regularly scheduled meeting of the City Plan Commission is held on **Wednesday, April 13, 2022 at 1:00 p.m.**

### **ADJOURNMENT**

No further business came before the Commission. Chairwoman Crimes made the **MOTION** to adjourn. Commissioner White **SECONDED** the motion. The motion was unanimously *approved* by acclamation.

Chairwoman Crimes adjourned the meeting at 1:46 pm.

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

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Approved for submittal by:  
Kevin Spraggins