

PLAN COMMISSION MEETING MINUTES OF MAY 11, 2022



MEETING MINUTES

City of Berkeley City Plan Commission

Wednesday, May 11, 2022

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, Deborah White

Staff present: Col Art. Jackson-Interim City Manager, James Linhardt-Fire Chief,
Deanna Jones-City Clerk, Joanna Campbell-Public Works Secretary

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, May 11, 2022; Chairman Spraggins called the meeting to order at 1:01 pm.

MINUTES

Approval of March 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 3:0; Spraggins, Deinbo, White.

PUBLIC COMMENT:

None

OLD BUSINESS

Case # 22-05 – A request from Jeff White, d/b/a “JW Specialties” for a Special Use Permit to open and operate a Masonry Contracting Company at 8410 Airport Road. This is an at-risk application; such operations are not permitted in the Airport Road District. Mr. White is seeking to park large trucks on the adjacent parking lot. *He is allowed due process to appear and be heard before the Planning Commission.*

Chairman Spraggins brought forth Case #22-05. Applicant Jeff White was present for the meeting. Mr. White stated that he would like to open a masonry business in the back of the property and a bar-b-que business on the front side facing Airport Road. He is currently leasing the property with interest to purchase.

Commission had concerns in regards to masonry material and storage. Mayor Deinbo stated that this not a permitted use per the zoning requirement of the City of Berkeley.

Chairman Spraggins made the **MOTION** to approve the request for a Special Use Permit. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion failed with a voice vote 0:3; Spraggins, Deinbo, White.

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NEW BUSINESS:

Case # 22-07 – A request for a referral to the Plan Commission from Sandra Bayless, for a Special Use Permit to continue the operations of the Barber Shop at 8438 Airport Road.

Chairman Spraggins brought forth Case #22-07. Applicant Sandra Bayless was present for the meeting along with the applicant's children Shalimar Ali El and Angela Bayless, who appeared at 1:48 pm. Shalimar stated that her father had operated the business with the Special Use Permit under his name. He had passed away and her mother, the applicant, was applying for a Special Use Permit to continue the operations of the business in her name. The business name was being changed to ***"Oscar's Barber and Beauty Salon Take 2 dba Oscar's Barber and Beauty Salon."*** The applicant requested that her children be put on the Special Use Permit as well. After some discussion and guidance from City Clerk Jones, the Plan Commission decided to add the names to the Special Use Permit on the condition that the applicants complete a new application with the added names and return it immediately.

Chairman Spraggins made the **MOTION** to table Case #22-07. Commissioner White **SECONDED** the motion.

Chairman Spraggins made the **MOTION** to withdraw the motion to table Case #22-07. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously ***approved*** with a voice vote 3:0; Spraggins, Deinbo, White.

Chairman Spraggins made the **MOTION** to add Shalimar Ali El and Angela Bayless to the Special Use Permit. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously ***approved*** with a voice vote 3:0; Spraggins, Deinbo, White.

Chairman Spraggins made the **MOTION** to add the business name change to the conditions to read ***"Oscar's Barber and Beauty Salon Take 2 dba Oscar's Barber and Beauty Salon."*** Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously ***approved*** with a voice vote 3:0; Spraggins, Deinbo, White.

OTHER BUSINESS

None

CONCLUDED

Public Works Secretary, Joanna Campbell requested that the Plan Commission vote to change the next regularly scheduled meeting of the Plan Commission from Wednesday, June 8, 2022 at 1:00 p.m. to Wednesday, June 1, 2022 at 1:00 p.m. due to a scheduling conflict.

Chairman Spraggins made the **MOTION** to change the next regularly scheduled meeting of the Plan Commission from Wednesday, June 8, 2022 at 1:00 p.m. to Wednesday, June 1, 2022 at 1:00 p.m. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously ***approved*** with a voice vote 3:0; Spraggins, Deinbo, White.

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

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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 3:0; Spraggins, Deinbo, White
Chairman Spraggins adjourned the meeting at 2:00 pm.

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

Approved for submittal by:
Kevin Spraggins