

# PLAN COMMISSION MEETING MINUTES OF JULY 13, 2022

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## MEETING MINUTES

City of Berkeley City Plan Commission

Wednesday, July 13, 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, Carolyn Crimes, Deborah White

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

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### CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, July 13, 2022; Chairman Spraggins called the meeting to order at 12:59 pm. Quorum was established.

### MINUTES

Approval of June 1, 2022 City Plan Meeting Minutes. Chairman Spraggins made the **MOTION** to approve the minutes. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously *approved* with a voice vote 3:0; Spraggins, Deinbo, Crimes.

### PUBLIC COMMENT:

Councilman Theodore Hoskins addressed the Plan Commission Board suggesting that the board members consider improvements for Airport Road when considering incoming businesses.

### OLD BUSINESS

Chairman Spraggins made the **MOTION** to add **Case 22-09 – A request for a Special Use Permit for George Smith to operate Asset Towing & Recovery Services, a storage lot at 6581 Romiss Court, Berkeley, MO 63134** to the agenda under OLD BUSINESS. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion failed 2:2; YES - Spraggins, Deinbo: NO – Crimes, White.

### NEW BUSINESS:

**Case No. 22-11 – A request for a Special Use Permit to Jessica Moore to operate J Style Salon, a beauty salon at 8432 Airport Road, Berkeley MO 63134.**

Chairman Spraggins brought forth Case #22-11. Applicant Jessica Moore was present for the meeting. Applicant stated that she was wanting to open a beauty salon. She stated her business specialized in hair products and services for clients with alopecia and was wanting a location to service her clients by appointment only in a more private setting. Applicant has been a licensed hair stylist for twelve years. Commissioner Crimes asked if the Applicant was licensed to treat alopecia which the Applicant is not. Commissioner Crimes stated that the treatment of alopecia with chemicals is not allowed without proper licensing. Applicant stated she did hairstyling and applied wigs.

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Chairman Spraggins made the **MOTION** to change the hours of operation to Monday through Friday from 8:00 am – 9:00 pm and Saturday from 9:00 am – 5:00 pm. 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 went over the conditions with the Applicant. Commission stated that the condition for Security Cameras per the City of Berkeley's Ordinance was to be added and condition number seven was to be corrected.

Chairman Spraggins made the **MOTION** to approve the request for a Special Use Permit with amended and added conditions. 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**

None

### **CONCLUDED**

The next regularly scheduled meeting of the City Plan Commission is held on **Wednesday, August 10, 2022 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 1:48 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