

BOARD OF ADJUSTMENT MEETING MINUTES OF AUGUST 20, 2021



MEETING MINUTES City of Berkeley Board of Adjustment Friday, August 20, 2021 1:00 P.M.

Council Chambers & ZOOM, 8425 Airport Road, St. Louis, MO 63134

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

Members:

Gary Grotegeers (Chairman)	Present
Gwen Verges (Co-Chair)	Present
Fletcher Henderson	Present
Jean Holmes	Present
Judge Cleveland	Present
Carla West (Alternate)	Present (via Zoom)

Staff Present:

Margaret Greene, Councilwoman	(at 1:03 pm via Zoom)
Debra M. Irvin, City Manager	(via Zoom)

Applicant(s) Present:

Troy Vandervorste	Traffic Management (via Zoom)
Matt Simon	Property Owner (via Zoom)

CALL TO ORDER / QUORUM

Secretary called the meeting to order at 1:00 pm and a quorum was established.

Chairman Grotegeers was verified as chairman.

Member Holmes made the **MOTION** to appoint Gwen Verges as co-chair. Chairman Grotegeers **SECONDED** the motion. A voice vote was taken and the motion was unanimously approved with a voice vote 5:0, Grotegeers, Verges, Henderson, Holmes, Cleveland.

MINUTES

Member Verges made the **MOTION** to approve the minutes from March 9, 2020. Member Holmes **SECONDED** the motion. A voice vote was taken and the motion was unanimously approved with a voice vote 5:0, Grotegeers, Verges, Henderson, Holmes, Cleveland.

PUBLIC COMMENT:

None

OLD BUSINESS

None

BOARD OF ADJUSTMENT MEETING MINUTES OF AUGUST 20, 2021

NEW BUSINESS:

Chairman Grotegeers brought forth Case No. BOA 21-01.

Troy Vandervorste was present to represent the business, Traffic Management, and Matthew Simon was present as the property owner.

City Manager Irvin explained the case and presented details to the Board on what the request entailed.

Mr. Vandervorste presented the case and explained what type of business would be going into the property. He stated that they were requesting a variance to put up a 7ft fence with 3 strands of barbed wire in order to provide more security measures on the property to prevent criminal activity on the property and to protect the property, equipment, and employee property.

The Board had the following concerns – the 3-strand barbed wire fencing being excessive, if video surveillance being utilized, hiring a security company might be a better solution, would the fence remain if the business left the location, and if a compromise of 5ft and 1 strand of barbed wire could be accepted.

Mr. Vandervorste responded to the Board's concerns stating that they could compromise with 6ft and 3 strands of barbed wire around the whole property. The property would have a monitoring system in place where it was the manager's responsibility to respond to incidents, alarms, etc.

Mr. Simon verified that the property does have video surveillance. City Manager Irvin clarified that a camera system for businesses was required by the City. She also stated that a barbed wire fence existed on other properties in close proximity.

Mr. Vandervorste stated that they have had six instances of criminal activity at other locations in the past 3 months. Mr. Simon stated that they have had several instances of criminal at the property location in the past few years which included illegal dumping and theft. He clarified that a monitoring system is required for tenants in that location, and the previous tenant had hired a security company and still left due to security issues. Mr. Simon stated the fence would remain in place if the business left due to the security it provided the property.

Chairman Grotegeers asked if a compromise of 6ft and 2 strands of barbed wire be acceptable. Mr. Vandervorste affirmed that it was.

Chairman Grotegeers made the **MOTION** to amend the request to grant a variance allowing the applicant to install a 6ft fence with 2 strands of barbed wire along the Natural Bridge portion only and the fence in the side yards and rear yard be increased to 7ft with 3 strands of barbed wire. Member Henderson **SECONDED** the motion. A voice vote was taken and the motion was approved with a voice vote 4:1, Grotegeers, Verges, Henderson, Holmes, Cleveland.

APPOINTMENTS

None

ADJOURNMENT

No further business came before the Board of Adjustment.

Chairman Grotegeers made the **MOTION** to adjourn. Member Holmes **SECONDED** the motion. A voice vote was taken and the motion was approved with a voice vote 5:0, Grotegeers, Verges, Henderson, Holmes, Cleveland.

BOARD OF ADJUSTMENT MEETING MINUTES OF AUGUST 20, 2021

Chairman Grotegeers adjourned the meeting at 1:36 pm

Respectfully Submitted
Joanna Campbell, Public Works Secretary
Recording Secretary

Approved for submittal by:
Gary Grotegeers