



8425 Airport Road

Berkeley Missouri 63134-2098

(314) 524-3313

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the City Council of the City of Berkeley that a public hearing will be held at 7:00 pm on Monday, March 06, 2023 in the council chambers of 8425 Airport Rd, 63134 and via Zoom, for the purpose of considering the following proposition:

1. **Case BOA #23-01:** Shall a variance be issued to Ameren Missouri to expand the easement along the Page-Sioux-4 overhead electric transmission line. Locations at 6223 Madison Ave, 6345 Madison Ave, 6605 Alder Ave, and 6845 Berkridge Ct.

All interested parties shall be afforded, at such public hearing, a reasonable opportunity to express their views regarding the item set forth above.

Deanna L. Jones

Deanna L. Jones – City Clerk, MPCC/MMC

Zoom.us

Meeting ID: 827 1907 9005

Pass code: 720151

Posted: Wednesday, February 1, 2023



8425 Airport Road
Berkeley, Missouri 63134
314 524-3313

DECISION OF THE BOARD OF ADJUSTMENT

Applicant:

Ameren Missouri
Representative Roger Osthoff

Address of Subject Properties:

- | | | |
|---------------------|-----------------------------|--|
| • Parcel #11K340782 | 6223 Madison Avenue | “C-2” General Commercial District |
| • Parcel #11K621805 | 6345 Madison Avenue | “R-3” Single Family Residence District |
| • Parcel #10K320075 | 6605 Alder Avenue | “R-1” Single Family Residence District |
| • Parcel #10K340435 | 6845 Berkridge Court | “R-1” Single Family Residence District |

Hearing Date: January 30, 2023

RESOLUTION OF DECISION

WHEREAS, the Board does find and determine that the properties in question are owned by the City of Berkeley, are zoned as follows, and are pursuant to the City’s zoning ordinance:

- | | | |
|---------------------|-----------------------------|--|
| • Parcel #11K340782 | 6223 Madison Avenue | “C-2” General Commercial District |
| • Parcel #11K621805 | 6345 Madison Avenue | “R-3” Single Family Residence District |
| • Parcel #10K320075 | 6605 Alder Avenue | “R-1” Single Family Residence District |
| • Parcel #10K340435 | 6845 Berkridge Court | “R-1” Single Family Residence District |

WHEREAS, the Applicant desires to:

Expand the easement along the Page-Sioux-4 overhead electric transmission line. This existing 21.5-mile corridor passes through St. Louis and St. Charles Counties in Missouri, including property owned by the City of Berkeley. The proposed easement expansion would increase the width of the existing right-of-way to 150 feet.

WHEREAS, This Board does further find and determine that to grant a variance for the expansion of these easements:

- Does not constitute a change in the district map,
- Does not impair an adequate supply of light and air to adjacent property,
- Does not increase the congestion in public streets,
- Does not increase the public danger of fire and safety,
- Does not diminish or impair established property values within the surrounding area, and
- Does not in any other respect impair the public health, safety, comfort, morals, and welfare of the City of Berkeley;

NOW, THEREFORE, BE IT RESOLVED, the requested variance for Ameren Missouri, for an easement expansion that would increase the width of the existing right-of-way to 150 feet at the following locations:

- | | | |
|---------------------|-----------------------------|--|
| • Parcel #11K340782 | 6223 Madison Avenue | “C-2” General Commercial District |
| • Parcel #11K621805 | 6345 Madison Avenue | “R-3” Single Family Residence District |
| • Parcel #10K320075 | 6605 Alder Avenue | “R-1” Single Family Residence District |
| • Parcel #10K340435 | 6845 Berkridge Court | “R-1” Single Family Residence District |

RECORD OF ROLL CALL VOTE—January 30, 2023

Gary Grotegeers (Chairman, BOA)	Yes
Gwen Verges (BOA)	Yes
Jean Holmes (BOA)	Yes
Judge Cleveland (BOA)	Yes
Carla West (BOA)	Yes

Gary Grotegeers, Chairman
Board of Adjustment

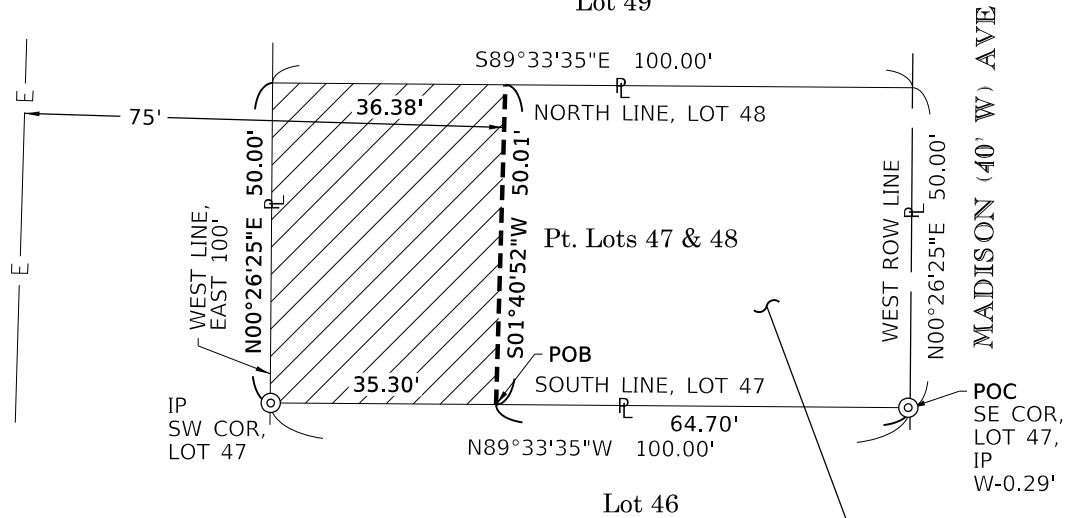
Date

"EXHIBIT A"**KINLOCH PARK**

(PB 3, PG 36)

Block 1

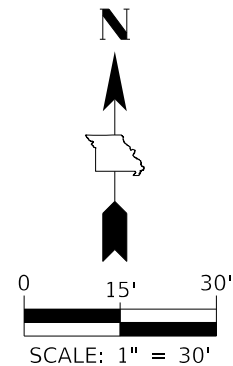
Lot 49



N/F
 THE CITY OF BERKELEY
 11K340782
 BK 24429, PG 0206
 DOC #2021032400574
 EX ESMT AREA = 0.000 AC±
 PR ESMT AREA = 0.041 AC±
 TOTAL ESMT AREA = 0.041 AC±

LEGEND

- P — PARCEL LINE
- RIGHT OF WAY LINE
- E — TRANSMISSION LINE
- - - PROPOSED EASEMENT LINE
- ⊙ IP IRON PIPE FOUND
- POB POINT OF BEGINNING
- ▨ PROPOSED EASEMENT AREA



SHEET 2 OF 2

AMEREN MISSOURI
 PAGE-SIOUX-4
 TAX ID NO. 11K340782
 ST. LOUIS COUNTY, MISSOURI

VOLKERT

1500 EASTPORT PLAZA DRIVE
 SUITE 200
 COLLINSVILLE, IL 62234
 618.345.8918
 MO LAND SURVEYING CORP. # 2015022764



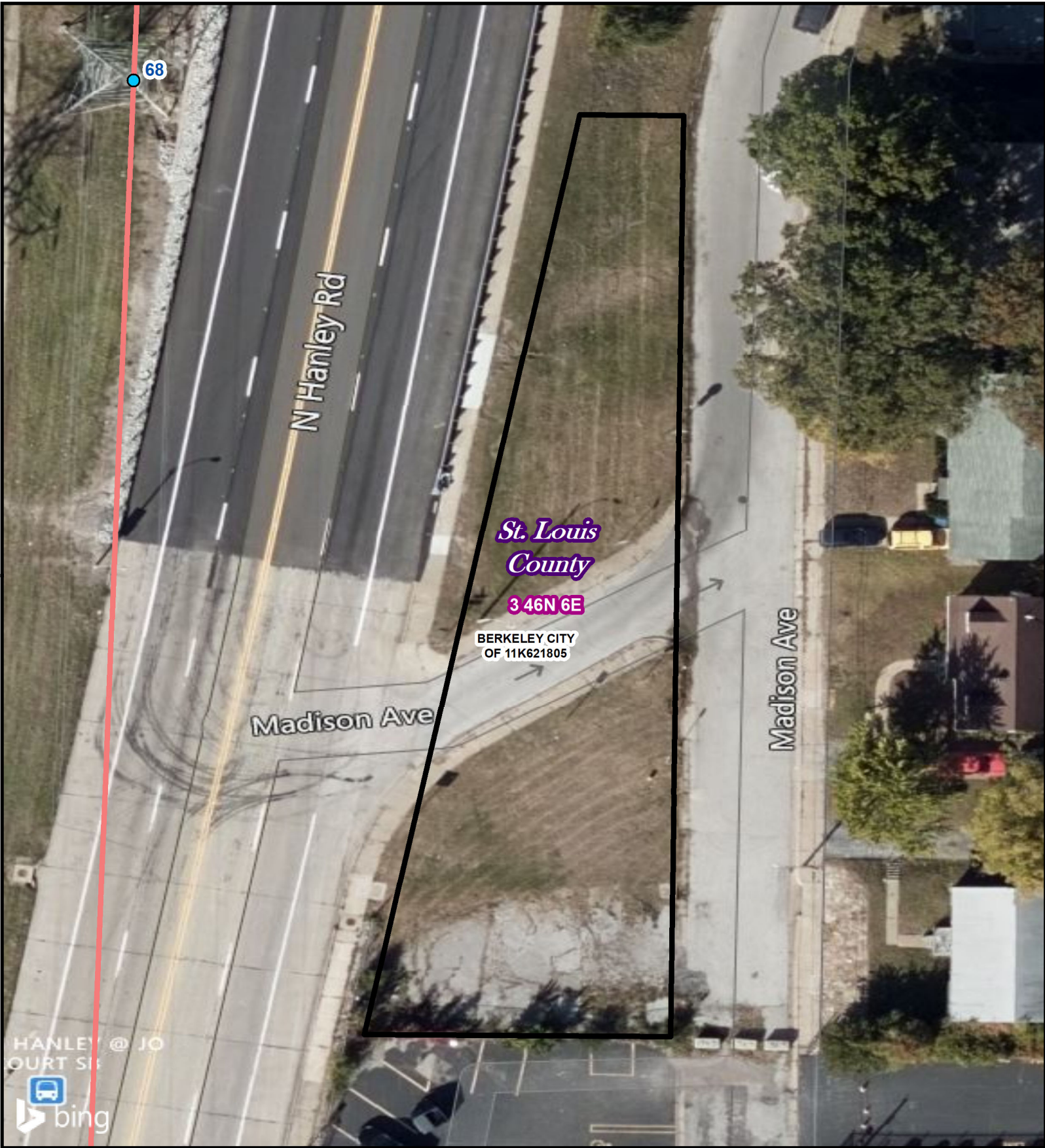
bing



Page - Sioux

11K340782

- Structures
- Span
- Parcels
- Sections
- Counties



HANLEY @ JO
COURT ST
bing



Page - Sioux

11K621805

- Structures
- Span
- Parcels
- Sections
- Counties

"EXHIBIT A"

FROSTWOOD PLAT 10

(BK. 66, PG. 42)

LOT 350

LOT 349

LOT 348

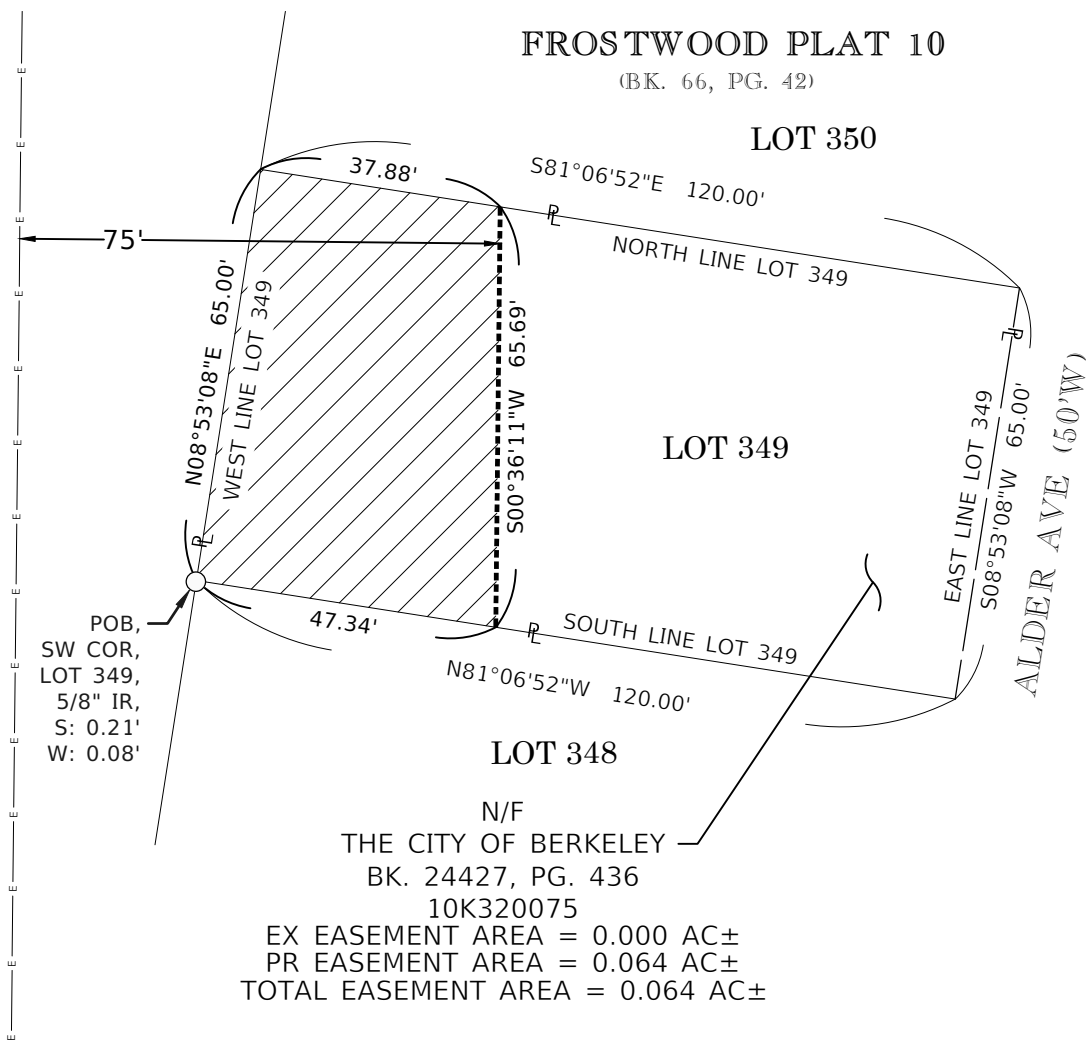
N/F

THE CITY OF BERKELEY

BK. 24427, PG. 436

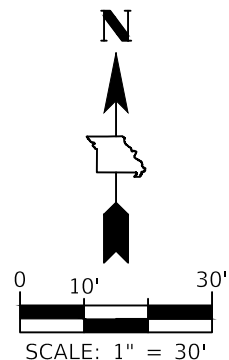
10K320075

EX EASEMENT AREA = 0.000 AC±
PR EASEMENT AREA = 0.064 AC±
TOTAL EASEMENT AREA = 0.064 AC±



LEGEND

	PARCEL LINE
	RIGHT OF WAY LINE
	TRANSMISSION LINE
	PROPOSED EASEMENT LINE
	IRON ROD FOUND
	POINT OF BEGINNING
	PROPOSED EASEMENT AREA

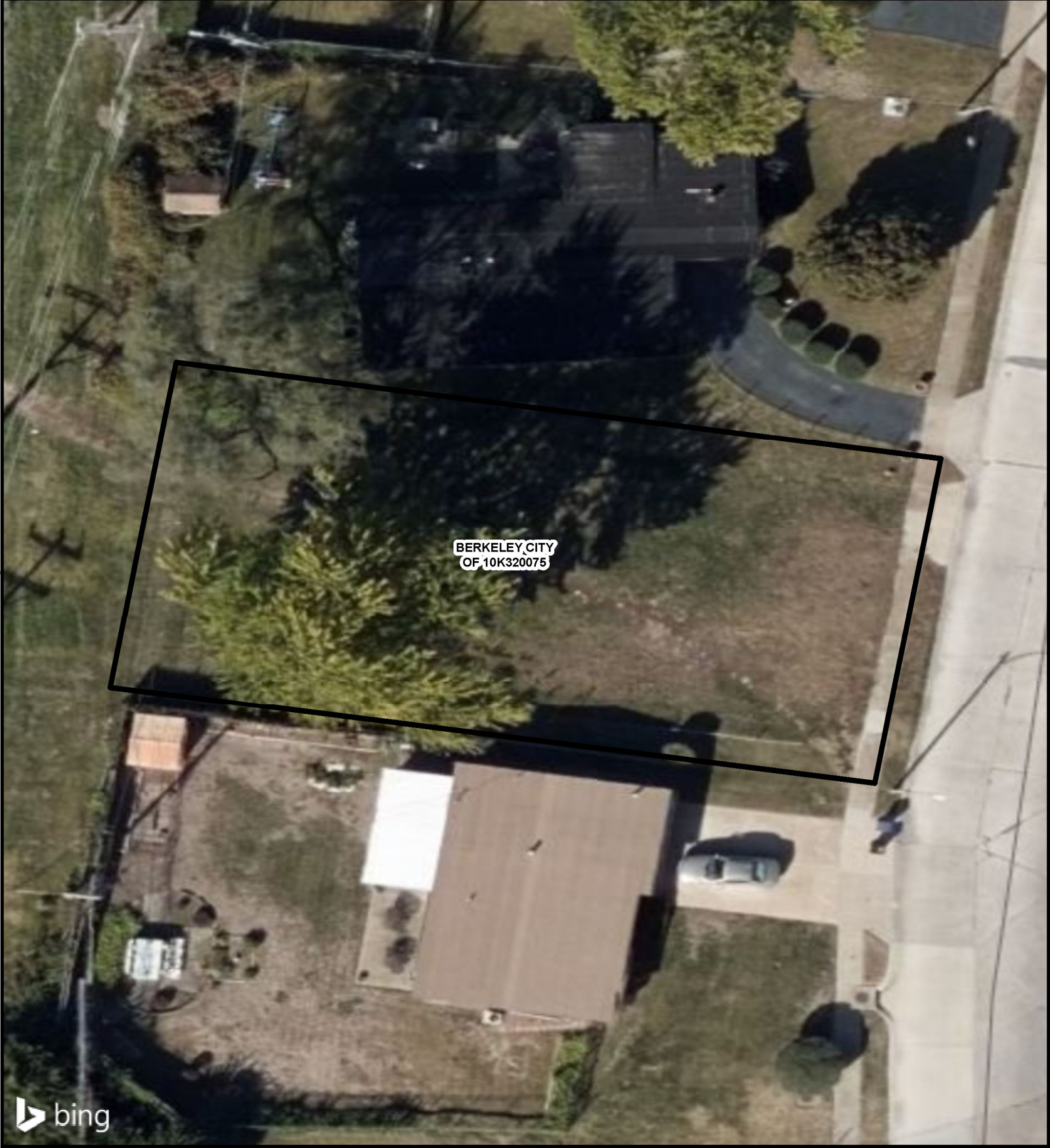


SHEET 2 OF 2

AMEREN MISSOURI
PAGE-SIOUX-4
TAX ID NO. 10K320075
ST. LOUIS COUNTY, MISSOURI

VOLKERT

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SUITE 200
COLLINSVILLE, IL 62234
618.345.8918
MO LAND SURVEYING CORP. # 2015022764



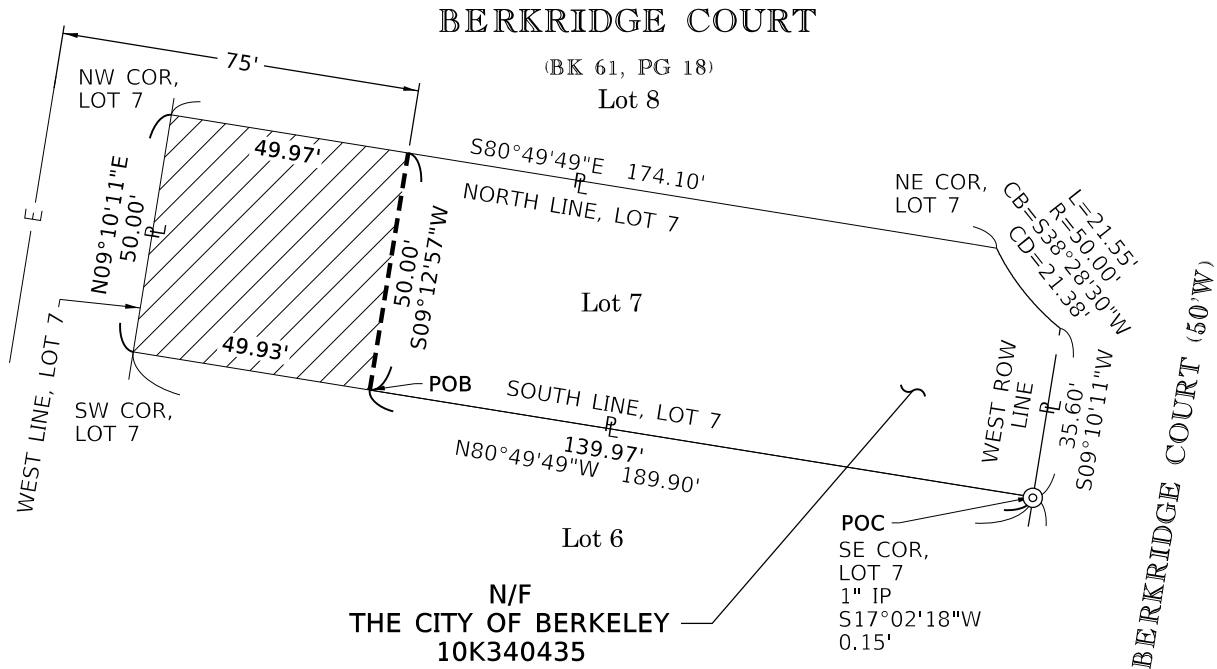
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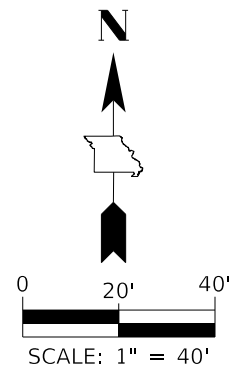
Page - Sioux

10K320075

- Structures
- Span
- ▭ Parcels

"EXHIBIT A"**LEGEND**

	PARCEL LINE
	RIGHT OF WAY LINE
	TRANSMISSION LINE
	PROPOSED EASEMENT LINE
	IRON PIPE FOUND
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	PROPOSED EASEMENT AREA

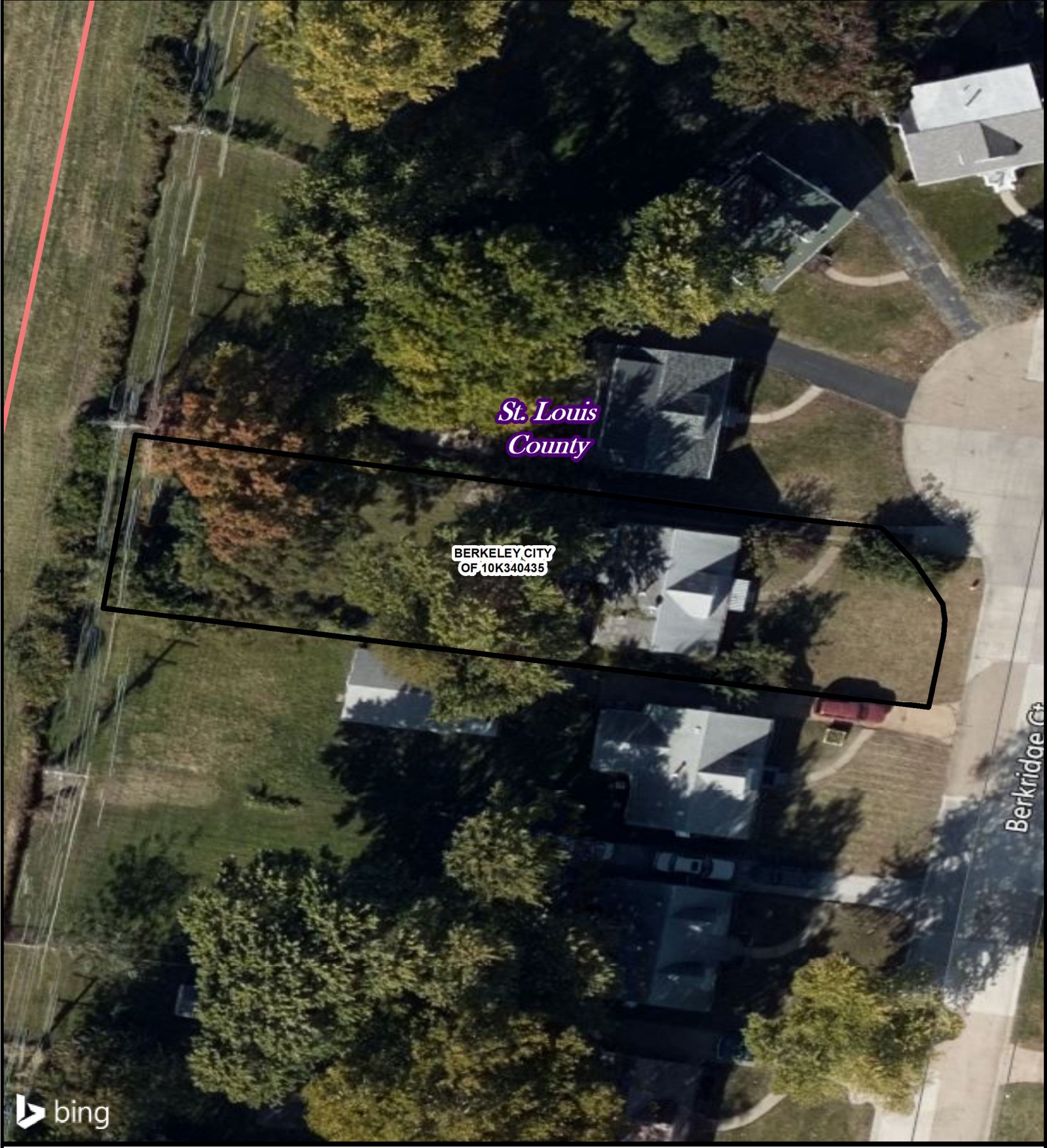


SHEET 2 OF 2

AMEREN MISSOURI
PAGE-SIOUX-4
TAX ID NO. 10K340435
ST. LOUIS COUNTY, MISSOURI

VOLKERT

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SUITE 200
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bing



Page - Sioux

10K340435

-  Structures
-  Span
-  Parcels
-  Sections
-  Counties