



## **MEETING MINUTES**

### **City of Berkeley City Plan Commission Wednesday, February 8, 2023 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, Danita Neal

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

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### **CALL TO ORDER / DECLARATION OF QUORUM**

The Plan Commission members met in a virtual setting on Wednesday, February 8, 2023; Chairman Spraggins called the meeting to order at 1:03 pm. Quorum was established.

### **MINUTES**

Approval of January 11, 2023 City Plan Meeting Minutes. Chairman Spraggins made the **MOTION** to approve the minutes. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, Neal.

### **PUBLIC COMMENT:**

None.

### **OLD BUSINESS**

None.

### **NEW BUSINESS:**

**Case # 23-01 – A request for a Special Use Permit from Sandra Bayless, Angela P. Bayless, and Shalimar Ali El to continue the operations of Oscar's Barber and Beauty, a business located at 8438 Airport Road, Berkeley, MO 63134.**

Chairman Spraggins brought forth Case 23-01. Applicants Sandra Bayless, Angela P. Bayless, and Shalimar Ali El were present for the case.

Applicant Shalimar Ali El presented a powerpoint presentation which outlined a strategic plan for Oscar's Barber & Beauty Salon Take 2 detailing repairs that need to be made to bring the property up to code, financial status, plans, and goals.

City Manager Mai-Lombardo asked what an ideal time frame would be for the Applicants to get the repairs completed. Shalimar stated about a month. City Manager recommended the City's Commercial Façade Grant Program to help the Applicants with the exterior of the building. City Manager also asked the Applicants if tabling the case till the next meeting would be helpful in easing the time constraint and help the business to be successful. Applicants agreed. Shalimar

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stated that they were actively applying for other grant funding that would help pay for repairs and for the business to operate for three years.

Plan Commission highly recommended taking advantage of the City's Commercial Façade Grant Program to help with improving the exterior of the building and help maintain the upkeep of the property.

Chairman Spraggins made the **MOTION** to table Case 23-01 till the next regularly scheduled Plan Commission Meeting. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, Neal.

### **Case # 23-02 – A request for a Special Use Permit from Leandrew Hunter Jr. to operate Complete Auto Inspections LLC a Safety and Emission Inspection Auto Garage business located at 5930 Evergreen Blvd, Berkeley, MO 63134.**

Chairman Spraggins brought forth Case 23-02. Applicant Leandrew Hunter was present and stated that he was desiring to branch out and open his own Safety & Emissions Auto Testing business after working in the same occupation under someone else. He stated he wanted to bring complete auto inspections, integrity, and more to the Berkeley Community.

Commissioner Crimes asked what type of services he would be providing stating that certain work would need certain safety procedures, i.e., oil from oil changes would need to be properly disposed of, fumes would need an exhaustion system, etc.

Applicant stated that he would be doing safety and emissions inspections, mechanical work on automobiles in order to pass inspections, brakes, wipers, and some tire work.

Plan Commission stated that they wanted to see a complete list of all the services the Applicant was wanting to provide at this business.

Chairman Spraggins made the **MOTION** to table Case 23-02 till the next regularly scheduled Plan Commission Meeting. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, Neal.

### **Case #23-04 – A request from Satguru Sahib LLC to for a Special Use Permit to operate the existing Mobil Mart/Service Station Convenience Store located at 6800 North Hanley Road, Berkeley, MO 63134.**

Chairman Spraggins brought forth Case 23-04. Applicant Getta Gupta was present with her son, Gagandeep Gupta, speaking on her behalf.

Plan Commission discussed the concerns with loitering on the property causing a safety concern, cleanliness of the property, and trash on the property. Commission stated that it was constant concerns with this business.

Applicant has hired a security company to be on site from 7:00 pm – 2:00 am who do address the loitering issues. There have been an issue with the unhoused on the property and the nearest bus stop bench that the applicant has tried to resolve with no success. The parking lot is cleaned three times a day. A third party was hired to power wash the parking lot seasonally, but the applicant is willing to do it more often.

Police Chief Jackson stated that he was unaware of security being present on a regular basis.

Plan Commission was concerned with the Applicant's accountability to follow the City of Berkeley's rules and regulations as they have not done well in the past.

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Due to the business cooking food, an increase in trash has been noticed. Commission suggested additional trash cans, schedule extra cleaning, and hire someone to manage the landscaping and lawn care. Chief Jackson stated that the loitering issue has improved and the Crime Free Housing Officer has sent notices to the business in regards to trash.

Applicant has hired someone for the lawn upkeep, but is dissatisfied with their work and will look into hiring a professional lawn company.

Commission discussed amendments to conditions to adjust operating for 24 hours, additional hours for security to be on site, and power washing the parking lot, sidewalk, and building exterior.

Business is allowed to continue to cook food.

Chairman Spraggins made the **MOTION** to amend Condition One to read, *“Establish 24-hour service”*; amend Condition Four to read, *“Owner to hire and maintain an armed, bonded, and licensed security officer from 5:00 pm – 2:00 am”*; and to remove Condition Six. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, Neal.

Chairman Spraggins made the **MOTION** to add two additional amendments stating, *“Power washing of the sidewalk and parking lot to be done weekly and oil spills to be cleaned as needed”* & *“Power washing of the building exterior to be done once in the spring, summer, and fall.”* Commissioner Neal **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, Neal.

Chairman Spraggins made the **MOTION** to approve the Special Use Permit with conditions for recommendation to the City Council. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, Neal.

### **OTHER BUSINESS**

None

### **CONCLUDED**

The next regularly scheduled meeting of the City Plan Commission is held on **Wednesday, February 8, 2023 at 1:00 p.m.**

### **ADJOURNMENT**

No further business came before the Commission. Chairman Spraggins made the **MOTION** to adjourn. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, Neal.

Chairman Spraggins adjourned the meeting at 3:13 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  
Chairman