



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, July 15, 2024, by way of Zoom, for the purpose of considering the following propositions:

1. **Case #24-13:** Shall a request to reapply for the Special Use Permit for an event center at 6112 Madison in Berkeley, MO, be granted to Kenndis Joy?

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

### **07-15-2024 Council Meeting 7pm on Zoom**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/86824115626?pwd=nnRAGO696DknwRotESXRS3yeaT6DGh.1>

Passcode: **606899**

Or join by phone:

Dial: **+1 312 626 6799**

Webinar ID: **868 2411 5626**

Passcode: **606899**

*Deanna L. Jones*

Deanna L. Jones – City Clerk, MPCC/MMC

The meeting will be accessible by the public in real time by video/audio webinar and in person.

Posted: Friday, July 5, 2024

**RESCHEDULED to 08-19-2024**



## **STAFF REPORT**

**CASE NUMBER:** 23-21

**DATE:** September 13, 2023

**PETITIONER:** Kenndis Joy  
6112-6116 Madison Avenue  
St. Louis, MO 63134

**PROPERTY OWNERS:** Joy & Associates LLC (now Enjoyable Connections)  
6112 Madison Avenue  
St. Louis, MO 63134

**REQUEST:** Reapplication for the Special Use Permit requested in Case 22-16

**PROPERTY ADDRESS:** 6112-6116 Madison Avenue, Berkeley, MO 63134

**CURRENT ZONING:** "C-2" Local Commercial District

**PROPOSED ZONING:** Zoning to remain the same

**EXISTING USE:** Event Space

**PROPOSED USE:** unchanged

**RECOMMENDATIONS:** Plan Commission recommends approval



# REPORT TO PLAN COMMISSION

---

## ***NO TAXES DUE***

**TO:** Mayor and Members of the Plan Commission

**FROM:** Nathan Mai-Lombardo, City Manager

**DATE:** September 13, 2023

**SUBJECT:** **Case No. 23-21** – Shall a request to renew a Special Use Permit for Kenndis Joy to operate *Enjoyable Connections LLC*, an event center located at 6112-6116 Madison Avenue, Berkeley, MO 63134.

We have investigated the Subject item, above, and present the following as our findings:

### **PROPERTY LOCATION**

6112-6116 Madison Avenue, Berkeley, Missouri 63134 (*St. Louis County locator #11K341561*).  
The space is approximately 0.19 acres.

### **ZONING**

6112-6116 Madison Avenue is zoned “C-2” General Commercial District.  
This use is allowed as a Special Use under *Section 400.530*.

### **PROJECT DESCRIPTION**

Petitioner Kenndis Joy seeking a renewal of the Special Use Permit to open *Enjoyable Connections LLC* at 6112-6116 Madison Avenue, Berkeley, MO 63134. ***The Applicant failed to successfully acquire commercial occupancy within 6 months (180 days) as required, and so the initial Special Use Permit expired. Nothing else has changed.***

### **SECTION 400.370 ARCHITECTURAL AESTHETICS.**

No building shall be greatly dissimilar in architectural style, size, mass or color so as to appear grossly unattractive, and to have a negative impact on adjacent properties and the surrounding neighborhood.

### **RECOMMENDATION**

Plan Commission recommends approval with conditions.

### **SUPPORTING DOCUMENTS**

1. Application
2. Staff Report and supporting documents for Case 22-16
3. Application for Commercial Occupancy, November 28, 2022

### OPTIONS

1. Recommend approval of the Petitioner's request.
2. Recommend denial of the Petitioner's request.

Respectfully submitted,



### **SUP CONDITIONS:**

1. Business Name: *Enjoyable Connections, LLC*
2. Hours of operation shall be 6:00 am – 12:00 midnight Sunday through Saturday.
3. Loitering is prohibited.
4. Liquor sales by the drink only permitted temporarily for twelve (12) months from the date of approved Special Use Permit.
5. Outdoor Special Events shall be approved by the City Council.
6. Unless noted as a non-conforming condition or noted herein, building and site shall comply with all applicable health, safety, building and sign code standards as required by the City of Berkeley.
7. The building, lot, landscaping and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped areas.
8. All parking areas must be a paved surface, the parking lot should be cleaned of all the debris, weeds and trash, etc.
9. Prior to issuance of any Occupancy Permit the above noted conditions shall be met.
10. Use of snipe or directional signs to the property are prohibited
11. A sign permit is required. Banners, pennants, festoons, human sign, searchlights are *prohibited*. Business signage shall be limited to no more than 10% of window space. The petitioner will be permitted one exterior wall mounted sign at the front wall of the business.
12. No metal bars, mesh, or other durable material shall be installed over any portion of the frontage window or frontage opening in commercial buildings.
13. The premise shall be subject to adherence to City of Berkeley annual fire inspections and life safety plans.
14. All required inspections by the city are required before issuance of occupancy permit and business license.
15. The interior will be thoroughly inspected by City's Building Commissioner and Fire Department, and any and all other jurisdictions, if applicable. All permits that are required by any of said mention must be received. Once, all required inspections are completed; apply for all necessary building/occupancy & fire safety permits from the City of Berkeley, and other jurisdictions, after obtaining City Council's approval on this Special Use Permit. Commercial Occupancy permit and Business License is required and shall be posted at all times.
16. This Special Use Permit will be revoked if for any reason the applicant ceases operation and closes its doors to the public for a period of six (6) months or more and not complying with the City's Special Use Permit.
17. The Special Use Permit shall not be assigned, or sold, or conveyed, or operated by another without prior approval by the City Council and occupancy permit, building permit or business license shall be issued to such assignee until such approves is secured.
18. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant will comply with all the City's rules and regulations.
19. Prior to issuance of any Occupancy Permit, the above noted conditions, the conditions as described in the attached Report, the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council.
20. If the City Council determines that the public health, welfare and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.
21. In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time limit

specified in the permit, the holder of the permit may request the permit be reviewed by the City Council, and the City Council may extend it for another limited period of time not to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for the holder and non-transferable.

22. The City Council may, in accordance with Section 400.580, institute a rezoning. The City Council, after a public hearing, may revoke a special use permit for failure of compliance with the regulations and restrictions of this Chapter or the requirements of the special use permit.