



MEETING MINUTES

City of Berkeley City Plan Commission Wednesday, August 21, 2024 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 (left 2:09 pm), Debora White, Danita Neal (left 1:45 pm)

Staff present: Elliot Liebson-Director of Planning & Economic Development, Col. Art Jackson-Police Chief, James Lindhart-Fire Chief, Dalton Mertens-Economic Development Coordinator

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, August 21, 2024; Chairman Spraggins called the meeting to order at 1:00 PM. Quorum was established.

MINUTES

Approval of July 24, 2024 City Plan Meeting Minutes.

Approval of August 14, 2024 City Plan Meeting Minutes.

Chairman Spraggins made the **MOTION** to approve the minutes. Commissioner White **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously *approved* with a voice vote 5:0; Spraggins, Deinbo, Crimes, White, Neal.

PUBLIC COMMENT:

None

DISCUSSION:

None

OLD BUSINESS

None

NEW BUSINESS:

Case # 24-14 – A request for a Special Use Permit for a Cannabis Manufacturing facility at 5800 N. Hanley Road in Berkeley, Mo, be granted to SoGanja Labs (Sarah Daney).

Chairman Spraggins brought forth Case 24-14. Applicant Sarah Daney was present. Applicant described the products they manufacture at this facility and clarified that they were an active business that was changing name and ownership.

PLAN COMMISSION MEETING MINUTES OF August 21, 2024

Chairman Spraggins made the **MOTION** to approve Case 24-08. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously *approved* with a voice vote 5:0; Spraggins, Dienbo, Crimes, White, Neal.

Case # 24-16 – A request to renew a Special Use Permit for a gas station/convenience store at 6800 N. Hanley Road in Berkeley, Mo, be granted to Satguru Sahib LLC.

Chairman Spraggins brought forth Case 24-16. The applicant presented the case.

The applicant stated that they had met all of the conditions of their SUP.

Chief Jackson stated that they were not having problems with the gas station.

The discussion commended the applicant on how much better the property looked.

The board discussed how long they should extend the SUP for.

Chairman Spraggins made the **MOTION** to amend the conditions of the SUP to grant it for a period of two years. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously *approved* with a voice vote 5:0; Spraggins, Dienbo, Crimes, White, Neal.

Chairman Spraggins made the **MOTION** to approve Case 24-16. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously *approved* with a voice vote 4:0; Spraggins, Dienbo, Crimes, White, Neal.

Case # 24-15 – A request for a Special Use Permit for a barbershop and beauty salon at 8305 airport Road in Berkeley, MO, be granted to Rayon Peebles, dba Ray's Place Barber and Beauty.

Chairman Spraggins brought forth Case 24-15. Applicant had bad signal so the case was delayed until after case 24-16 to enable the applicant to get better signal.

The commission clarified that the applicant had purchased a business that had already been operating in Berkeley.

The commission clarified that the owner would have all necessary inspections and update the signage appropriately.

Chairman Spraggins made the **MOTION** to approve Case 24-15. Commissioner **SECONDED** the motion. A voice vote was taken, and the motion was *approved* with a voice vote 5:0; Aye: Spraggins, Deinbo, Crimes, White, Neal.

Case # 24-17 – A request from the City of Berkeley to amend the Zoning Code to allow 'Cottage Home Community' (CHC) developments in residential districts.

Chairman Spraggins brought forth Case 24-17. Director Liebson presented the case.

PLAN COMMISSION MEETING MINUTES OF August 21, 2024

The Commission clarified that this only applied to residential development and asked about density requirements.

The Commission discussed different types of designs such as duplexes or townhomes.

The Commission expressed concern that they should wait to approve this until there was a development ready.

The Commission asked if there were any restrictions on whether these would be owner occupied or rented.

The Commission expressed concern over the lot size requirements for these developments.

The Commission discussed the need for new construction including CHC construction to preserve the look of the existing neighborhoods.

Chairman Spraggins made the **MOTION** to table the motion until the concerns of the Commission had been addressed. Commissioner White **SECONDED** the motion. A voice vote was taken and the motion *passed* unanimously with a voice vote 4:0; Aye: Spraggins, Deinbo, Crimes, White

Case # 24-18 – A request to renew a Special Use Permit for a café at 8620 Frost in Berkeley, MO, be granted to Franchette Swopes.

Chairman Spraggins brought forth case 24-18. The Applicant was present.

The applicant clarified that the building had required more work than she had anticipated so she was not able to finish the work in the time granted and was asking for an extension to her SUP.

The Commission discussed the improvements that had been done at the property.

Chairman Spraggins made the **MOTION** to approve Case 24-18. Commissioner Crimes **SECONDED** the motion. A voice vote was taken and the motion was *approved* unanimously with a voice vote 4:0; Spraggins, Dienbo, Crimes, White.

OTHER BUSINESS

The Commission briefly discussed the possibility of designating certain neighborhoods in the city as historic districts.

CONCLUDED

The next regularly scheduled meeting of the City Plan Commission is held on **WEDNESDAY, September 11, 2024 AT 1:00 PM.**

PLAN COMMISSION MEETING MINUTES OF August 21, 2024

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 3:0; Spraggins, Deinbo, White.

Chairman Spraggins adjourned the meeting at 2:11 PM.

Respectfully submitted by:
Dalton Mertens,
Economic Development Coordinator.
Recording Secretary

Approved for submittal by:
Kevin Spraggins
Chairman