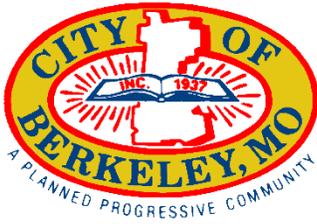


PLAN COMMISSION MEETING MINUTES OF JANUARY 13, 2026



PLAN COMMISSION MEETING MINUTES

City of Berkeley City Plan Commission Tuesday, January 13, 2026 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, Theodore Hoskins (*arrived at 1:15 PM approximately*), Carolyn Crimes, DeBora White (*left at 1:29 PM*), Danita Neal (*left at 1:14 PM approximately*)

Staff present: Joanna Campbell Public Works Secretary
James Lindhart Fire Chief (*logged off due to technical issues, present for a portion of the meeting with Public Works Secretary*)
Steve Runge Acting Police Chief

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Tuesday, January 13, 2026.

Chairman Spraggins called the meeting to order at 1:05 PM. Quorum was established.

Public Works Secretary was logged off due to internet issues.

Logged back on via mobile phone to continue with meeting.

MINUTES

Approval of October 14, 2025 Plan Commission Meeting Minutes.

Chairman Spraggins made the **MOTION** to approve the October 14, 2025 minutes.

Commissioner White **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously **approved** with a voice vote 4:0; Spraggins-Yes, Hoskins-Yes, Crimes-Yes, Neal-Absent, White-Yes.

(Motion and vote was taken twice due to technology issues.)

PUBLIC COMMENT:

None

DISCUSSION:

None

OLD BUSINESS:

None

NEW BUSINESS:

PC26-01: A request for a Special Use Permit by Thoa Thai to operate *Crystal Venue*, an event venue located at 9400 Natural Bridge Road, Berkeley, MO 63134.

Chairman Spraggins brought forth Case PC26-01

Applicant Thoa Thai (Jenny Thai) and Wayne Ho were present for the meeting as the business owners and property owners. Jenny Thai stated that they are wanting to do an event venue for special events, corporate events, birthdays, weddings, etc. with the goal of doing liquor sales and retail sales, plans to apply for a liquor license with the City, bringing retail income into the City, driving people into the City to explore and

PLAN COMMISSION MEETING MINUTES OF JANUARY 13, 2026

see because they will be attracting people attending events. Also plans to rebuild the building to make it attractive as it is close to the highway. They also addressed Commission questions:

- The capacity for the building is 500, but comfortably 300 people.
- The liquor license would be for a cash bar and sales at events. No bottle sales.
- Future plans for resurfacing and restriping the parking lot as well as landscaping which will be along the street side. Waiting for the civil engineer for the parking lot – anticipate 60 cars. Neighbor across the parking lot, the liquor store, has agreed to allow them the use of their parking lot as well. Both sides of the building are for parking. Currently, the unsealed portion belongs to 9400 Natural Bridge. Sealed portion belongs to the liquor store.
- Cost of the rental – whole space would be \$4,000-\$5,000.
- Attracting events such as quinceaneras, weddings, etc.
- Portable, modular stage on hand if it is desired.
- Main entrance would be at 9400 Natural Bridge that would be to the main lounge. 9401 Natural Bridge entrance would be to the prep suite/bridal suite.
- Exterior aesthetics would be started as soon as the interior renovations are completed – street lighting to make more visible, changing doors.
- The fire alarm needs to be completed in order to continue with final completion.
- Chairman Spraggins brought up that the upkeep of grounds needs to be maintained and kept in an attractive manner, especially during events.
- No events are currently scheduled.
- Plans to have a Third-Party Company to do security on the outside during events, but plans to speak with Berkeley Police Officers if they would be willing to charge a price for security services.
- Hours of operation at 9:00 AM – 11:00 PM.

Chairman Spraggins presented a few conditions with the Applicant and Wayne Ho.

Chairman Spraggins made the **MOTION** to recommend Case PC26-01 with conditions to the Council for approval. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 3:0; Spraggins-Yes, Hoskins-Yes, Crimes-Yes, Neal-Absent, White-Absent.

OTHER BUSINESS

Commission discussed business at 8624 Frost Avenue.

CONCLUDED

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 3:0; Spraggins-Yes, Hoskins-Yes, Crimes-Yes, Neal-Absent, White-Absent.

Chairman Spraggins adjourned the meeting at 2:09 PM.

Respectfully submitted by:
Joanna Campbell – Public Works Secretary
Recording Secretary

Approved for submittal by:
Kevin Spraggins – Chairman