



# CITY PLAN COMMISSION AGENDA

8425 Airport Road – Saint Louis, Missouri 63134  
**WEDNESDAY, August 21, 2024 AT 1:00 PM**  
(314) 524-3313

City of Berkeley is inviting you to a scheduled Zoom meeting:  
City Plan Commission Zoom Meeting – Wednesday, August 21 at 1:00 pm

Join Zoom Meeting: <https://us02web.zoom.us/j/88284840189?pwd=maG5li5mktae1bJl7BaGCQzzhug7CX.1>  
Meeting ID: 882 8484 0189  
Passcode: 795688

**I. REGULAR MEETING CALL TO ORDER**

Roll call

**II. MINUTES**

Approval of Meeting Minutes from July 24, 2024. (*Quorum not present for July 10 meeting*)  
Approval of Meeting Minutes from August 14, 2024.

**III. PUBLIC COMMENT**

**IV. DISCUSSION**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- 1. Case No. 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).
- 2. Case No. 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.
- 3. Case No. 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.
- 4. Case No. 24-17:** A request from the City of Berkeley to amend the Zoning Code to allow 'Cottage Home Community'(CHC) developments in residential districts.
- 5. Case No. 24-18:** A request to renew a Special Use Permit for a café at 8620 in Berkeley, MO, be granted to Franchett Swopes.

**VII. UPDATES/ANNOUNCEMENTS**

**VIII. ADJOURNMENT**

**a. Next Regular Meeting of the City Plan Commission: Wednesday, September 11, 2024**

*This meeting has been noticed in accordance with the Open Meeting Law. All items on this agenda are for Commission action unless otherwise noted. These items will be heard at the next available Commission meeting if this meeting is cancelled or a quorum is lost. In light of the current public health crisis and the Federal, State, and County Emergency Declarations, and in accord with the provision of Sec. 610.020, RSMo., the City recognizes that it would be dangerous and impractical, if not impossible, for meetings to be physically accessible to the public. The City also recognizes the need for the public's business to be attended to in order to protect the public health, safety, and welfare. In order to balance both the need for continuity of government and protection of the health and safety of our residents, business persons, and employees, this meeting of the City of Berkeley will not be open to public attendance in person. The meeting will be accessible by the public in real time ONLY by video/audio webinar.*

*The City Plan Commission Agenda is available on the City website before the meeting date at: <http://www.cityofberkeley.mo.us>  
Official Agenda is filed with City Clerk 24 hours prior to the meeting time.*