



MEETING MINUTES

City of Berkeley City Plan Commission Wednesday, September 27, 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: Elliot Liebson-Director of Planning & Economic Development, Col. Art Jackson-Police Chief, James Linhardt-Fire Chief, Joanna Campbell-Public Works Secretary, Dalton Mertens-Economic Development Coordinator

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, September 27, 2023; Chairman Spraggins called the meeting to order at 1:00 pm. Quorum was established.

MINUTES

Approval of September 13, 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

Case # 23-12 – A request by Haytham Dughaim to open a thrift store located at 8520 Airport Road, in Berkeley, MO.

Chairman Spraggins brought forth Case 23-12. Applicant Haytham Dughaim was present and stated that this would be a thrift store business. Merchandise would be from mainly storage units, lockers, and used avenues. Chairman Spraggins addressed the issue of cleanliness. Applicant stated that they would clean any sellable items and any non-sellable items would be disposed. Applicant clarified they are comparable to Goodwill and would exceed those standards. Currently, applicant has a warehouse full of merchandise and are waiting to open. Previously, they operated in flea markets.

Commission asked if there were going to be donations. Applicant stated that there was currently not enough capacity to accept and handle donations.

Commission had a concern in regards to items potentially being dumped unsolicited at the location. Commission also had a concern whether this type of business aligned with the City of Berkeley's Comprehensive Plan and the Downtown Rezoning plans.

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City Manager Mai-Lombardo stated that the building is currently available. The new Downtown rezoning is in progress, but the City cannot remove businesses. In answer to the unsolicited dumping, dumped items will be disposed and the dumpster must be in an enclosure with a locked gate.

Commission had concerns in regards to the business type of thrift store and resale shop.

Commission stated that they did not want any reference to thrift store or resale shop in the business name or signage and the applicant was to redefine its business as a retail business which would make it a permitted use.

Chairman Spraggins made the **MOTION** to remove Case 23-12 from the agenda. 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.

NEW BUSINESS:

Case # 23-19 – A request from City Staff to amend Section 400.140 (C-2 General Commercial)—Zoning District.

Chairman Spraggins brought forth Case 23-19. Director of Planning & Economic Development Elliot Liebson presented the case and clarified that nothing was being removed from the code; this change would be in line with the Comprehensive Plan for the City; it would help the City to be progressive and proactive in recruiting desirable businesses.

Chairman Spraggins made the **MOTION** to take Case 23-19 off the table. 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.

Commission expressed concern that this change would take away the ability of “the residents” to have some control over these specific use types coming in to the City.

City Manager Mai-Lombardo stated that this change would make it easier for businesses to be in Berkeley in commercially zoned properties. There will still be a limit to what uses will be allowed. Adult entertainment will not be allowed.

Chairman Spraggins made the **MOTION** to recommend Case 23-19 to the City Council. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion failed with a voice vote 3:1; Spraggins-NO, Crimes-NO, Neal-NO, Deinbo-YES.

Case # 23-20 – A request from City Staff to amend the Zoning for 9379 Koenig Circle Drive from R-2 Single Family Residence District to M-1 Industrial District.

Chairman Spraggins brought forth Case 23-20. Director of Planning & Economic Development Elliot Liebson presented the case. Liebson stated that the purpose of this change was due to a previous error with recording the lot as residentially zoned. The change was correcting this property location zoning as it is surrounded by M-1 Industrial zoning.

Commission confirmed that this was to clarify location and use issues.

Chairman Spraggins made the **MOTION** to recommend Case 23-20 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.

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OTHER BUSINESS

None

CONCLUDED

The next regularly scheduled meeting of the City Plan Commission is held on **WEDNESDAY, OCTOBER 11, 2023 AT 1:00 PM.**

ADJOURNMENT

No further business came before the Commission. Chairman Spraggins made the **MOTION** to adjourn. 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 adjourned the meeting at 2:16 PM.

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

Approved for submittal by:
Kevin Spraggins
Chairman