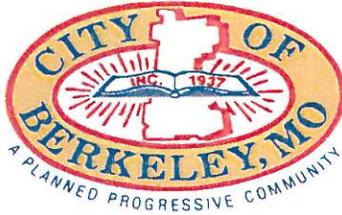


PLAN COMMISSION MEETING MINUTES OF May 12, 2016



City of Berkeley City Plan Commission Meeting Minutes Thursday, May 12, 2016

Note: The agenda for this meeting was posted on the bulletin board at the City Hall complex, 8425 Airport Road, May 6, 2016 at 5:00 p.m. in compliance with the Open Meetings Law.

Call to Order and Roll call

The Regular Meeting of the City of Berkeley Planning and Zoning Commission was held at Berkeley City Hall. Council Chambers, 8425 Airport Road, Thursday, May 12, 2016. The meeting was called to order at 6:07 P.M. by Vice Chairperson Pro tem Kyra Watson. Those present at roll call were, Will Ferguson, Carolyn Crimes and Mayor Hoskins.

A quorum was established.

Excused absence: Robert Phillips

Staff present, in their advisory capacity, included: Debra Irvin, Municipal Services Manager/Building Commissioner; Abdul Abdullah, City Manager; James Linhardt, Fire Chief, and Recording Secretary, Sarita Kimble.

Agenda items were taken in the order prescribed in the minutes. The following is a summary of the proceedings of this meeting.

Approval of Minutes

The minutes of the regular meeting of April 14, 2016 were approved as submitted and without correction.

Vice Chairperson Pro tem Kyra Watson called for a motion.

M/S/C: Moved by Mayor Hoskins, seconded by Will Ferguson to Approve the City Plan Commission minutes for the April 14, 2016 regular meeting. The minutes were approved unanimously by consensus.

Discussion:

a. SUP (Special Use Permit) Process

Commissioners and Staff discussed the criteria regarding the process for "Special Use Permits" and recommended amending the language by applying a two-year "Action Plan" on the SUP application and establish a valid 6 year, in lieu of ten year, limited period, to make sure our community members can feel safe and look into amplified noise from local businesses that is affecting the public and surrounding neighborhood residence.

The issue is not only in one area but happens throughout the City, and most times happen at night or over the weekends.

This amendment will allow the commissioners to re-exam the scope of businesses from a resident and patron's point of view.

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Staff suggested that the commissioners review Section 400.530 of the Municipal Code, Special Use Regulations, which outline the procedures at the June 9, 2016 meeting and make a recommendation to City Council to amend the regulations set forth.

Discussion:

- b. An Ordinance of the City of Berkeley creating a new Section 510.165 of the Code, entitled "Limitation of Rental Houses in Neighborhoods to 30-Percent per Block" as referred by City Council for Plan Commission to review and set standards for regulating rental properties.

The implementation of this ordinance as far as blight issues are concerned toward the rental properties, will require property owners to be held more accountable of their rental properties. This ordinance would limit the number of available rental properties to 30 percent of the single family homes per Block in residential zoning districts, and would limit single-family rentals because they invariably lead to crime and deteriorating properties.

Staff Opinion - With a rising number of absentee landlords and property owners and little ability to make easy contact with them, it is difficult to give owners the opportunity to correct violations that, if left uncorrected, can result in fees, fines, and further legal action.

The homes in questions are rentals and not owner occupied. These are problematic properties in violation of various codes.

Staff Opinion – Request Police Department to create a "call form" and revisit "Save Our Streets" (SOS) **Section 215.060** outlining how nuisance properties affect the community. Continuous police calls to a property affect the perception for the public's safety; protection of property; and the enforcement of the law.

Mayor Hoskins stated that staff needs to research and set considerable effort into the 30-percent Ordinance. Building Commissioner will need to address nuisance/code complaints' and Police Department to look at the number of calls received (i.e. properties and fire) and to provide the number of fire calls affecting properties on a single block. Mayor believes the data should be at least 5-years to get an accurate account of issues revolving around rental properties throughout the city. The Mayor would like to see some input over the next several months, since the ordinance will not be in effect until January 2017.

After much discussion, Vice Chairperson Pro tem Kyra Watson called for a motion to continue the discussion next month. **Mayor Hoskins made a motion, for additional discussion on the 30 percent Ordinance. Carolyn Grimes second.**

Roll call: Carolyn Crimes - Yes
Will Ferguson - Yes
Mayor Hoskins - Yes
Kyra Watson - Yes

Motion carried

Commissioners and Staff further discussed obtaining information through the St. Louis County Youth Program that would allow students to participate in exterior repairs within our community.

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City Plan Operating Budget for Fiscal Year 2016-2017

Mayor Hoskins stated that an operating budget should be established for the Fiscal Year 2016-2017 that will provide for the continuation of the City Plan Commission training. This budget does not allow for the implementation of any other programs that are not in sync with City Plan.

A motion to approve a City Plan Operating Budget for Fiscal Year 2016 was made by Mayor Hoskins and seconded by Will Ferguson. The motion was unanimously approved.

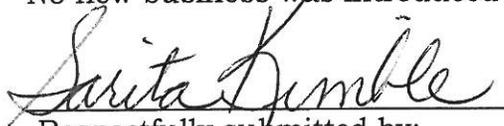
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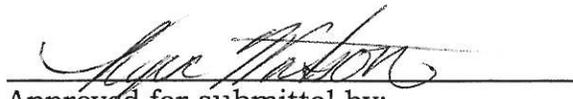
That the next regularly scheduled meeting of the City Plan Commission is held on Thursday, June 9, 2016 at 6:00 p.m.

Secretary Kimble stated that she will not be in attendance and the City Manager should consider an alternate for the June meeting.

Adjournment

No new business was introduced and the chairperson adjourned the meeting at 6:55p.m.


Respectfully submitted by:
Sarita Kimble


Approved for submittal by:
Vice Chairperson Pro tem Kyra Watson