



8425 Airport Road

Berkeley Missouri 63134-2098

(314) 524-3313

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the City Council of the City of Berkeley that a public hearing will be held at 7:00 pm on Monday, February 04, 2019 in the City Hall Council Chambers, located at 8425 Airport Road, Berkeley, Missouri 63134, for the purpose of considering the following proposition:

Case #19-01: Shall a Special Use Permit be granted to Amon Aziz to operate Pharaoh's Donuts, a bakery shop, located at 9650 Natural Bridge Road, in the City of Berkeley, St. Louis County, Missouri?

Case #19-02: Shall the City Manager's request be granted to amend the Zoning Code by adding a new section, Motorize Food Vehicles?

All interested parties shall be afforded, at such public hearing, a reasonable opportunity to express their views regarding the item set forth above.

Deanna L. Jones – City Clerk, MPCC/MMC

If you are a person with a disability and have special needs, please notify the City Manager at (314) 524-3313, no later than 48 business hours prior to the meeting. The City will make reasonable accommodations upon your arrival at the meeting.

Posted: Friday, January 11, 2019 by 5:00 PM
Amended: Wednesday, January 16, 2019



STAFF REPORT

CASE NUMBER: **19-02**

DATE: January 10, 2018

PETITIONER: City of Berkeley

PROPERTY OWNERS: None

REQUEST: Amend the Zoning Code by adding a new section –
Motorized Food Trucks

PROPERTY ADDRESS: none

CURRENT ZONING: Various Districts

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Restaurants

PROPOSED USE: Restaurants

RECOMMENDATIONS: Plan Commission recommends approval with conditions



REPORT TO CITY COUNCIL

PUBLIC HEARING

FEBRUARY 4, 2019

TO: The Honorable Mayor and Member of the City Council

FROM: Debra M. Irvin, City Manager

DATE: January 10, 2018

SUBJECT: **Case # 19-02** is a request for referral to the City Plan Commission amending the zoning code by adding a new section – Motorize Food Vehicles

We have investigated the Subject item, above, and present the following as our findings:

BACKGROUND

On October 1, 2018 Mary Ann Griffin appeared before council asking if the council would consider allowing food trucks in the City. After some discussion with Mrs. Griffin, Mayor Hoskins moved, Councilwoman-at-Large Greene seconded, and the motion carried *to allow Mary Ann Griffin (owner of 3S's Soup, Salad, & Sandwich) to move forward with obtaining a Food Truck with parameters: 1. The food truck will not be operated within the boundaries of Berkeley. 2. Must obtain all required license from St. Louis County Health Department. 3. The food truck trailer can be stored in the lot behind the business. 4. No sales from the food truck in Berkeley. 5. Must come back and apply for a license from Berkeley once it is available. Must follow all the rules and regulations put forth to obtain the annual license. October 1, 2018 minutes is attached.*

SITE LOCATION: Only Restaurant sites – C-1, C-2, and C-3, M-1 and P Districts

SUPPORTING DOCUMENTS

- -Staff Report
- -Application for Food Trucks
- -Food Truck Fact Sheet
- -Missouri Propane Inspection Sheet
- -Food Truck Propane Usage
- - Recommended Regulations

RECOMMENDATION AND ACTION

Recommend Approval to City Council for Public Hearing to consider amending the Zoning Code by adding Motorized Food Trucks under special use permit for restaurant sites only in C-1, C-2, and C-3, M-1 and Park District

REQUESTED PLAN COMMISSION ACTION(S)

Amend zoning code and consider following regulations

1. Annual permit, event permits, parking and storage permit for Berkeley owned businesses- \$100.00 per year, shall be issued by the Finance Director in C-1, C-2, C-3, M-1 and Park districts.
2. No parking in residential districts
3. Trucks may operate within the boundaries of Berkeley.
4. Truck may not sell food products from truck on parking permit holder business lot
5. Annual Fire Inspection is required – Calculating and storing propane on food truck – Annual fee is \$75.00
6. Annual inspection from Missouri Propane Safety Commission
7. Vendors are required to keep gas or fuels separated from the cooking and serving area and install smoke and carbon monoxide detectors.
8. A special use permit will be issued by the City Council for outside vendors to operate in city parks during special events. Fee is \$50.00 for each park event.
9. Hand sink - A sink dedicated for hand washing only.
10. 3 Compartment sink - A place to wash, rinse, and sanitize any equipment or utensils used in preparing food.
11. Hot and cold running water under pressure - A plumbing system must be in place to provide hot and cold running water on demand during peak food service times. This will require a hot water heater and a pump to force water through both hot and cold-water lines.
12. Smooth, easily cleanable, and non-absorbent surfaces. The floors, walls, and ceiling of these mobile food trucks must be smooth, easily cleanable, and non-absorbent. This will make for easy clean-up and add to the dexterity of the truck.
13. Pest prevention. Mobile food trucks must be constructed in a way to restrict the presence of insects and rodents. This means that windows must be either glass or screened to prevent any flying insects from entering. If no screened windows are available, "air curtains" provided by fans may be allowed instead.
14. Potable water source and potable water hose. Adequate backflow prevention device may be required if the mobile food truck is directly connected to an approved potable water source.
15. Owner's parking lot shall be maintained and free from oil and debris
16. Mobile food permits are valid for 12 months or pro-rated at the time of issuance
17. This does not include portable or push food carts or food wagons
18. Standard Food Truck shall not exceed 18-feet long, 90-inches wide, and 90" interior ceiling height.

CODE REFERENCE

Section 605.130. Special Land Use Permit Required.

Prior to the issuance of any business license herein, the applicant must secure an additional land use permit, pursuant to Chapter 400, Zoning, of the Municipal Code of the City, and receive approval of the Director of Public Works relative to the construction of the parking lots and all buildings.

Section 605.160. Maintenance of Parking Lot.

Every parking lot shall be paved with asphalt or other similar paving as approved by the Director of Public Works and be kept clean and free of litter and debris.

Respectfully submitted,

Debra M. Irvin, City Manager