

PLAN COMMISSION MEETING MINUTES OF June 12, 2019



MEETING MINUTES
City of Berkeley City Plan Commission
Wednesday, June 12, 2019
6:00 P.M.

Council Chambers, 8425 Airport Road, St. Louis, MO 63134

Note: The agenda for this meeting was posted on the bulletin board at the City Hall complex, 8425 Airport Road and is in compliance with the Open Meetings Law.

Members Present: Mayor Hoskins, Robert Phillips, and Carolyn Crimes

Staff present: Jim Linhardt, Fire Chief, and Kimberley Smith-Drake, Economic Development Coordinator

CALL TO ORDER / DECLARATION OF QUORUM

With a quorum established, Member Phillips called the meeting to order at 6:10 pm

MINUTES

Approval of April 10, 2019 City Plan Regular Meeting Minutes.

Mayor Hoskins made a **MOTION** to approve the minutes. Commissioner Crimes **SECOND** the motion. A voice vote was taken, and the minutes were unanimously approved with a voice vote 3:0, Phillips, Hoskins, and Crimes.

PUBLIC COMMENT:

None

OLD BUSINESS

None

NEW BUSINESS:

Case No. 19-10 - A request for Resubdivision and property line adjustment of certain lots at 9170 and 9200 Latty- Petitioner, Rodney Jarboe

Commissioner Phillips requested to move Case No.19-10 to the second item on the agenda.

Mayor made **MOTION** to approve, Crimes **SECOND**; A voice vote was taken, and the motion was approved with a voice vote 3:0, Phillips, Crimes, and Hoskins.

Case No. 19-11 - A request for a Special Unit Permit by Ghali Mtu to operate Glam Galore Lash Studio at 8550 Airport Road in the City of Berkeley, St. Louis County, Missouri.

The petitioner was present to address the members of the board. She stated her name and her address. Ms. Ghali is currently a resident in the city of Berkeley. Tom Kiely the owner was also present to address the members of the board. Moving forward, Kimberly Smith-Drake provided the members with a staff report. Kimberly Smith-Drake began discussing her findings and the

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background of the business plan for providing services in the city of Berkeley. Ghali Mtu currently operate her business in South city of St. Louis. All members began to discuss the findings included in the staff report, zoning codes, recommendations, and the exterior and interior of the building. The building located at 8550 Airport Road is currently under renovation and Ms. Ghali is hoping to operate her business by the end of the summer in August. At this time Ms. Ghali provided images of the final outlook of the interior of the building. It should be noted that the exterior and interior photos provided in the staff report did not represent the business type. Tom Kiely the owner of the building will provide the correct drawings at the next meeting. With no further discussion the Plan Commission will move forward and the final decision will be made at the next Council Meeting on July 15, 2019.

Mayor Hoskins made **MOTIONED** to approve, Crimes **SECOND**: A voice vote was taken, and the motion was approved with a **voice vote 3:0**, Phillips, Hoskins, and Crimes.

Member Phillips moved to the previous item on the agenda Case No 19-10. The requestor was not present to discuss with the members of the board. Moving forward the board began a brief discussion resulting in more questions. With no further discussion member Phillips entertain a motion to table.

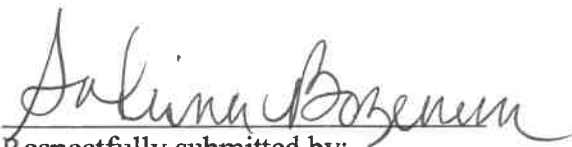
Member Crimes made **MOTION**, Mayor Hoskins **SECOND**: A **voice vote** was taken **3:0**, Phillips, Mayor, and Crimes It should be noted Case No 19-10 will be moved to the next City Plan Meeting on July 10, 2019

CONCLUDED

That the next regularly scheduled meeting of the City Plan Commission is held on **Wednesday, July 10, 2019 at 6:00 p.m.** and that consideration of the dates and times of future Committee meetings be deferred to this meeting.

ADJOURNMENT

There being no further business to come before the Commission, Member Phillips adjourned the meeting for a second time at 7:08 p.m. **MOTIONED**, Hoskins **SECOND** Crimes with a voice vote 3:0, Hoskins, Crimes, and Phillips



Respectfully submitted by:
Sabrina Bozeman Public Works Secretary
Recording Secretary



Approved for submittal by:
Robert Phillips, Commissioner

REQUESTED ACTION(S) TO THE CITY COUNCIL

Approve, with conditions, the request for a Special Use Permit by **Ghali Mtu to operate Glam Galore Lash Studio** at 8550 Airport Road, in the City of Berkeley, St. Louis County, Missouri;

1. Name of Business, Galore Lash Studio
2. Hours of operation shall be Mon-Fri, 9:00am-6:30p, Saturday 11:00am-4pm, Sun, Closed

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3. The premise shall be subject to adherence to City of Berkeley annual fire inspections and life safety plans.
4. Building requires total renovation and floor plan for Building Commissioner's approval
5. Building shall require the installation of a first floor rest room that meets ADA compliance
6. The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped areas.
7. Exterior building and site conditions in need of repair as approved by the Building Commissioner.
 1. Remove all boards;
 1. Replace entry door
 2. Owner shall comply with *Ordinance 4373* and install a commercial enclosure for garbage
 3. Maintain grass in the greenspace along Airport Road
 4. All brick shall be tuck-pointed
8. No snipe signs or directional signs in the Public Right of Way
9. Only 10% of window space shall be used for window signage
10. This Special Use Permit will be revoked if for any reason the applicant ceases operation and closes its doors to the public for a period of six (6) months or more and not complying with the City's Special Use Permit.
11. The Special Use Permit shall not be assigned, or sold, or conveyed, or operated by another without prior approval by the City Council and occupancy permit, building permit or business license shall be issued to such assignee until such approves issecured.
12. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant will comply with all the City's rules and regulations.
13. Prior to issuance of any Occupancy Permit, the above noted conditions, the conditions as described in the attached Report, the inspections as part of the normal occupancy permit process shall be met, and as approved by the CityCouncil.
14. If the City Council determines that the public health, welfare and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.
15. In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time limit specified in the permit, the holder of the permit may request the permit be reviewed by the City Council, and the City Council may extend it for another limited period of time not to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for the holder and non-transferable.

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16. The City Council may, in accordance with Section 400.580, institute a rezoning. The City Council, after a public hearing, may revoke a special use permit for failure of compliance with the regulations and restrictions of this Chapter or the requirements of the special use permit.

PUBLIC NOTICE AND COMMENT

Public Hearing notification is applicable. Upon recommendation by City Plan Commission to City Council, notices shall be mailed to owners and occupants of the property within 185 feet of the site. This public hearing shall be published, posted and scheduled for **July 15, 2019**.