

Introduced by: City Manager Debra M. Irvin
of the City of Berkeley, MO

A RESOLUTION AUTHORIZING SATGURU SAHIB LLC, A SPECIAL USE PERMIT AS THE NEW OWNER AND CHANGE OF BUSINESS NAME FOR THE EXISTING MOBIL MART/ SERVICE STATION CONVENIENCE STORE, LOCATED AT 6800 NORTH HANLEY ROAD IN THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

WHEREAS, Satguru Sahib LLC, has applied to such City for the issuance of a Special Use Permit as the new owner and change of business name for the existing Mobil Mart/ Service Station Convenience Store; and

WHEREAS, in accordance with the applicable Ordinance of the City of Berkeley, such application was submitted to the City Plan Commission for its investigation and reports, and further, that such City Plan Commission has returned its final report and recommendation wherein it recommended the issuance of a Special Use Permit to Satguru Sahib LLC, as the new owner and change of business name for the existing Mobil Mart/ Service Station Convenience Store, located at 6800 North Hanley Road; and

WHEREAS, due notice of the time, place and purpose of a virtual public hearing was published in two (2) consecutive issues of a newspaper of general circulation in the City or posted on the city’s website, the first notice being published at least ten (10) days prior to the date of the hearing, and written notices of said hearing were mailed to the last known places of abode of the owners of all property lying within one hundred eighty five (185) feet of all boundaries of the property under consideration for a Special Use Permit; and

WHEREAS, such virtual public hearing was duly held by the Council, on February 01, 2021, on behalf of the City of Berkeley, Missouri, in conformity with said public notice at which hearing the parties of interest were given an opportunity to be heard.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BERKELEY, MISSOURI AS FOLLOWS:

SECTION 1. The City Council determines that the public health, welfare, and safety are adequately protected in view of the foregoing criteria, and the Special Use Permit shall be granted as the Council affirmatively finds as to the required criteria.

SECTION 2. The use of said tracts for the aforesaid purpose is granted subject to the following conditions:

- 1) Name of Business: Mobil Mart / Service Station Convenience Store
- 2) Hours of operation: Establish 24-hour service or *consider reduced hours from 6:00am – 11:00pm*. Any change of hours shall be approved by the City Council.
- 3) This Special Use Permit shall be for one (1) year; after one year, the applicant shall appear before the city council for additional years or revocation of permit.
- 4) Owner to hire and maintain an armed, bonded, and licensed security officer from 7:00pm – 7:00am (overnight shift only).
- 5) Prohibited the sale of all types of drug paraphernalia (all types of pipes, bongs, foil papers, and clips).
- 6) Car wash shall not be used, rented, or leased as a hand car wash business. Structure shall be repaired within 6 months or the city will have cause for demolition.
- 7) The exterior of the building must be power washed two times a year (Spring and Fall).
- 8) Clear old vegetation and needs new plantings where it seems that some landscaped material might have been removed or destroyed.
- 9) Owner shall discontinue outdoor storage of wood and plastic pallets.
- 10) Overall, the site needs to be brought in compliance with the City’s codes and regulations by repairing the cracked areas around parking areas, including the ramp.
- 11) The interior storage needs safe environments for workers and customers.

- 12) The placement of gaming machines not allowed in the store *Section 610.100 Gambling Devices – Use of Coin-Operated Devices for Gambling*.
- 13) Seal asphalt parking lot, red parking stripes shall be changed to yellow stripes after sealing.
- 14) No live entertainment in or outside of the building.
- 15) Pick up litter around the premises at least two times a day.
- 16) Deliveries, loading and unloading shall not occur between 6am-9am and 3pm-6pm (school bus and rush hour).
- 17) Security cameras shall always be installed at perimeter and interior of space and monitored by the business operator at all times; registration is required to be filed with Police Department.
- 18) An alarm system and panic button are required to be installed.
- 19) An after-hour contact must be included with the Camera Registration.
- 20) No metal bars, mesh, or other durable material shall be installed over any portion of the frontage window or frontage opening in commercial buildings.
- 21) Owner shall post permanent “No Loitering” and “No Loud Music” signs at entrance wall and at gas pumps.
- 22) Buildings and site conditions in need of repair shall be repaired or replaced per the approval of the Building Commissioner.
- 23) Owner shall comply with Ordinance 4373 and install and maintain a commercial trash enclosure with dumpster. Proper trash enclosure doors with suitable hinges should be connected for smooth operations. Permit required.
- 24) The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris, trash, or weeds including maintenance of all landscaped areas.
- 25) Signs are prohibited in the right-of-way. A sign permit is required for new signs. Banners, pennants, festoons, human signage, searchlights are prohibited. No banners, balloons, flags or festoons, snipe signs or directional signs in the city’s public right-of-way. *Business signage shall be limited to no more than 10% of window space. This includes signs on the store and the car wash.* Or ten (10) square feet in area, whichever is the smaller of the dimension. The petitioner will be permitted one exterior wall mounted sign at the front wall of the business.
- 26) The premise shall be subject to adherence to City of Berkeley annual fire inspections and life safety plans.
- 27) All required inspections by the city are required before issuance of occupancy permit or business license.
- 28) The interior will be thoroughly inspected by City’s Building Commissioner and Fire Department, and any and all other jurisdictions, if applicable. All permits that are required by any of said mention must be received. Once, all required inspections are completed; apply for all necessary building/occupancy & fire safety permits from the City of Berkeley, and other jurisdictions, after obtaining City Council’s approval on this Special Use Permit. Commercial Occupancy permit and Business License is required and shall be posted at all times.
- 29) In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time for one (1) year. 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.
- 30) The Special Use Permit will be revoked if for any reason the applicant ceases operations 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. 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 is secured.
- 31) Any violations can be a reason for the City to revoke this permit, according to the City’s current regulations. To occupy the building and facilities the applicant must comply with all the applicable

rules and regulations pertaining to health and safety for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City Fire Department, City of Berkeley, St. Louis County, State of Missouri, and Federal rules and regulations.

- 32) Prior to issuance of an Occupancy Inspection and Permits, the above noted conditions, the conditions as described in the attached Report, and the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council. This Special Use Permit takes effect upon the approval by City Council.
- 33) 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 regulations and restrictions of this Chapter or the requirements of the special use permit.
- 34) 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.

SECTION 3. The Department of Public Works shall be charged with responsibility for the enforcement of this Resolution and incorporated therein all necessary reports.

SECTION 4. This Resolution shall be in full force and effect from and after the date of its passage.

PASSED this day of **2021**

ATTEST:

Mayor Babatunde Deinbo

Deanna Jones, City Clerk

Approved as to Form:
Donnell Smith, City Attorney

Final Virtual Roll Call:

Councilwoman Mitchell	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Williams	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Hoskins	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Anthony	Aye ___	Nay ___	Absent ___	Abstain ___
Councilman Hindeleh	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman-at-Large Greene	Aye ___	Nay ___	Absent ___	Abstain ___
Mayor Deinbo	Aye ___	Nay ___	Absent ___	Abstain ___