

PLAN COMMISSION MEETING MINUTES OF JULY 14, 2021



MEETING MINUTES

City of Berkeley City Plan Commission

Wednesday, July 14, 2021

1:00 P.M.

Virtual Zoom Meeting, 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: Kevin Spraggins, Mayor Deinbo, Will Ferguson (signed on at 1:15 PM), Carolyn Crimes

Staff present: Debra Irvin City Manager, James Lindhardt Fire Chief

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, July 14, 2021; Chairman Kevin Spraggins called the meeting to order at 1:00 pm. A quorum was established.

MINUTES

Approval of June 15, 2021 City Plan Meeting Minutes. Chairman Spraggins made the **MOTION** to approve the minutes. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously approved with a voice vote 3:0, Spraggins, Deinbo, Crimes.

PUBLIC COMMENT:

None

OLD BUSINESS

Case # 21-04 – A request for a Special Use Permit to Chris Connelly, CJC Carrier for the operations of Trucking, Warehouse and Cross Docking business at 4659 World Parkway, Berkeley MO 63134

Chairman Spraggins brought forth Case #21-04. Chris Connelly was present to represent the case. He stated that he was working on completing work to comply with the conditions set by the Commission which included exterior painting, sign permits, landscaping, and security measures. City Manager Irvin verified that there were no internal business operations being conducted at the location. Mr. Connelly stated that there were only empty trucks and van parked at the property. Mr. Connelly stated that an updated security system was paid for and ready to be installed, but he was waiting for the hired security company to install the system. He stated that he could put in temporary cameras for security measures until the new system is installed. In answer to the Commissions' questions, Mr. Connelly provided that the products they work with were general goods and printed and plastics material. The company has 35-40 employees and he anticipates hiring locally.

Chairman Spraggins made the **MOTION** to approve the request for a Special Use Permit with all recommendations and conditions. Member Ferguson **SECONDED** the motion. A voice vote was taken, and the motion was unanimously approved with a voice vote 4:0, Spraggins, Deinbo, Ferguson, Crimes.

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Case # 21-05 – A request for a Special Use Permit by Chris Connelly, CJC Transport for the operations of Logistics Transportation/Warehouse business at 4659 World Parkway, Berkeley MO 63134

Chairman Spraggins brought forth Case #21-05. Chris Connelly was present to represent the case. He explained the call center and logistics aspects of the business, which is a sister company to Case # 21-04. The transport business is a brokerage firm which is nationwide with a call center. City Manager Irvin explained that Mr. Connelly would obtain one Commercial Occupancy Permit and two Business Licenses.

Chairman Spraggins made the **MOTION** to approve the request for a Special Use Permit with all recommendations and conditions. Member Ferguson **SECONDED** the motion. A voice vote was taken, and the motion was unanimously approved with a voice vote 4:0, Spraggins, Deinbo, Ferguson, Crimes.

NEW BUSINESS:

Case # 21-07 – A request for a Special Use Permit to Qindong Lan, for a change of ownership and operator at Young’s Chinese Restaurant for dine-in and take out at 9355 Natural Bridge, Berkeley, MO

Chairman Spraggins brought forth Case #21-07. Qindong Lan was present to represent the case and stated that he was trying to reopen the business after it was closed due to COVID. Commission had concerns over dine-in procedures. Mr. Lan did not want to currently open up indoor dining due to COVID, but may in the future.

Chairman Spraggins made the **MOTION** to add the condition “No inside dining while COVID restrictions are in place.” Member Ferguson **SECONDED** the motion. A voice vote was taken, and the motion was unanimously approved with a voice vote 4:0, Spraggins, Deinbo, Ferguson, Crimes.

Chairman Spraggins made the **MOTION** to approve the request for a Special Use Permit with all recommendations and added condition. Member Ferguson **SECONDED** the motion. A voice vote was taken, and the motion was unanimously approved with a voice vote 4:0, Spraggins, Deinbo, Ferguson, Crimes.

Case # 21-08 – A request for a Variance to reduce the setbacks in the front and side yards; and increase the height of a fence and add with barb wire strands at 9300 Natural Bridge, Berkeley, MO.

Chairman Spraggins brought forth Case #21-08. Property Owner Matthew Simon and Traffic Management Manager Troy Vandervorste was present to represent the case. Mr. Vandervorste explained that the business provided traffic control for utility companies. City Manager Irvin clarified that this business was a permitted use and that the property owner and business were only asking for a land use change to reduce the setbacks in the front and side yards; and increase the height of a fence and add with barb wire strands. Mr. Simon explained that this variance would deter cut-through traffic, illegal dumping, and would not affect the aesthetics of the surrounding area.

Chairman Spraggins made the **MOTION** to approve the request for a Variance with the added statement “encroach to front building line”. Member Ferguson **SECONDED** the motion. A voice vote was taken, and the motion was unanimously approved with a voice vote 4:0, Spraggins, Deinbo, Ferguson, Crimes.

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OTHER BUSINESS

None

CONCLUDED

That the next regularly scheduled meeting of the City Plan Commission is held on **Wednesday, August 11, 2021 at 1:00 p.m.**

ADJOURNMENT

No further business came before the Commission. Chairman Spraggins made the **MOTION** to adjourn. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0, Spraggins, Deinbo, Ferguson, Crimes.

Chairman Spraggins adjourned the meeting at 2:33 pm.

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

Approved for submittal by:
Kevin Spraggins