

PLAN COMMISSION MEETING MINUTES OF APRIL 13, 2022



MEETING MINUTES

City of Berkeley City Plan Commission

Wednesday, April 13, 2022

1:00 P.M.

Virtual Zoom Meeting, 8425 Airport Road, St. Louis, MO 63134

Note: The agenda for this meeting was posted and is in compliance with the Open Meetings Law.

Members Present: Kevin Spraggins, Mayor Deinbo, Carolyn Crimes, Deborah White

Staff present: Col Art. Jackson-Interim City Manager, James Linhardt-Fire Chief,

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, April 13, 2022; Chairman Spraggins called the meeting to order at 1:04 pm.

MINUTES

Approval of March 9, 2022 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 4:0; Spraggins, Deinbo, Crimes, White.

PUBLIC COMMENT:

Chairman Spraggins made the **MOTION** to approve the resignation of Commissioner Will Ferguson. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, White.

OLD BUSINESS

None

NEW BUSINESS:

Case # 22-04 – A request by Edward Moore, d/b/a “2 The Life Barber Shop” for a Special Use Permit (SUP) to continue the operations located at 8237 Airport Road, Berkeley Mo. The space is an existing hair salon. Mr. Moore is seeking his own SUP and business license.

Chairman Spraggins brought forth Case #22-04. Applicant Edward Moore was present for the meeting. He presented that he wanted to open a hair salon at this location to serve the community. He also runs a youth organization since 2011 and also wants to establish the salon as a “safe zone.”

Chairman Spraggins presented the conditions to the applicant, ensuring that he understood Conditions 3, 9, & 10. Commissioner Crimes questioned who was responsible for the trash and debris-the tenant or landlord. Applicant Moore stated that he would take responsibility for the trash and debris at the location.

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

Case # 22-05 – A request from Jeff White, d/b/a “JW Specialties” for a Special Use Permit to open and operate a Masonry Contracting Company at 8410 Airport Road. This is an at-risk application; such operations are not permitted in the Airport Road District. Mr. White is seeking to park large trucks on the adjacent parking lot. *He is allowed due process to appear and be heard before the Planning Commission.*

Applicant was not present for the meeting due to sickness and requested to be postponed for the next Plan Commission Meeting.

Chairman Spraggins made the **MOTION** to move Case # 22-05 to the next scheduled Plan Commission Meeting. Commissioner White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes, White.

Case # 22-06 – A request from Victoria Smith, d/b/a “Kidz of Joy Development Center” for a Special Use Permit to continue the operations of an existing child care center at 6100-6104 Madison

Chairman Spraggins brought forth Case #22-06. Applicant Victoria Smith and Property Owner Kenndis Joy were present for the meeting. Applicant Smith stated that this was only a change of ownership as the business name and operations would stay the same. Ms. Joy stated that she would still be operating the business at 6108 Madison with older children while Ms. Smith would be taking over the younger children at 6100-6104 Madison. The official legal change would happen in May of 2022.

Chairman Spraggins presented the conditions to the applicant. Applicant stated the hours were 6am – 6pm, Monday through Friday.

Chairman Spraggins made the **MOTION** to change the hours of operation to 6am – 6pm, Monday through Friday. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 4:0; Spraggins, Deinbo, Crimes.

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

OTHER BUSINESS

None

CONCLUDED

That the next regularly scheduled meeting of the City Plan Commission is held on **Wednesday, May 11, 2022 at 1:00 p.m.**

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ADJOURNMENT

No further business came before the Commission. Chairman Spraggins made the **MOTION** to adjourn. Commissioner Crimes **SECONDED** the motion. The motion was unanimously *approved* a voice vote 4:0; Spraggins, Deinbo, Crimes.
Chairman Spraggins adjourned the meeting at 2:01 pm.

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

Approved for submittal by:
Kevin Spraggins