

PLAN COMMISSION SPECIAL MEETING MINUTES OF NOVEMBER 12, 2020



MEETING MINUTES

City of Berkeley City Plan Commission

Thursday, November 12, 2020

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: Mayor Deinbo, Carolyn Crimes, Will Ferguson, DeBora White. Staff present: Debra Irvin, City Manager and Jim Linhardt, Fire Chief. Kevin Spraggins arrived at 1:09 pm

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Thursday, November 12, 2020; Acting Chairman Debora White called the meeting to order at 1:01 pm. A quorum was established.

MINUTES

Approval of October 14, 2020 City Plan Meeting Minutes.

Acting Chairman White asked for a motion to approve the minutes. Mayor Deinbo made the **MOTIONED**, Member Crimes **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously approved with a voice vote 4:0, White, Crimes, Deinbo, Ferguson.

PUBLIC COMMENT:

None

OLD BUSINESS

Acting Chairman White asked for a motion to move Case #20-18 off the table. **MOTION** made by Mayor Deinbo, **SECONDED** by Member Crimes. A voice vote was taken, and the minutes were unanimously approved with a voice vote 4:0, White, Crimes, Deinbo, Ferguson.

Acting Chairman White brought forth Case #20-18, a request from Tom Bommarito to purchase a portion of Stansberry St. directly behind 4451 Brown Road for additional parking. With no additional information, the acting chairman asked for a motion to table until the scheduled meeting. Clay Vance from Vance Engineering gave a short presentation on the street vacation and the lot consolidation. The Chair asked for questions from the commission. Seeing none, the Acting Chair called for motion to approve.

MOTIONED, Member Spraggins. **SECONDED**, Member Ferguson. A voice vote was taken, and the motion was unanimously approved 5:0, White, Spraggins, Crimes, Deinbo, and Ferguson.

NEW BUSINESS:

Case No. 20-21: A request for a Special Use Permit from Latoya E. Reese to operate a Wig & Lash Parlor located at 8347 Frost Ave, Berkeley, MO

PLAN COMMISSION SPECIAL MEETING MINUTES OF NOVEMBER 12, 2020

Acting Chairman White brought forth Case No. 20-21 and allowed Applicant Latoya E. Reese to give a presentation of her business. The applicant expressed her passion in hair and beauty care for women of all ages. Members of the commission asked if she was licensed by the State of Missouri Professional Board of Regulations, Chapters 328 and 329, RSMo, regulating barbers, cosmetologists, manicurists, estheticians, instructors, salons, barbershops and cosmetology and barber schools. Applicant stated no. Applicant stated she will only sell wholesale and retail wigs, bundles, and lashes. Kimberly Henderson, Property Manager, spoke on behalf of the Petitioner stating that she will monitor her business and no cosmetology work will be done. CM Irvin stated she will file the case with the State Board of Cosmetology. With no further discussion, the acting chairman called for a **MOTION** to approve the request. Member Spraggins made the **MOTION**, Member Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0, White, Spraggins, Crimes, Deinbo, and Ferguson. Member Spraggins made the **MOTION** to approve a one-year license. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0, White, Spraggins, Crimes, Deinbo, and Ferguson.

Case No. 20-23 A request for a Special Use Permit to Willie Kilpatrick and Kimberly Kilpatrick operate, *Lady's Kim*, a dine-in and take-out restaurant at 6130 Madison Avenue, Berkeley MO 63134

Acting Chairman White brought forth Case No. 20-23 and allowed Applicants Willie Kilpatrick and Kimberly Kilpatrick to give a presentation of their business. The applicants spoke of providing a Southern Cuisine restaurant seven days a week from 10:00 am – 6:00 pm. Members of the commission expressed their concerns about dining in procedures during the pandemic and marketing procedures utilizing a website and a mobile application for the business. Members of the commission also expressed their concern about that fact that there was no inspection of the building before purchase. CM Irvin stated that prior ownership history presented a collapsed plumbing line that needed to be addressed. Applicant was advised to complete that process. With no further discussion, the acting chairman called for a **MOTION** to approve the request. Member Spraggins made the **MOTION**, Member Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0, White, Spraggins, Crimes, Deinbo, and Ferguson.

Case No. 20-24– A request for a Special Use Permit to Theodore Williamson doing business as *Bee Line Towing*, for storage of cars, and office space at 6555 Romiss Court, Berkeley MO 63134

Acting Chairman White brought forth Case No. 20-24 and allowed the Applicant Theodore Williamson to give a presentation of his business. The applicant brought out a correction from the agenda that there will be no “storage of cars” as stated in the agenda, but only office, transport, five tow trucks, lounge, and warehousing. Members of the commission reiterated that there will be no storing of cars on the property and that the applicant will adhere to Section 605.370 of the municipal code. Mayor Deinbo had applicant explain the circumstances behind him operating without a license. CM Irvin explained that he had been cooperating with the City of Berkeley in actively trying to get a license. Applicant may continue to operate until approval. With no further discussion, the acting chairman called for a **MOTION** to approve the request. Mayor Deinbo made the **MOTION**, Member Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0, White, Spraggins, Crimes, Deinbo, and Ferguson.

PLAN COMMISSION SPECIAL MEETING MINUTES OF NOVEMBER 12, 2020

Case No. 20-25: A request for a Special Use Permit to Donna Smith and Vincentia Barber for *Um Good, Taste of Heaven, Heavenly Good* located at 8573, 8567 Airport Road & 6201 Madison Road.

Acting Chairman White brought forth Case No. 20-25 and allowed Applicants Donna Smith and Vincentia Barber to give a presentation of their business. Applicants spoke of providing a bistro type restaurant that would also be used for special events. Members of the commission expressed their concerns about longevity of the business, the installment of a grill and suppression system, menu items requiring a grill which needs to have a hood system, management of special events during the pandemic, and the applicants' desire to buy the building. The applicants stated that they had plans to put in a grill system, if not before operating, not long after. With no further discussion, the acting chairman called for a **MOTION** to approve the request. Acting Chairman White made the **MOTION**, Member Ferguson **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0, White, Spraggins, Crimes, Deinbo, and Ferguson.

PUBLIC COMMENTS

None

OTHER BUSINESS

CM Irvin introduced the new Public Works Secretary, Joanna Campbell, to the commission. CM Irvin called for a **MOTION** to approve the new Public Works Secretary to the Board. Acting Chairman White made the **MOTION**. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 5:0, White, Spraggins, Crimes, Deinbo, and Ferguson. Member Spraggins asked for an update regarding the Canton House.

CONCLUDED

That the next regularly scheduled meeting of the City Plan Commission is held on **Wednesday, December 09, 2020 at 1:00 p.m.**

ADJOURNMENT

There being no further business to come before the Commission, the Acting Chairman **MOTIONED** for adjournment, Mayor Deinbo **SECONDED**. A voice vote was taken, and the motion was unanimously **approved** 5:0, White, Spraggins, Crimes, Deinbo, and Ferguson. Acting Chairperson White adjourned the meeting at 2:15 pm.

Respectfully submitted by:
Debra Irvin, City Manager
Recording Secretary

Approved for submittal by:
Kevin Spraggins