

PLAN COMMISSION MEETING MINUTES OF August 11, 2016



City of Berkeley City Plan Commission Meeting Minutes Thursday, August 11, 2016

Note: The agenda for this meeting was posted on the bulletin board at the City Hall complex, 8425 Airport Road, August 5, 2016 at 5:00 p.m. in compliance with the Open Meetings Law.

The Regular Meeting of the City of Berkeley Planning and Zoning Commission was held at Berkeley City Hall. Council Chambers, 8425 Airport Road, Thursday, August 11, 2016.

CALL TO ORDER:

The meeting was called to order by Chairperson Robert Phillips at 6:00 P.M.

ROLL CALL:

Roll call of City Plan Commissioners and staff was conducted by Recording Secretary Sarita Kimble. Those present at roll call were, Carolyn Crimes, Kyra Watson and Robert Phillips.

A quorum was established.

Staff present, in their advisory capacity, City Manager; Abdul Abdullah

Agenda items were taken in the order prescribed in the minutes. The following is a summary of the proceedings of this meeting.

Approval of Minutes

The minutes of the regular meeting of May 12, 2016 were approved as submitted and without correction.

Chairperson Robert Phillips called for a motion.

M/S/C: Moved by Kyra Watson, seconded by Carolyn Crimes to Approve the City Plan Commission minutes for the May 12, 2016 regular meeting. The minutes were approved unanimously by consensus.

NEW BUSINESS:

Case Number 16-11 – Request for a Special Use Permit by Shayona LLC d/b/a A-1 Laundromat, for name change and operation of a coin laundry at 9357 Natural Bridge, in the City of Berkeley, St. Louis County, Missouri

Dharmesh Sharma represented this application. Mr. Sharma is proposing to change name and utilize the existing tenant space as a coin-operated laundromat facility.

Staff presented the case as outlined in the “Staff Report” dated July 26, 2016.

Commissioners reported on the condition of repair, maintenance and operation of the laundromat.

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Mr. Sharma stated there was an oversight and therefore he was unable to address the issues before tonight's meeting. Mr. Sharma stated that some items appear not to be substantial and the other items can be addressed in a rather short period of time. The item that appears to be major is the parking lot.

Commissioners commented that a conditional shall be applied to Special Use Permit for one (1) year on the completion of parking lot.

Specific criteria was inquired in regards to the Laundromat's operation, the applicant answered the following questions:

Hours of Operation – *6am to 10pm 5 days a week (Monday through Friday)*

Manned or unmanned – *unmanned, however owner is on site next door*

Number of Employees – *none*

Security/Type – *2 cameras on a continuous network*

Number of washers and dryers – *20 washers and 20 dryers*

It was the consensus of the committee that the Laundromat shall be manned by a facility employee **at all times** while in operation.

Based on review and discussion, Chairperson Robert Phillips entertained a motion, it was moved by Kyra Watson, to forward a favorable recommendation for this business to the City Council to hold a Public Hearing on September 19, 2016. Carolyn Crimes seconded and the motion was unanimously approved. A list of conditions is attached and made a part of these minutes.

Discussion:

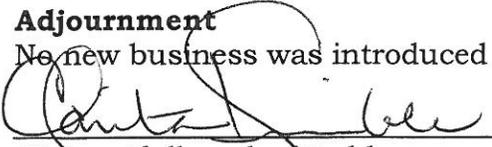
A discussion was held in regard to the Comprehensive Plan.

Concluded

That the next regularly scheduled meeting of the City Plan Commission is held on Thursday, September 8, 2016 at 6:00 p.m. and that consideration of the dates and times of future Committee meetings be deferred to this meeting.

Adjournment

No new business was introduced and the chairperson adjourned the meeting at 7:05p.m.


Respectfully submitted by:
Sarita Kimble


Approved for submittal by:
Chairperson Robert Phillips

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Case No. 16-11 9357 Natural Bridge

For: Laundromat
9357 Natural Bridge

The following conditions are recommended

1. Establish business hours 6am – 10pm (Monday through Friday)
2. Repair Parking Lot
3. Have boards removed and glass replaced in Fucifino 2.0 Lounge
4. The entire interior will be thoroughly inspected by City's Building and Fire Departments. Apply for commercial occupancy inspection and Fire inspection.
5. An attendant must be on duty during all hours of operation.
6. Install hot water tank suitable for furnishing hot water to all washers and bathroom.
7. Cause all machines to function properly at all times.
8. Sign Permit is required for any new signage.
9. Business License is required from the City of Berkeley.
10. This Special Use Permit will be revoked if for any reasons the applicant ceases operations and not complying with the City's Special Use Permit.
11. This Special Use Permit shall not be assigned, or sold, or conveyed, without prior written approval from the City Council.
12. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant agrees to comply with all the City's rules and regulations.
13. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.
14. 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 the holder may request a review and the City Council may extend it for another limited period of time not to exceed ten (10) years.
15. A conditional shall be applied to Special Use Permit for one (1) year on the completion of parking lot