

# PLAN COMMISSION MEETING MINUTES OF DECEMBER 10, 2024

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"A Planned Progressive Community"

## MEETING MINUTES City of Berkeley City Plan Commission Tuesday, December 10, 2024 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, Carolyn Crimes, Deborah White, Danita Neal

Staff present: Elliot Liebson-Director of Planning & Economic Development,  
Joanna Campbell-Public Works Secretary

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### CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Tuesday, November 12, 2024; Chairman Spraggins called the meeting to order at 1:08 PM. Quorum was established.

### MINUTES

Approval of November 12, 2024 City Plan Meeting Minutes.

Chairman Spraggins made the **MOTION** to approve the minutes. Commissioner White **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously *approved* with a voice vote 4:0; Spraggins, Crimes, White, Neal.

### PUBLIC COMMENT:

None

### DISCUSSION:

None

### OLD BUSINESS

None

### NEW BUSINESS:

**Case No. 24-24: A request from Stock and Associates on behalf of Bales Holdings (Mitchell Bales) to subdivide the parcels located at 6243 Jefferson and 6034 Jackson Avenues.**

Chairman brought forth **Case No. 24-24: A request from Stock and Associates on behalf of Bales Holdings (Mitchell Bales) to subdivide the parcels located at 6243 Jefferson and 6034 Jackson Avenues.**

Joe Pfleger was present for the case as a representative of Stock and Associates. He stated that Mitchell Bales was the property owner for these parcels and was wanting to resubdivide the two parcels into four. Each property has two single family homes, but there is one deed for each parcel. The property owner is wanting to put each home on its own parcel and obtain separate deeds for each home.

Commissioner Crimes brought concerns in regards to the setbacks and R-3 zoning regulations. Director of Planning & Economic Development Elliot Liebson verified that this resubdivision would conform to all zoning regulations including setbacks and would make these properties marketable homes on marketable lots.

Chairman Spraggins made the **MOTION** to recommend Case No. 24-24: A request from Stock and Associates on behalf of Bales Holdings (Mitchell Bales) to subdivide the parcels located at 6243 Jefferson

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and 6034 Jackson Avenues to the Council. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously *approved* with a voice vote 4:0; Spraggins, Crimes, White, Neal.

### **OTHER BUSINESS**

None

### **CONCLUDED**

The next regularly scheduled meeting of the City Plan Commission is held on **TUESDAY, JANUARY 14, 2025 AT 1:00 PM.**

### **ADJOURNMENT**

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

Chairman Spraggins adjourned the meeting at 1:30 PM.

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

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Approved for submittal by:  
Kevin Spraggins – Chairman