

PLAN COMMISSION MEETING MINUTES OF FEBRUARY 18, 2025

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"A Planned Progressive Community"

**MEETING MINUTES**

**City of Berkeley City Plan Commission  
Tuesday, February 18, 2025  
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 (*arrived at 1:19 PM*), Deborah White, Danita Neal (*left at 2:15 PM*)  
Staff present: Elliot Liebson-Director of Planning & Economic Development, Jeremy Taylor-Economic Development Coordinator, 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, February 18, 2025. Chairman Spraggins called the meeting to order at 1:07 PM. Quorum was established.

**MINUTES**

Approval of September 11, 2024 and December 10, 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 3:0; Spraggins, White, Neal.

**PUBLIC COMMENT:**

None

**DISCUSSION:**

None

**OLD BUSINESS**

None

**NEW BUSINESS:**

**Case No. 25-02: A request from Demario Dixon for a Special Use Permit to operate an automotive sales and safety/emissions testing facility at 5930 Evergreen Avenue.**

Chairman brought forth **Case No. 25-02: A request from Demario Dixon for a Special Use Permit to operate an automotive sales and safety/emissions testing facility at 5930 Evergreen Avenue.**

Demario Dixon, business owner, was present for the meeting and stated that he had been working with his father who operated the business Better Deal Automotive at 5926 Evergreen doing mechanical and body work. Mr. Dixon saw that there was a need for a safety and emissions testing business within the City of Berkeley and wants to provide this service at 5930 Evergreen along with auto sales. His inventory of vehicles would be eight cars. The state of Missouri requires him to sell eight to ten cars to maintain his dealers license. He just acquired the property in January and wants to operate his business to improve the community. He has a three year license to operate a safety and emissions business through the state.

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Commission brought concerns in regards to safety issues of storing vehicles for sale. Mr. Dixon stated that a camera system is in place and the vehicles would be stored behind the fence and in the rear portion of the property.

Chairman Spraggins made the **MOTION** to recommend Case No. 25-02: A request from Demario Dixon for a Special Use Permit to operate an automotive sales and safety/emissions testing facility at 5930 Evergreen Avenue to the Council. 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.

### **Case No. 25-03: A request from Natica Wyatt for a Special Use Permit to operate a beauty salon and boutique at 8305 Airport Road.**

Chairman brought forth **Case No. 25-03: A request from Natica Wyatt for a Special Use Permit to operate a beauty salon and boutique at 8305 Airport Road.**

Marvin Brown was present for the business owner, Natica Wyatt, stating that she could not be in the meeting due to a dentist appointment.

Commission expressed that they would need to speak with the business owner and applicant for the case.

Chairman Spraggins made the **MOTION** to table Case No. 25-03: A request from Natica Wyatt for a Special Use Permit to operate a beauty salon and boutique at 8305 Airport Road until the next special Plan Commission Meeting scheduled for Tuesday, February 25 at 1:00 PM. 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.

### **Case No. 25-01: A request for a Special Use Permit by Natural Bridge SL Realty LLC to renovate and reopen 9600 Natural Bridge Road as a Marriott Delta hotel.**

Chairman brought forth **Case No. 25-01: A request for a Special Use Permit by Natural Bridge SL Realty LLC to renovate and reopen 9600 Natural Bridge Road as a Marriott Delta hotel.**

Priti Patel of Clover Hotel Group was present for the meeting as the buyer. Erin Winschel and Joel Smiley were present as consultants for Clover HG. Michael Shelton was present as representative of the property owner.

Ms. Patel had sent out an email on February 17, 2025 stating that due to the closing date, they found themselves out of time to move forward and remain open to exploring future opportunities. Ms. Patel stated that their intention was to purchase the property by February 24, 2025. Their plan was to do a complete renovation of the hotel to full capacity which is 197 units, a plumbing and room renovation, and under the Delta Marriot flag. The City of Berkeley Council required that the applicant go through Planning and Zoning before the City made any further decisions.

Commission stated that they did not have sufficient documents and items to review for this case as they would need renovation plans, site plans, etc. Ms. Patel stated that this was not possible due to not closing on the property. Mr. Winschel requested some communication from the Planning and Zoning Commission to be sent to the City Council.

Chairman Spraggins made the **MOTION** to table Case No. 25-01: A request for a Special Use Permit by Natural Bridge SL Realty LLC to renovate and reopen 9600 Natural Bridge Road as a Marriott Delta hotel until clear communication is received from the City Council for the Plan Commission to do their due diligence. 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.

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Commission agreed for Director of Planning and Economic Development to send a letter to the City Council stating that the Plan Commission had discussed the case with the applicant and have determined that in order to move forward they would need additional items and documents. The Plan Commission will not be discussing finance matters and once everything has been approved by the City Council, then the case can be brought to the Planning and Zoning Commission.

### **OTHER BUSINESS**

None

### **CONCLUDED**

The next special scheduled meeting of the City Plan Commission is held on:

**TUESDAY, FEBRUARY 25, 2025.**

The next monthly scheduled meeting of the City Plan Commission is held on:

**TUESDAY, MARCH 11, 2025.**

### **ADJOURNMENT**

No further business came before the Commission. Chairman Spraggins made the **MOTION** to adjourn. Commissioner Crimes **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 3:0; Spraggins, Crimes, White.

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