

PLAN COMMISSION MEETING MINUTES OF FEBRUARY 25, 2025

---



"A Planned Progressive Community"

**MEETING MINUTES**  
**City of Berkeley City Plan Commission**  
**Tuesday, February 25, 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, Deborah White, Danita Neal  
Staff present: Jeremy Taylor-Economic Development Coordinator  
James Lindhardt-Fire Chief  
Joanna Campbell-Public Works Secretary

---

**CALL TO ORDER / DECLARATION OF QUORUM**

The Plan Commission members met in a virtual setting on Tuesday, February 25, 2025. Chairman Spraggins called the meeting to order at 1:06 PM. Quorum was established.

**MINUTES**

Approval of February 18, 2025 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, Crimes, White, Neal.

**PUBLIC COMMENT:**

None

**DISCUSSION:**

None

**OLD BUSINESS**

None

**NEW BUSINESS:**

**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.**

Natica Wyatt, business owner, was present for the meeting and stated that was desiring to open a business within the City of Berkeley in addition to being a resident. She is wanting to obtain her cosmetologist's license, but in the meantime would lease out studios to licensed cosmetologists and open a boutique as well. One portion of the property will be a salon and the other a boutique. She is currently leasing the property. She would not be performing any cosmetology services until license is obtained, but will be at the business regularly for cleaning and maintenance.

Commission expressed concern of no preliminary inspection completed by City staff.

## PLAN COMMISSION MEETING MINUTES OF FEBRUARY 25, 2025

---

Marvin Brown was present for the meeting and stated that the previous business owner had been approved for the Special Use Permit. Mr. Brown worked for the property owner and had been working on the property for ninety days.

Commission expressed that a preliminary inspection would need to be done.

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 further notice. 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.

### **OTHER BUSINESS**

None

### **CONCLUDED**

A special meeting for the Plan Commission would be scheduled upon communication from the Economic Development Department.

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 White **SECONDED** the motion. A voice vote was taken, and the motion was unanimously *approved* with a voice vote 4:0; Spraggins, Crimes, White.

Chairman Spraggins adjourned the meeting at 2:05 PM.

---

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

---

Approved for submittal by:  
Kevin Spraggins – Chairman