



MEETING MINUTES

City of Berkeley City Plan Commission

Wednesday, January 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, Mayor Deinbo, Carolyn Crimes,

Staff present: Elliot Liebson-Director of Planning & Economic Development, Col. Art Jackson-Police Chief, James Lindhardt-Fire Chief, Joanna Campbell-Public Works Secretary, Dalton Mertens-Economic Development Coordinator

CALL TO ORDER / DECLARATION OF QUORUM

The Plan Commission members met in a virtual setting on Wednesday, January 10, 2024; Chairman Spraggins called the meeting to order at 1:00 PM. Quorum was established.

MINUTES

Approval of December 13, 2023 City Plan Special Meeting Minutes.

Chairman Spraggins made the **MOTION** to approve the minutes. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the minutes were unanimously **approved** with a voice vote 3:0; Spraggins, Deinbo, Crimes.

PUBLIC COMMENT:

None

OLD BUSINESS

None

NEW BUSINESS:

Case # 24-01 – A request from Stock & Associates on behalf of Oppidan Investment Company to approve a site development plan for a data center at 5341 N. Hanley Road in North Park.

Chairman Spraggins brought forth Case 24-01. Dylan Rusk was present with Brenda Ross, Sushant Verma, & George Stock. Mr. Rusk stated that this would be a data center with administration space. Director of Planning & Economic Development Elliot Liebson presented a PowerPoint presentation that was used to describe the proposed site development plan, building plan, and exterior design which included 3-D renderings of the proposed building.

Mayor Deinbo wanted clarification on the data center. It would be a processing center for cloud computing server storage space. There would be a potential of one client. There would only be two full-time employees – a security guard and facilities manager – and the business would be operating 24/7. Staff and/or third-party staff would be on call. Projected time frame for this project would be to break ground in October and deliver the building in December of 2025 which would be a 13–14-month approximate schedule. They are currently in the due diligence phase with intent to build.

PLAN COMMISSION MEETING MINUTES OF JANUARY 10, 2024

Chairman Spraggins made the **MOTION** to approve Case 24-01. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 3:0; Spraggins, Deinbo, Crimes.

Case # 24-02 – A request from Staff to rezone 6826 Hazelwood Avenue from c-2 General Commercial to M-1 Industrial.

Chairman Spraggins brought forth Case 24-02. Director of Planning & Economic Development Elliot Liebson present the case stating that the City has received informal inquiries about the possibility of redevelopment of this area. This property is zoned C-2 General Commercial and the properties all around are zoned M-1 Industrial. Industrial is not allowed in C-2. This change would amend the zoning from C-2 to M-1 and will clean up the City's zoning map.

Chairman Spraggins made the **MOTION** to approve Case 24-02. Mayor Deinbo **SECONDED** the motion. A voice vote was taken, and the motion was unanimously **approved** with a voice vote 3:0; Spraggins, Deinbo, Crimes.

OTHER BUSINESS

None

CONCLUDED

The next regularly scheduled meeting of the City Plan Commission is held on **WEDNESDAY, FEBRUARY 14, 2023 AT 1:00 PM.**

ADJOURNMENT

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

Chairman Spraggins adjourned the meeting at 1:30 PM.

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

Approved for submittal by:
Kevin Spraggins
Chairman