

AGENDA
BEREA PLANNING COMMISSION
BUSINESS SESSION
TUESDAY, JULY 22, 2025 6:00 PM

Berea City Annex
Council Chambers
304 Chestnut Street

The public may view the meeting LIVE on the City of Berea's YouTube Channel at
www.youtube.com/@cityofbereakentucky40403 or may attend in person/make comments.

Email comments pertaining to PUBLIC HEARING agenda items may also be sent to codescomments@bereaky.gov no later than 4 PM prior to be read or addressed during the meeting. A link to the LIVE meeting will also be posted to Facebook at [@bereaky](https://www.facebook.com/bereaky) and the City of Berea website at <https://bereaky.gov>.

NO comments from ANY PLATFORM or site will be monitored during the session.

Business Session

1. Call to Order
2. Recognition of Visitors
3. Minutes for May 27, 2025

Old Business

1. **Stoney View Estates – New Idea Construction**
Letter of Credit / Bond – Expiring August 23, 2025 - \$134,908.84
Requesting extension for one year

New Business

1. **366 Baldwin St – Small Town Grove LLC**
Final plat with Waiver Request for Preliminary Plat & Construction Plan
2. **366 Baldwin St – Small Town Grove LLC**
Bond amount approval
3. **1154 Highway 1016 – Roy Todd Builders**
Minor plat with Waiver Request Lot Width at the Front Setback Line & for Minimum Lot Size Requirement in an R-1 (Single Family Residential) Zone
4. **44 Joseph St – MDAT, Inc – David Soper**
Development Plan with a Waiver Request for Stormwater Requirements & Access Requirements for Multi-family Apartments in an R-3 (Multi-family Residential) Zone