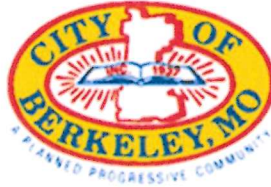


MEMORANDUM



CITY COUNCIL

CITY OF BERKELEY – ECONOMIC DEVELOPMENT DIVISION

"Preserve and improve the health, safety, and welfare of our citizens, businesses and the general public in the City of Berkeley while at the same time maintaining property values and improving the quality of life in the City of Berkeley."

TO: City Council Members
FROM: Joanna Campbell
Public Works Secretary
THROUGH: Economic Development Department
DATE: October 6, 2025
cc: City Manager's Office
City Clerk's Office
Applicant
File
SUBJECT: RESTAURANT LOCATED AT 8363 AIRPORT RD. (WARD 3)

PLAN COMMISSION REPORT CASE NUMBER PZ25-06

I. PROJECT DESCRIPTION:

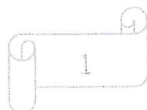
This request comes before the Council from business owner Randy Johnson. This is a request for a Special Use Permit (SUP) to include the sale of Liquor. The property was purchased in 2024 and is currently under renovations. Mr. Johnson has complied with all of the necessary building permits and the City's policies and procedures.

II. EXISTING SITE CONDITIONS:

The existing property is currently under renovation and is roughly 65-70% complete. The security system which includes cameras has been installed. Mr. Johnson has been informed that applying for a SUP at this phase will still require him to pass Commercial Occupancy Inspection within the allotted statutory time limit given after the SUP is granted. Mr. Johnson is planning to use available public parking for the restaurant. (SEE ATTACHED REPORT PHOTOS)

III. SURROUNDING PROPERTIES:

Property is currently zoned as "C-2" General Commercial District and all surrounding properties are zoned the same. It is also important to note that the business is located next door to Fire House 1.



37 **IV. ORDINANCE CONDITIONS:**

- 38
- 39 1. In accordance with Chapter 200, Title II, Public Health, Safety, and Welfare, Section
- 40 265 business, commercial entity, and/or commercial property has both interior and
- 41 exterior cameras.

42 ANSWER: TBD

43

- 44 2. The compatibility with surrounding uses and compatibility with the surrounding
- 45 neighborhood.

46 ANSWER: Business is deemed compatible.

47

- 48 3. The comparative site, floor area and mass of the proposed structure in relationship
- 49 to adjacent structures and buildings in the surrounding properties and
- 50 neighborhood.

51 ANSWER: Business is deemed compatible.

52

- 53 4. The frequency and duration of various indoor and outdoor activities and special
- 54 events and the impact of these activities on the surrounding area.

55 ANSWER: The business is located in the Airport Road Corridor which is

56 designed for frequent in and out traffic so, this use will not have a significant

57 impact on the surrounding area.

58

- 59 5. The number of transit movements generated by the proposed use and relationship
- 60 to the amount of traffic on abutting streets and on minor streets in the surrounding
- 61 neighborhood, not in terms of the street's capacity to absorb the additional traffic,
- 62 but rather in terms of any significant increase in hourly or daily traffic levels.

63 ANSWER: The impact on traffic should be minimal as the Airport Road

64 Corridor is already busy.

65

- 66 6. The capacity of adjacent streets to handle increased traffic in terms of traffic
- 67 volume.

68 ANSWER: The impact on traffic should be minimal as the Airport Road

69 Corridor is already busy.

70

- 71 7. The added noise level created by activities associated with the proposed use and
- 72 the impact of the ambient noise level of the surrounding area and neighborhood.

73 ANSWER: No significant increase in noise is expected.

74

- 75 8. In commercial districts, the negative impact on the economic viability of the
- 76 commercial area of businesses with poor appearance due to type of goods or
- 77 services offered; limited business hours or other evidence of limited use of building
- 78 for commercial purposes; and interruption of the continuity of retail sales uses and
- 79 walk-in customers in commercial areas predominately oriented to retail sales.

ANSWER: As this business is of similar uses as the surrounding businesses, the type of use should not inherently a negative impact. It is up to the Applicant to demonstrate their past experience in this type of business and show that this specific Application is a benefit to the community.

9. The requirements for public services where the demands of the proposed use is in excess of the individual demand of adjacent land uses in terms of Police and fire protection, the presence of any potential or real fire hazards created by the proposed use.

ANSWER: There should be no increase in use of public services from this use.

10. The general appearance of the neighborhood will not be adversely affected by the location of the proposed use on the parcel, nor will the materials used in the construction of the proposed buildings of the special use be greatly dissimilar, or that the general architecture of the building stand out or create a visual problem within the neighborhood.

ANSWER: As this business is of similar uses as the surrounding businesses, the type of use should not inherently a negative impact. It is up to the Applicant to demonstrate their past experience in this type of business and show that this specific Application is a benefit to the community.

11. The impact of night lighting in terms of intensity and duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.

ANSWER: There will be no change in night lighting.

12. The impact of the landscaping of the proposed use in terms of maintained landscaped areas versus areas to remain in a natural state, openness of landscape versus the use of buffers and screens.

ANSWER: There is no significant change.

13. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas, and service areas in terms of noise transfer, water runoff and heat generation.

ANSWER: Very low impact. Significantly no change.

14. The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant, or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.

ANSWER: Business is located in a prime location. Applicant when initially interviewed appears to have the best intentions to keep business operational. There are zero businesses that are of similar specific type of restaurant within a visible radius giving likelihood of long-term success due to low competition.

V. PLAN COMMISSION CONDITIONS:

1. The proposed names on the Special Use Permit shall be **Randy Johnson**.
2. The proposed name of business shall be **Bonehead's Bar B Que**.
3. Hours of Operation shall be **Sunday 11:00 AM-6:00 PM, Monday-Thursday 11:00 AM-7:00 PM, Friday-Saturday 11:00 AM-8:00 PM**.
4. **Liquor sales allowed under the conditions that alcohol will NOT be subject to a "bring your own alcohol" policy and will only be served by the restaurant at adult special events which shall not extend beyond five (5) hours and ending no later than 10:00 PM CST/CDT.**
5. Unless noted as a non-conforming condition or noted herein, building and site shall comply with all applicable health, safety, building and sign code standards as required by the City of Berkeley.
6. The building, lot, yard, and landscaped areas shall be maintained and kept free and clear of any debris or trash.
7. The owner/operator of this facility need to possess a current State of Missouri Certification. A copy of which should be provided to the city.
8. A sign permit is required for banners, pennants, festoons, human sign, searchlights are prohibited. Business signage shall be limited to no more than 10% of window space.
9. No banners, balloons, flags, festoons, snipe signs, or directional signs are to be in the Public Right of Way.
10. No metal bars, mesh, or other durable material shall be installed over any portion of the frontage window or frontage opening in commercial buildings.
11. The exterior area shall be maintained and kept free and clear of any debris or trash or weeds.
12. Buildings and site conditions in need of repair shall be repaired or replaced per the approval of the Building Commissioner.
13. The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris, trash, or weeds including maintenance of all landscaped areas.

14. Only 10% of windows space shall be used for window signage. The petitioner will be permitted exterior signage as per the City's sign code.
15. The premise shall be subject to adherence to City of Berkeley annual fire inspections and life safety plans.
16. All required inspections by the City are required before issuance of occupancy permit or business license will be issued.
17. The interior will be thoroughly inspected by City's Building Commissioner and Fire Department, and any and all other jurisdictions, if applicable. All permits that are required by any of said mention must be received. Once, all required inspections are completed; apply for all necessary building/occupancy & fire safety permits from the City of Berkeley, and other jurisdictions, after obtaining City Council's approval on this Special Use Permit. Commercial Occupancy permit and Business License is required and shall be posted at all times.
18. In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time limit specified in the permit, the holder of the permit may request the permit be reviewed by the City Council, and the City Council may extend it for another limited period of time not to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for the holder and non-transferable. **At this time the Planning Commission is recommending that the Council grant the Special Use Permit to applicant for a period of no more than three (3) years before renewal.**
19. The Special Use Permit will be revoked if for any reason the applicant ceases operations and closes its doors to the public for a period of six (6) months or more, and not complying with the City's Special Use Permit. The Special Use Permit shall not be assigned, or sold, or conveyed, or operated by another without prior approval by the City Council and occupancy permit, building permit or business license shall be issued to such assignee until such approves is secured.
20. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. To occupy the building and facilities the applicant must comply with all the applicable rules and regulations pertaining to health and safety for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City Fire Department, City of Berkeley, St. Louis County, State of Missouri, and Federal rules and regulations.
21. Prior to issuance of an Occupancy Inspection and Permits, the above noted conditions, the conditions as described in the attached Report, and the inspections as part of the normal occupancy permit process shall be met, and as approved by

the City Council. This Special Use Permit takes effect upon the approval by City Council.

22. Must fill out and file the following with the City's Business Office/Finance Department where applicable: Business Owner Information Sheet, Miscellaneous Service Occupation License, Manufacturer's License, Merchant's License, Sign License, Vending Machine License, Liquor License, and/or any other Licenses that apply.
23. Commercial occupancy and business license are required from the City of Berkeley. Occupancy Permit and Business License shall be posted at all times. Planning Commission shall require that business owner take no more than six (6) months to obtain an occupancy permit.
24. The City Council may, in accordance with Section 400.580, institute a rezoning. The City Council, after a public hearing, may revoke a special use permit for failure of compliance with regulations and restrictions of this Chapter or the requirements of the special use permit.
25. If the City Council determines that the public health, welfare, and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.
26. No part of the business or property shall be rented or leased to outside parties other than what was described by Special Use Permit applicant. Business owner shall submit to quarterly inspections from the Planning Commission to ensure compliance with all City regulations as well as the terms and conditions of this report.
27. Upon the permanent closing of the business, business owner must remove all signage and leave property condition free of trash, debris, boxes, etc. both inside and out.

VI. STAFF ANALYSIS:

The applicant has remained compliant with the process.
Business does not propose any significant risk of noise violations and is compliant with current zoning regulations.

VII. PLAN COMMISSION RECOMMENDATIONS:

Recommend approval for a Special Use Permit to include the sale of Liquor with conditions applied for the restaurant business located at 8363 Airport Road, Berkeley, MO 63134.



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PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

☐ Preliminary (Plats)	☒ Special Use Permit
☐ Re-Approval (Plats)	☐ Zoning Change
☐ Amending (Plats)	☐ Resubdivision/Reconsolidation
☐ Site Plan	☐ Business Name/Ownership Change
☐ Lot Consolidation	☐ Variance (Land Use)
☐ Street Name (New, Change)	☐ Variance (Building Code)
☐ Street Vacation	☒ Liquor/Lottery/Financials (Money Grams/Order)
☐ Medical Marijuana (Dispensary)	☐ Medical Marijuana (Grow Facility)
☐ Medical Marijuana (Researching/Testing)	☐ Building Code Appeal
☐ Food Truck - SUP \$100.00 (City Events Only)	☐ Food Truck - Fire Inspection \$75.00
☐ Food Truck Business License \$75.00	☒ Other <u>EVENT SPACE</u>

REQUIREMENTS:

1. Prepare one (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Plan Commission Meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S):

Randy JOHNSON

APPLICANT IS (check one):

☒ PROPERTY OWNER ☐ AGENT ☐ PURCHASER OF CONTRACT ☐ TENANT

APPLICANT(S) ADDRESS:

Street _____

City _____

State _____

Zip _____

PHONE: _____

EMAIL: _____

LOCATION OF PROPOSED USE

STREET ADDRESS:

8363 AIRPORT RD

LEGAL DESCRIPTION:

COMMERCIAL LOTS 161 THRU 165

PRESENT ZONING DISTRICT:

COMMERCIAL

PROPOSED ZONING DISTRICT (IF APPLICABLE): _____

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS:

N/A

PROPERTY TO BE USED FOR (TYPE OF BUSINESS):

RESTAURANT & EVENT SPACECATERING EVENT SPACE 11-10pm Daily

DAYS & HOURS OF OPERATION ETC:

S-S SUN-11-6 M-TH-11-7 F-S-11-8

PROPOSED NAME OF BUSINESS:

BONEHEAD'S BAR B QUE

APPROXIMATE SIZE OF TRACT:

ACRES _____

SQ. FT. OF SPACE (UNDER ROOF)

1900

**IF APPLICANT IS NOT THE PROPERTY OWNER:**PROPERTY OWNER(S) NAME: BONBROS'S BAR B. GIVE LLCPROPERTY OWNER(S) ADDRESS: 8363 AIRPORT RD
STREET
BERKELEY MO 63134
CITY STATE ZIP

PHONE: _____ EMAIL: _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE PROPERTY OWNER: *Pamela Johnson*
Applicant(s) Signature

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

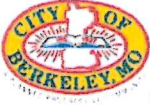
Pamela Johnson
Applicant(s) SignatureDate: 06 / 04 / 2025*Pamela Johnson*
Property Owner(s) Signature:Date: 06 / 04 / 2025**OFFICE USE ONLY**

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: *[Signature]*

Date: ____ / ____ / ____

Date Paid: 6 / 4 / 25☒ Cash☐ Check☐ Money Order☐ Debit/CreditReceipt No: 73065 Case No: P225-06



DESCRIPTION AND EXPLANATION OF PROPOSED PROJECT:

CATERING OFFICE

OUTSIDE EVENT RENTAL SPACE

CARRY-OUT RESTAURANT

EVENT SPACE WILL BE USED FOR PRIVATE FUNCTION IE: BIRTHDAY PARTY, DINNER PARTY WEDDING, THANKSGIVING FEED THE PEOPLE DINNER, WE PLAN TO USE THE SPACE FROM APRIL - SEPT ON THURSDAYS FOR BAND NIGHT 6PM - 9 OR 10PM

THE RESTAURANT WILL OFFER CARRY-OUT, DELIVERY (THRU OUTSIDE COMPANY) BOX LUNCH SERVICE, CATERING AND LIMITED INSIDE SEATING.
A.

THE OUTSIDE EVENT SPACE WILL HAVE MEN & WOMEN RESTROOMS PATIO SEATING, LAWN SEATING, MUSIC, TV'S, SEATING CAP FOR DINING BETWEEN 100 - 150 PEOPLE.

Proposal

Page # _____ of _____ pages

JAMES KRUED

17

PROPOSAL SUBMITTED TO:	JOB NAME	JOB #
ADDRESS 8363 AIRPORT ROAD BERKELEY MO. 63134	JOB LOCATION	DATE
PHONE #	FAX #	ARCHITECT

We hereby submit specifications and estimates for:

1. FRAME 5' EXTENSION TO FRONT AWNING
2. INSTALL 5EA 8" COLUMNS
3. WRAP BEAM IN CUSTOM BENT ALUMINUM
4. COVER ALL SOFFITED AREAS ON AWNING
5. INSTALL PBR PANEL STEEL ROOFING W/ ALL ACCESSORIES ON AWNING
6. INSTALL 6" GUTTER W/ OVERSIZED 3x4 DOWNS
7. INSTALL APPROXIMATELY 48' VINYL HAND RAIL W/ ALL ACCESSORIES
8. INSTALL SIGN ABOVE AWNING
9. INSTALL PLANTER BOX @ FRONT OF GARAGE

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ TWENTY THREE THOUSAND SIX HUNDRED & THIRTY Dollars

with payments to be made as follows: 50% UPON START 25% @ HALF COMPLETION
BALANCE UPON FINISH

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control

Respectfully
submitted

Note - This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

HOLLYWOOD SERVICES

8306 E 49TH ST
Kansas City, MO. 64129
816-399-7091

BILL TO
Bonehead's Bar B Que
8363 Airport RD
Berkeley, MO. 63134
Randy Johnson

ESTIMATE # 12875
ESTIMATE DATE 06/09/2025

Estimate Total **\$24,339.00**

DESCRIPTION	AMOUNT
Front Elevation	19,750.00
Frame New 30 x 10 Foot Awning	
Install 5 8ft Columns	
Wrap beams in aluminum	
Cover all soffit area on Awning	
Install Panel steel roofing	
Install new gutters	
Install new handrails , gate and accessories	
Install new signage above Awning	
Build new Planter Box in front on old garage area	
Cost for new Signage	4,589.00

TERMS & CONDITIONS

Terms are as followed 1/3 down, 1/3 on completion of framing and columns installation
final 1/3 at final completion

Creative Holmes LLC
6210 Jefferson Ave
Berkeley, MO 63134

INVOICE

Boneheads B.B.Q. and Catering
8363 Airport Rd.
Berkeley, MO. 63134

Invoice # 000189
Invoice Date 05/10/2025
Due Date 05/10/2025

Item	Description	Unit Price	Quantity	Amount
Service	Scope of work. (Front Elevation): 1) Extend front of awning out an additional 5ft. 2) Install five 8ft. columns 3) Wrap beam in custom bent aluminium 4) Cover all soffit area on awning 5) Install PBR panel steel roofing w/ all accessories on awning. 6) Install 6in. gutter w/ oversized 3x4 downs 7) Install approximately 48in vinyl handrail w/ all accessories 8) Install 25ft. sign above awning 9) Install planter box @ front of garage	21800.00	1.00	21,800.00
Service	Cost of sign	4589.00	1.00	4,589.00
Subtotal				26,389.00
Total				26,389.00
Amount Paid				0.00
Balance Due				\$26,389.00



AMERICAN CONSULTING ENGINEERS, INC

8615 Gravois Road, Saint Louis, MO 63123

www.ace-inc.us, 314 899 0599, info@ace-inc.us

RENOVATION RESTAURANT

8363 AIRPORT RD, BERKELEY, MO 63134



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