



STAFF REPORT

CASE NUMBER: **2026-01**

DATE: February 23, 2026

PETITIONER: ADA TAYLOR
8600 Airport Road, Suite 106
St. Louis, MO 63134

PROPERTY OWNERS: STL AIRPORT PLAZA LLC
800 South Highway Drive
Fenton, MO 63026

REQUEST: Special Use Permit Renewal

PROPERTY ADDRESS: 8600 Airport Road, Suite 106
St. Louis, MO 63134

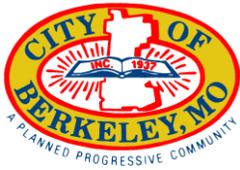
CURRENT ZONING: "C-2" Local Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Restaurant

PROPOSED USE: Restaurant

RECOMMENDATIONS: Staff recommends renewal of current SUP,
Resolution #3300



REPORT TO CITY COUNCIL

TO: Mayor and City Council
FROM: James Linhardt, Acting City Manager
DATE: February 23, 2026
SUBJECT: SPECIAL USE PERMIT (SUP) RENEWAL
RESOLUTION #3300 & RESOLUTION #3334
8600 AIRPORT ROAD, SUITE 106, BERKELEY, MO 63134

We have investigated the Subject item, above, and present the following as our findings:

BACKGROUND INFORMATION

Business is an existing restaurant.

Restaurant Resolution #3300, Section 2 Updates: (see photos included)

- A) Electrical Box – repaired
- B) Broken parking lot concrete slabs, near entrance/exists along Airport Road – seems to have been repaired, but needs to be replaced
- C) Front Islands - may need maintenance work done for coming spring season
- D) Tree near light pole – trimmed, but not removed; Trees in the islands – removed
- E) Plants and trees properly trimmed and shaped – may need maintenance work done for coming spring season
- F) Catch Basins – cleaned, one replaced

Smoker Shed Resolution #3334, Section 2 Updates: (see photos and document included)

- F) Written letter from owner giving petitioner permission to construction smoker shed – received
- H) Install Knox Box for the Fire Department to access

PROPERTY INFORMATION

Address: 8600 Airport Road, Suite 106
Locator Number: 11K341626
Zoning: “C-2” General Commercial District.

PROJECT DESCRIPTION

Seeking a renewal of the Special Use Permit to continue operations of a restaurant with a completed smoker shed.

There are no known complaints in regard to the smoker and no current issues.

Business type, name, and ownership is remaining the same.

Removal of the name “Alonzo Griffin” from the Special Use Permit.

STAFF RECOMMENDATION

Staff recommends approval of renewal.

SUPPORTING DOCUMENTS

Staff Report, Photos, Resolution #3300, Resolution #3334, Commercial Occupancy Permit

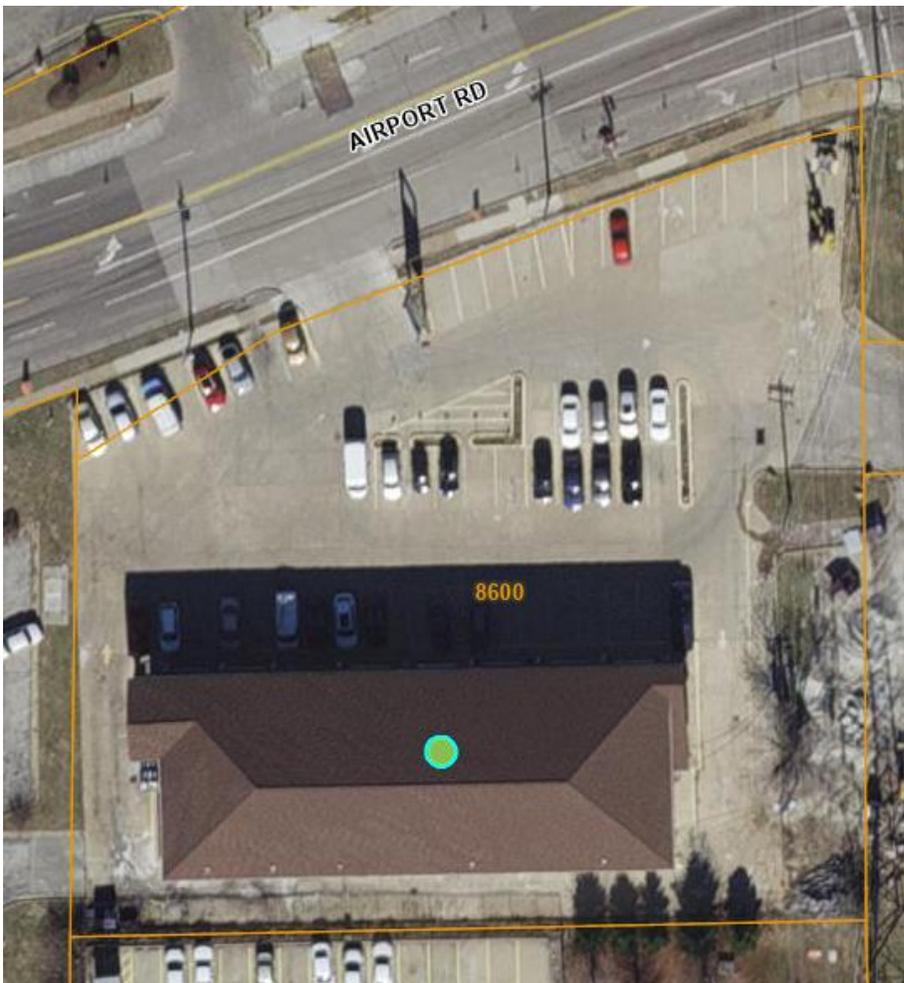


8425 Airport Road
Berkeley, MO 63134-2098
(314) 524-3313 | www.berkeleymo.us





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Berkeley, MO 63134-2098
(314) 524-3313 | www.berkeleymo.us





8425 Airport Road Berkeley, MO 63134
(314) 524-3313 Fax (314) 264-2074

Occupancy Permit - Commercial

Permit Number OC-2014-25

Date Issued July 30, 2014

This is to certify that permission was granted on the above date to Ada Taylor

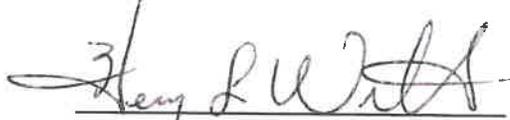
To occupy the structure located at 8600 Airport Road Ste # 106

Doing business as Ol' Henry Restaurant

To be used solely for the purpose of Restaurant

Restrictions, if any: None - approximately 1,946.91 square footage


Building Commissioner


Fire Marshal


Public Works Director

Notice: Use of property for any purpose other than authorized above, constitutes a violation of chapter 400 of the municipal code of the City of Berkeley, Missouri. This permit does not take the place of any license required by law and is not transferable, any changes in the use or occupancy of premises shall require a new permit.

THIS NOTICE MUST BE POSTED ON THE PREMISES AT ALL TIMES.



CUT HERE

RESOLUTION # 3300

Introduced by: Council Present

A RESOLUTION AUTHORIZING ADA TAYLOR A SPECIAL USE PERMIT FOR A RESTAURANT LOCATED AT 8600 AIRPORT ROAD, SUITE 106, IN THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

WHEREAS, Ada Taylor, has applied to such City for the issuance of a Special Use Permit for a Restaurant business; and

WHEREAS, in accordance with the applicable Ordinance of the City of Berkeley, such application was submitted to the City Plan Commission for its investigation and reports, and further, that such City Plan Commission has returned its final report and recommendation wherein it recommended the issuance of a Special Use Permit to Ada Taylor, for operating a Restaurant business, located at 8600 Airport Road, Suite 106; and

WHEREAS, due notice of the time, place and purpose of a public hearing was published in two (2) consecutive issues of a newspaper of general circulation in the City, the first notice being published at least ten (10) days prior to the date of the hearing, and written notices of said hearing were mailed to the last known places of abode of the owners of all property lying within one hundred eighty five (185) feet of all boundaries of the property under consideration for a Special Use Permit; and

WHEREAS, such public hearing was duly held by the Council, on May 5, 2014, in the City Hall of the City of Berkeley, Missouri, in conformity with said public notice at which hearing the parties of interest were given an opportunity to be heard; and

Therefore, Be It Resolved by the Council of the City of Berkeley, Missouri, as follow:

SECTION 1 The City Council determines that the public health, welfare, and safety are adequately protected in view of the foregoing criteria, and the Special Use Permit shall be granted as the Council affirmatively finds as to the required criteria.

SECTION 2 The use of said tracts for the aforesaid purpose is granted subject to the following conditions:

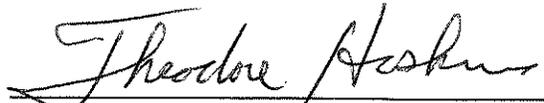
- a) The electrical box, located in the rear of the facility need certain repairs.
- b) The broken parking lot concrete slabs, near entrance / exists along Airport Road, need to be repaired.
- c) The front islands, near the entrance, need to e properly restored with landscaping materials.
- d) The tree, near light pole need to be replaced, as it seems to be dead. Other trees in the islands need to be trimmed properly.
- e) The plants and trees need to be properly trimmed and shaped. The dead plants need to be removed and replaced with new plants / shrubs the landscaped areas can enhance the total plaza.
- f) The areas around catch basins in the parking lot could be repaired properly. All trash and debris need to be removed.
- g) The new owner will comply with all the applicable rules and regulations of the City, County, and State.
- h) There will not be any seating, cooking, or storage on the outside of the facility.
- i) Sale of alcoholic drinks is not allowed at this site.

- j) This Special Use Permit will be revoked if for any reason the applicant ceases operation 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.
- k) 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.
- l) Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant will comply with all the City's rules and regulations.
- m) Prior to issuance of any Occupancy Permit, the above noted conditions, the conditions as described in the attached Report, the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council.

SECTION 3 The Department of Public Works shall be charged with responsibility for the enforcement of this Resolution.

SECTION 4 This Resolution shall be in full force and effect from and after the date of its passage.

PASSED this 05th day of May 2014


 Theodore Hoskins, Mayor

ATTEST:


 Deanna Jones, City Clerk

Roll Call:

Councilwoman Mitchell	Aye <u>X</u>	Nay <u> </u>	Absent <u> </u>	Abstain <u> </u>
Ward II Vacant	Aye <u> </u>	Nay <u> </u>	Absent <u> </u>	Abstain <u> </u>
Councilwoman Hoskins	Aye <u>X</u>	Nay <u> </u>	Absent <u> </u>	Abstain <u> </u>
Councilwoman Mathison	Aye <u>X</u>	Nay <u> </u>	Absent <u> </u>	Abstain <u> </u>
Councilwoman Kirkland	Aye <u>X</u>	Nay <u> </u>	Absent <u> </u>	Abstain <u> </u>
Councilman-at-Large McDaniel	Aye <u>X</u>	Nay <u> </u>	Absent <u> </u>	Abstain <u> </u>
Mayor Hoskins	Aye <u>X</u>	Nay <u> </u>	Absent <u> </u>	Abstain <u> </u>

RESOLUTION # 3334

Introduced by: Council Present

A RESOLUTION AUTHORIZING ADA TAYLOR & ALONZO GRIFFIN A SPECIAL USE PERMIT TO ADD A NEW SMOKER SHED TO EXTERIOR OF EXISTING RESTAURANT "OL'HENRY," LOCATED AT 8600 AIRPORT RD, SUITE 106, IN THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

WHEREAS, Ada Taylor & Alonzo Griffin, has applied to such City for the issuance of a Special Use Permit to add a new smoker shed to exterior of existing restaurant "Ol'Henry", located at 8600 Airport Rd, Suite 106; and

WHEREAS, in accordance with the applicable Ordinance of the City of Berkeley, such application was submitted to the City Plan Commission for its investigation and reports, and further, that such City Plan Commission has returned its final report and recommendation wherein it recommended the issuance of a Special Use Permit to Ada Taylor & Alonzo Griffin, to add a new smoker shed to exterior of existing restaurant "Ol'Henry", located at 8600 Airport Rd, Suite 106; and

WHEREAS, due notice of the time, place and purpose of a public hearing was published on the City's Website, for at least ten (10) days prior to the date of the hearing, and written notices of said hearing were mailed to the last known places of abode of the owners of all property lying within one hundred eighty five (185) feet of all boundaries of the property under consideration for a Special Use Permit; and

WHEREAS, such public hearing was duly held by the Council, on May 04, 2015, in the City Hall of the City of Berkeley, Missouri, in conformity with said public notice at which hearing the parties of interest were given an opportunity to be heard; and

Now Therefore, Be It Resolved by the Council of the City of Berkeley, Missouri as Follows:

SECTION 1 The City Council determines that the public health, welfare, and safety are adequately protected in view of the foregoing criteria, and the Special Use Permit shall be granted as the Council affirmatively finds as to the required criteria.

SECTION 2 The use of said tracts for the aforesaid purpose is granted subject to the following conditions:

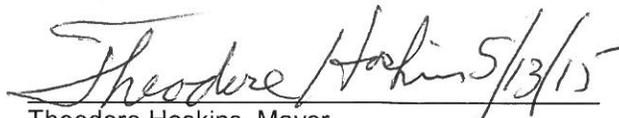
- a) New Hours of Operation are Sunday through Saturday 6:00 am – 12:00 am.
- b) Overall the total site, total areas, interior/exterior of building needs to be inspected by the City Staff for compliance with the City's current codes and regulations prior to occupying building, as well as by the St. Louis County Health Department.
- c) Building and site conditions in need of repair shall be required or replaced per the approval of the Building Commissioner.
- d) The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped area.
- e) Proper sign permit will be properly applied for the staff review and approval.
- f) Written letter from owner giving petitioner permission to construct smoker shed.
- g) Review after six (6) months, and every six (6) months, to insure tenants surrounding restaurant have an opportunity to voice any complaints and unit is in compliance with city regulations.
- h) Install Knox box for the Fire Department to access.
- i) Unit will be tied into fire alarm system.

- j) Continue to Occupy the building in accordance with the City's Zoning / Land Use codes.
- k) This Special Use Permit will be revoked if for any reason the applicant ceases operation 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.
- l) 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.
- m) Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant will comply with all the City's rules and regulations.
- n) Prior to issuance of any Occupancy Permit or Merchants License, the above noted conditions, the conditions as described in the attached Report, the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council.

SECTION 3 The Department of Public Works shall be charged with responsibility for the enforcement of this Resolution.

SECTION 4 This Resolution shall be in full force and effect from and after the date of its passage.

PASSED this 4th day of May 2015


Theodore Hoskins, Mayor

ATTEST:


Deanna Jones, City Clerk

Roll Call:

Mayor Hoskins	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Hoskins	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Kirkland	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Mathison	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilman-at-Large McDaniel	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Mitchell	Aye <input type="checkbox"/>	Nay <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Crawford-Graham	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>

STL AIRPORT PLAZA LLC

March 11, 2015

Michael Scauzzo
800 South Highway Drive
Fenton, Missouri 63026

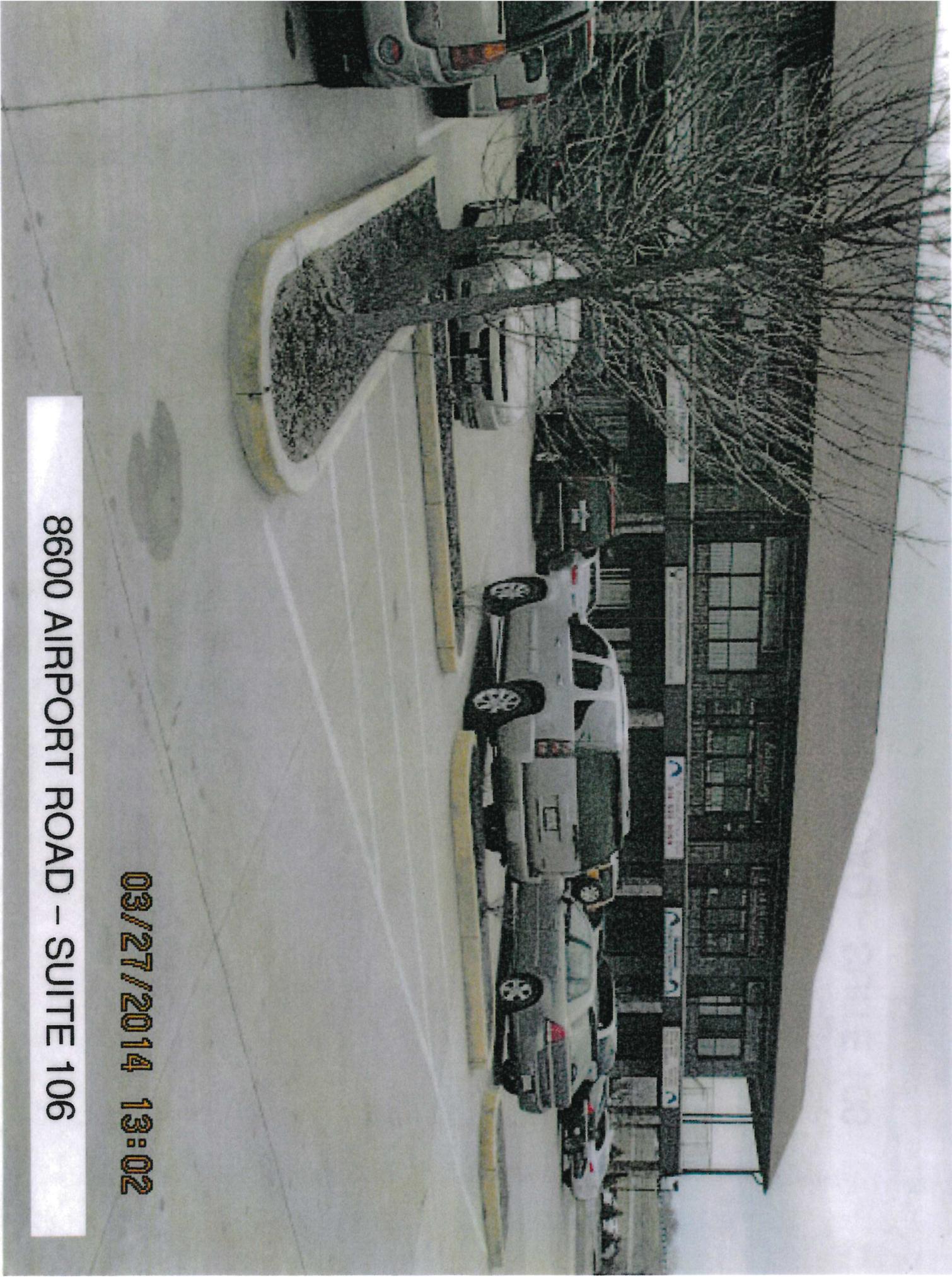
RE: Landlord Letter of Consent for OI Henry, 8600 Airport Rd., Berkeley MO

As owner of the property located at 8600 Airport Road, Berkeley, Missouri, currently leased by OI Henry Restaurant, I approve of the proposed improvements to the property as described in architectural drawings dated 2/16/2015. This approval is contingent on applying for and receiving applicable building permits and approvals from the City of Berkeley, and using licensed contractors as required.

Sincerely,

A handwritten signature in cursive script that reads "Michael Scauzzo".

Michael Scauzzo



03/27/2014 13:02

8600 AIRPORT ROAD - SUITE 106



03/27/2014 12:56

8600 AIRPORT ROAD - SUITE 106



8600 AIRPORT ROAD - SUITE 106

03/27/2014 12:59



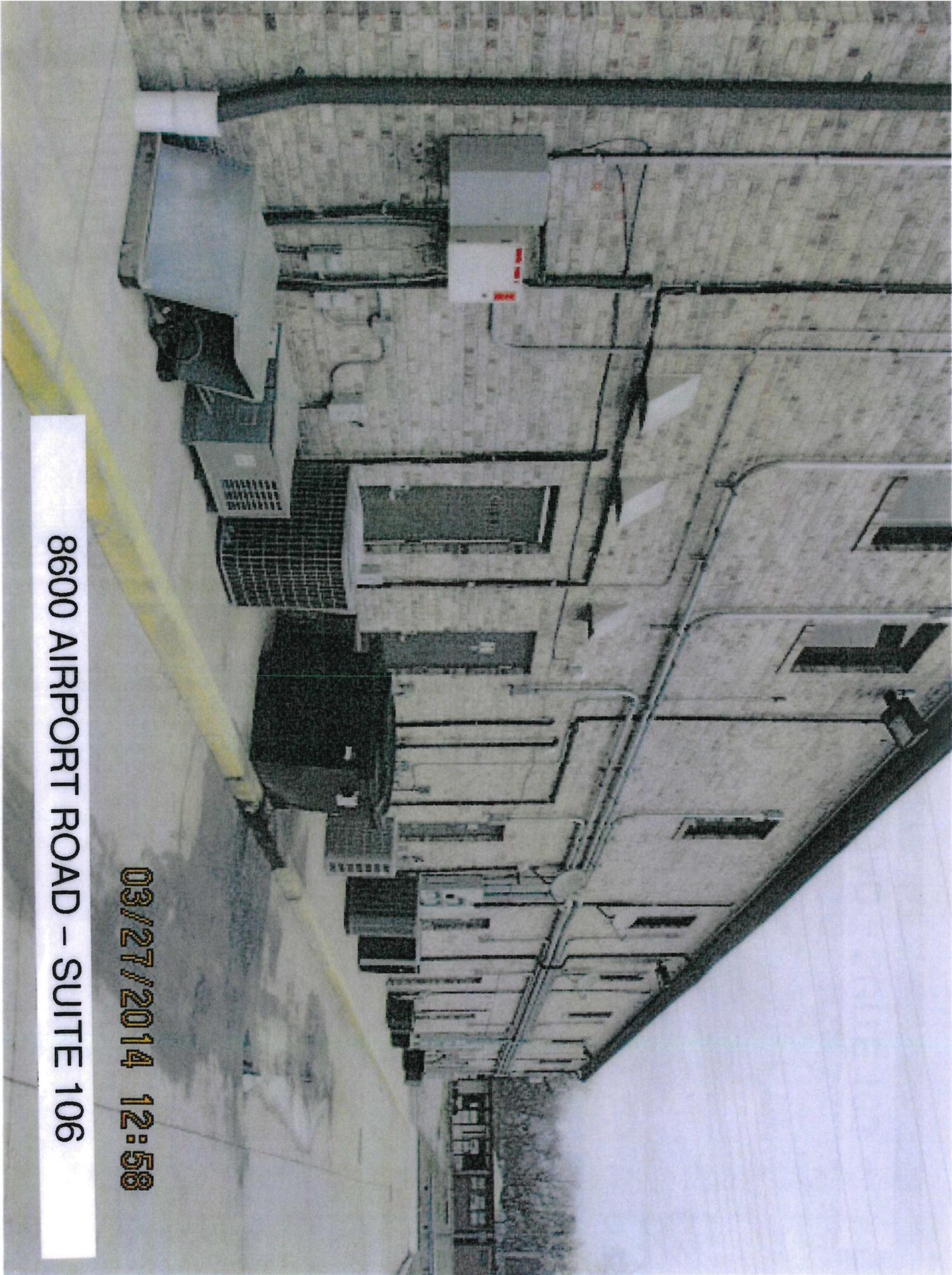
8600 AIRPORT ROAD - SUITE 106

03/27/2014 13:01



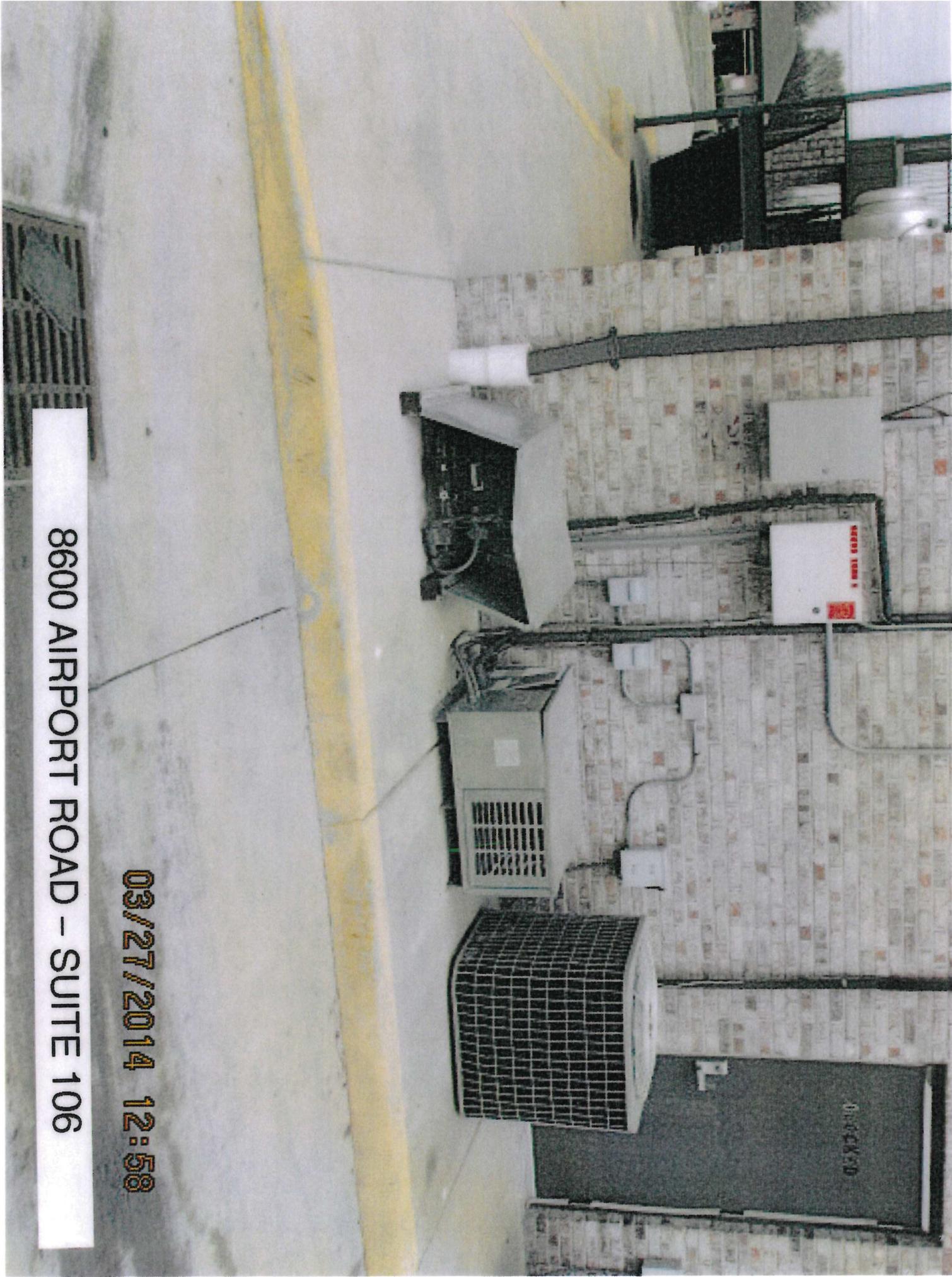
8600 AIRPORT ROAD - SUITE 106

03/27/2014 12:59



8600 AIRPORT ROAD - SUITE 106

03/27/2014 12:58



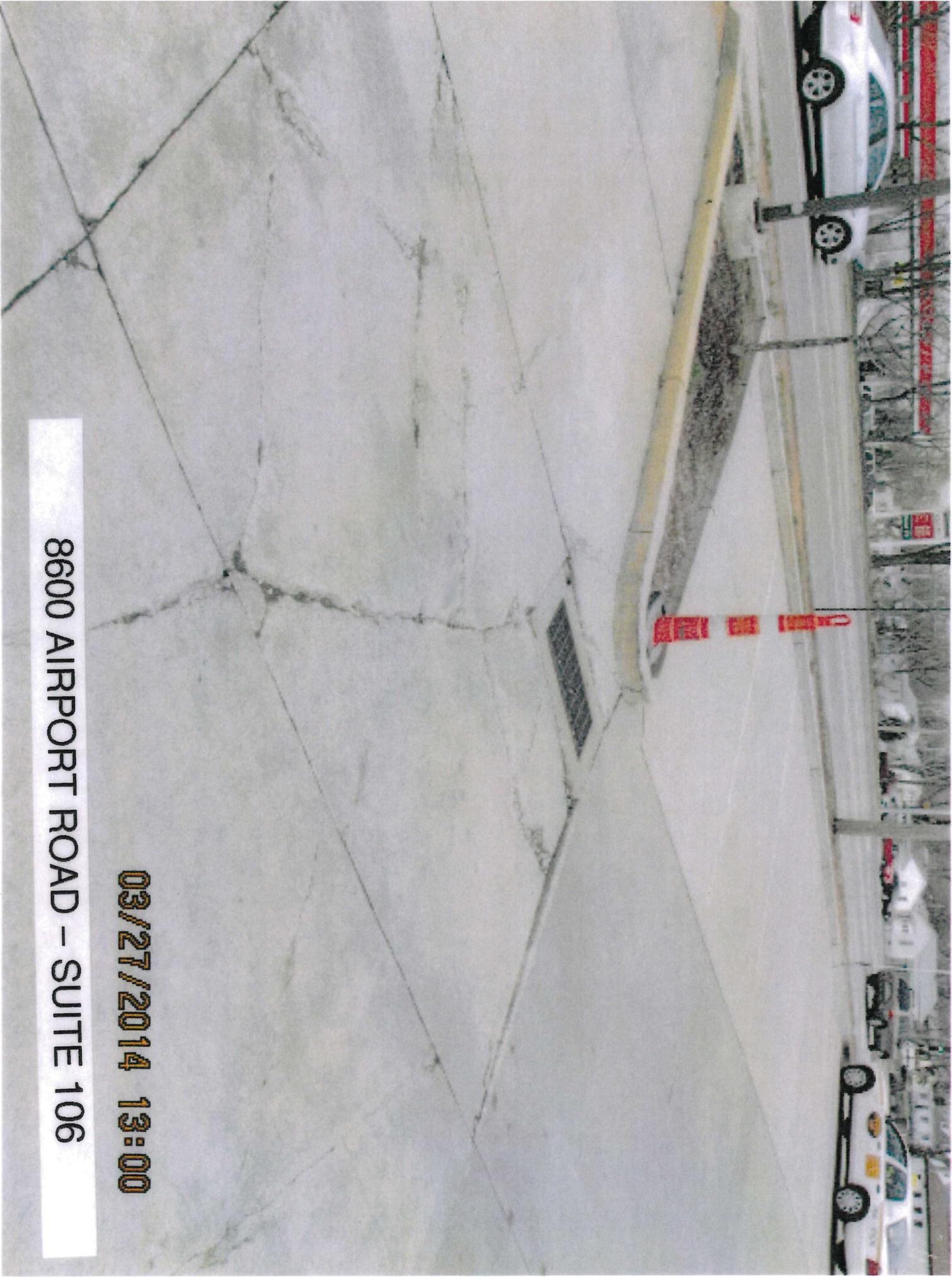
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8600 AIRPORT ROAD - SUITE 106



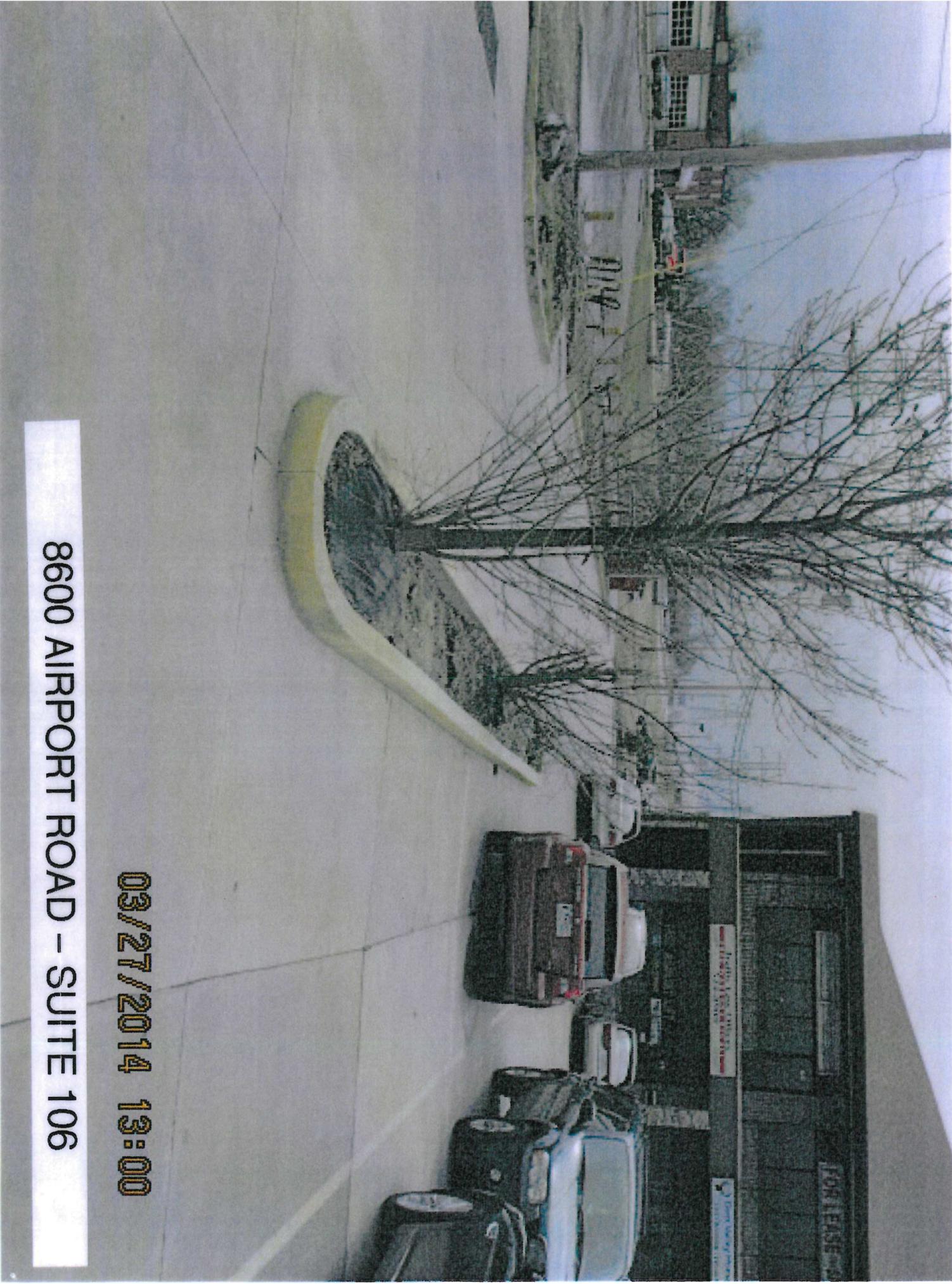
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8600 AIRPORT ROAD - SUITE 106



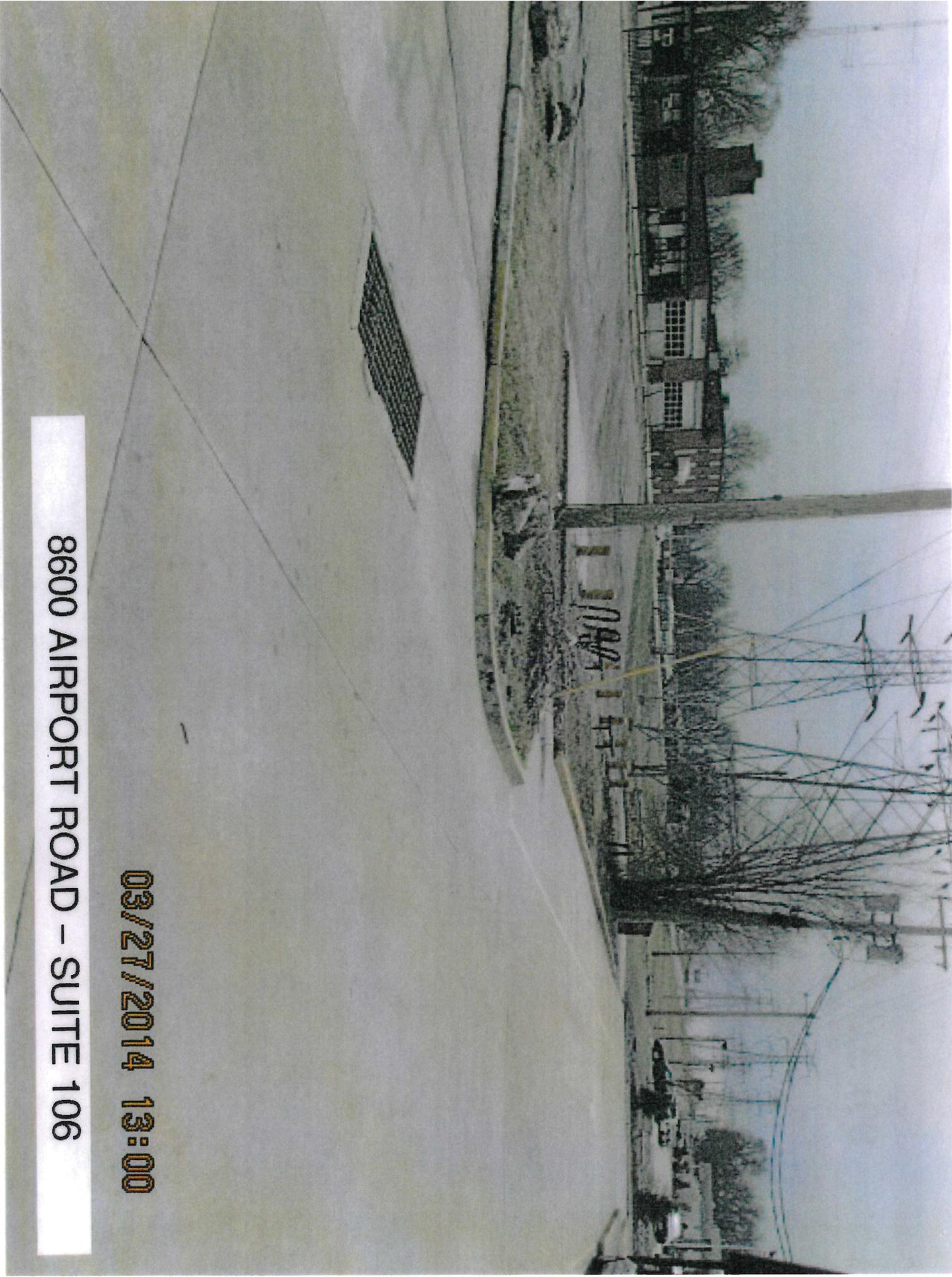
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8600 AIRPORT ROAD - SUITE 106



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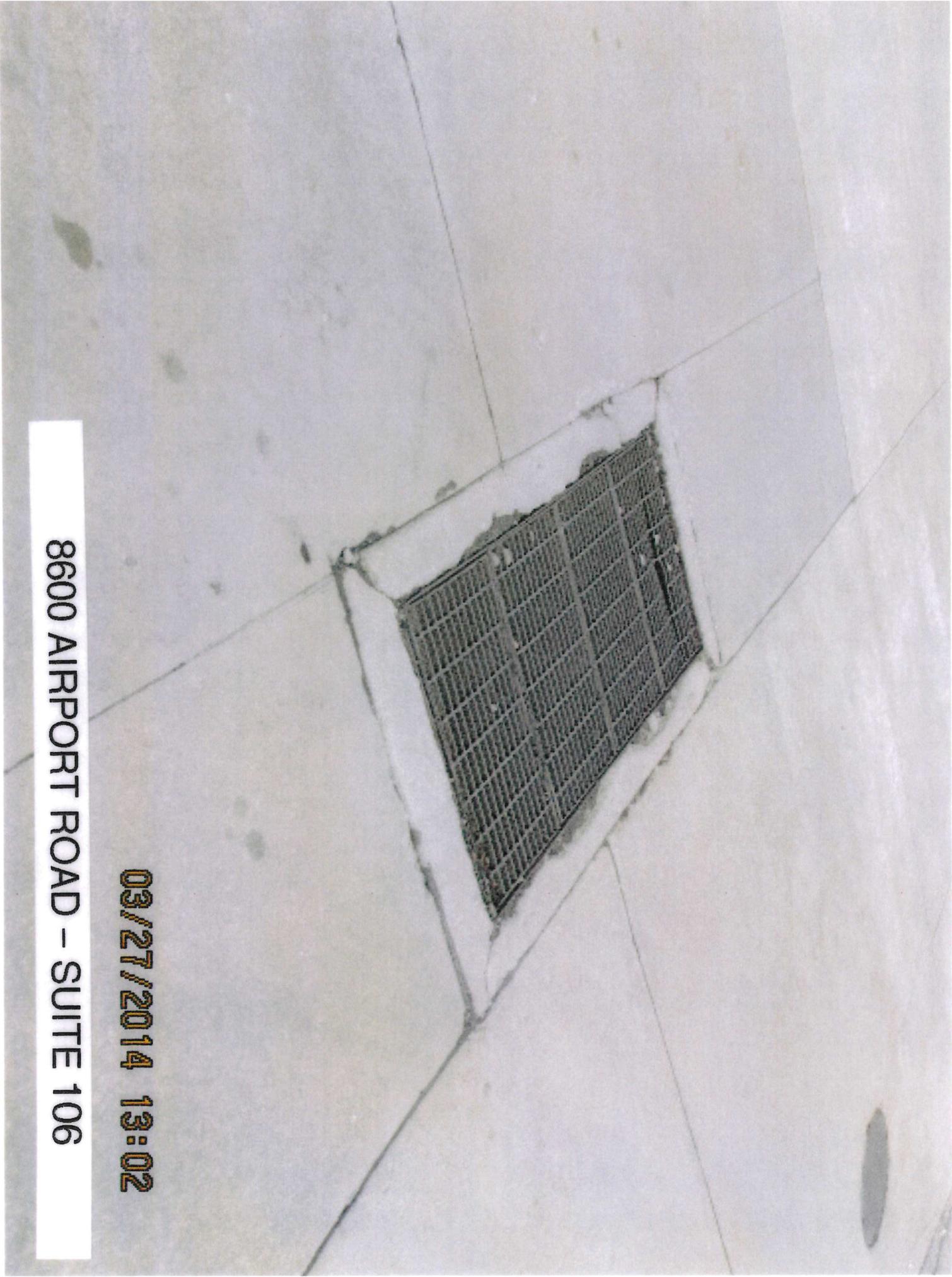
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8600 AIRPORT ROAD - SUITE 106



03/27/2014 13:01

8600 AIRPORT ROAD - SUITE 106



03/27/2014 13:02

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02/18/2026
10:32

NO
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FIRE
LANE



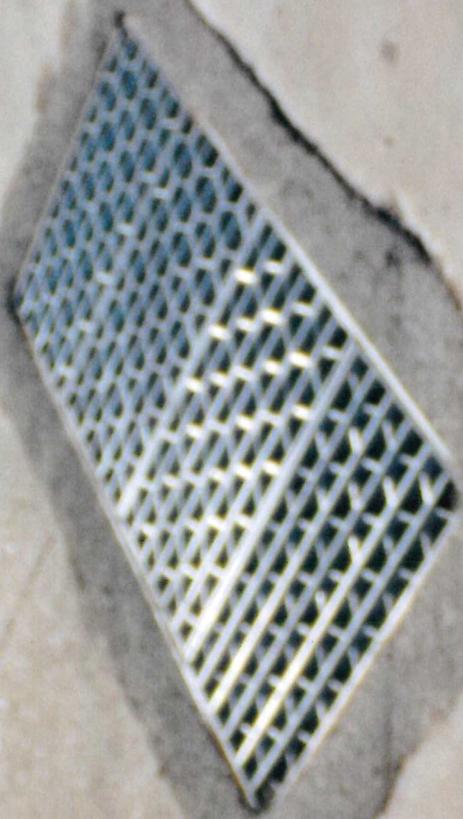
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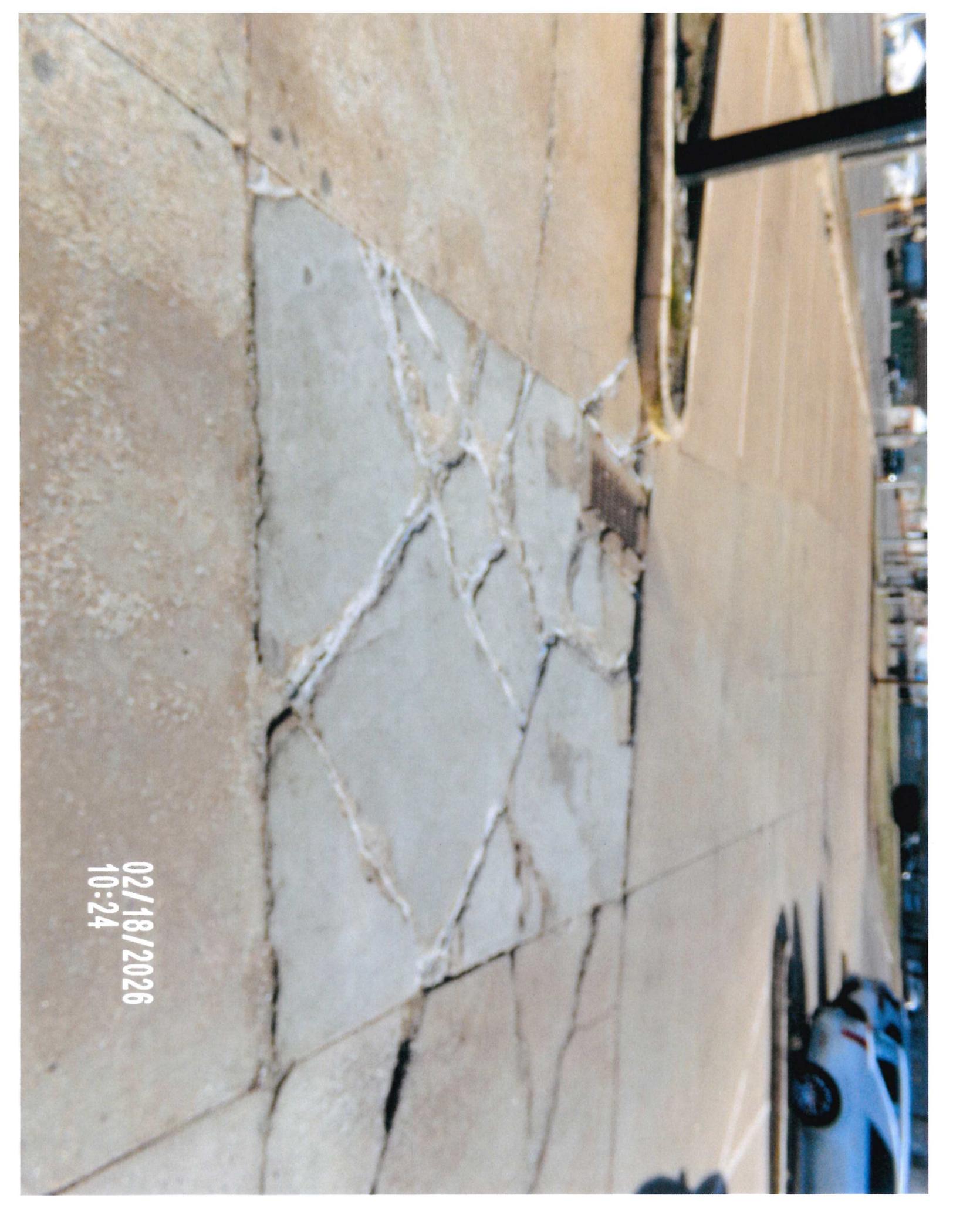
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