

AN ORDINANCE GRANTING A THREE-YEAR SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO INSPIRE ADULT DAY CENTER IN AN R-1 ZONING DISTRICT LOCATED AT 1500 NE ENGLEWOOD ROAD.

WHEREAS, pursuant to Section 32-39 of Ordinance No. 2.292, being the Gladstone Zoning Ordinance, public notice was made of a request to grant a Special Use Permit on property located at 1500 NE Englewood Road, and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval of such Special Use Permit requesting certain conditions as incorporated herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. SPECIAL USE PERMIT:

THAT, Inspire Adult Day Center is hereby granted a Special Use Permit for operation of a state-licensed adult day care facility on property located at 1500 NE Englewood Road, the effective date of **January 12, 2026** which shall be the enactment date of this Ordinance and expiring **Three (3)** years from **January 12, 2026**, all subject to the terms and conditions set forth herein:

1. The Special Use Permit is issued specifically to Inspire Adult Day Center, LLC for the premises at 1500 NE Englewood Road and is non-transferable. Should the operator sell, lease, or otherwise relinquish control of the property, or should the use relocate, a new Special Use Permit application will be required.
2. The operator shall obtain and maintain all required state, county, and city licenses and permits. Copies of current licenses shall be provided annually to the Community Development Department.
3. Hours of operation shall be limited to 7:00 a.m.–10:00 p.m., Monday through Saturday, unless otherwise authorized in writing by the Community Development Director or his/her designee.
4. Only the following uses are authorized under this permit:
 - Adult day care and day habilitation services
 - Life skills training
 - Job readiness programs
 - Social, recreational, physical, and mental wellness programs

- Community integration activities
 - Occasional community events incidental to the primary use
5. The facility shall comply with all applicable building, fire, and life-safety codes at all times.
 6. Loitering on the premises outside of normal operating hours is prohibited.
 7. All signage and landscaping shall comply with the City of Gladstone Sign Regulations and Zoning Ordinance. Landscaping around the existing monument sign on NE Englewood Road shall be installed and maintained to the satisfaction of the Community Development Department.
 8. Within one (1) year of the effective date of this ordinance, the operator shall complete the following site improvements:
 - Repair and maintain the existing brick monument sign
 - Replace the existing dumpster enclosure with durable, opaque, earth-tone composite or masonry material compatible with the primary building
 - Re-stripe the parking lot to current city standards
 - Install or upgrade parking lot lighting to energy-efficient LED fixtures providing adequate illumination and safety
 - Repair and repaint the on-site storage shed in a neutral earth-tone color compatible with the primary structure
 9. All ground-mounted and rooftop mechanical equipment shall be fully screened from public view with materials and colors compatible with the primary building, subject to Community Development Department approval.
 10. Trash collection and commercial deliveries shall occur only between 7:00 a.m. and 10:00 p.m.
 11. Overnight parking or storage of tractor-trailers, shipping containers, RVs, campers, or commercial vehicles not owned by Inspire Adult Day Center is prohibited. Temporary storage containers are allowed only in conjunction with an active building permit.
 12. Overnight accommodation of any kind on the premises is prohibited.
 13. Any material misrepresentation in the application or violation of these conditions or other applicable City codes may result in revocation or non-renewal of this Special Use Permit after notice and opportunity to cure.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

BILL NO. 26-01

ORDINANCE NO. 4.719

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF JANUARY 2026.



Mayor Les Smith

ATTEST:



Kris Keller, City Clerk

1st Reading: January 12, 2026

2nd Reading: January 12, 2026

File # SUP25-00002



Request for Council Action

RES # City Clerk Only

BILL # 26-01

ORD # 4.719

Date: 1/5/2026

Department: Community Development

Meeting Date Requested: 1/12/2026

Public Hearing: Yes Date: 1/12/2026

Subject: Inspire Adult Day Center – Special Use Permit

Background: The applicant, Inspire Adult Day Center, LLC (represented by Calli Brewer), requests a three-year Special Use Permit to operate a state-licensed adult day care and day habilitation facility serving up to 50 clients at 1500 NE Englewood Road. The facility will be licensed by the Missouri Department of Health and Senior Services (DHSS) and the Missouri Department of Mental Health (DMH). The proposed program provides comprehensive services for seniors and individuals with developmental disabilities, including life skills training, job readiness, social and recreational activities, physical and mental wellness programs, and community integration. The property is currently under contract for purchase with closing anticipated in January 2026. It previously served as a Knights of Columbus Hall affiliated with a local church and has been significantly underutilized for many years. The proposed reuse represents a substantial private investment in acquisition and renovations that will reactivate a dormant community asset. Given the scale of this investment and the compatible nature of the proposed use, City staff finds the requested three-year term reasonable and appropriate. The ownership and management team (Calli Brewer, Jennifer Gettman, Dave Brewer, and Polly Brewer) collectively possesses over 40 years of healthcare experience and successfully operates multiple similar facilities in the St. Louis region. Staffing is projected to grow from six (6) employees by the end of 2026 to nineteen (19) full- and part-time employees by the end of 2028. A detailed narrative and operational plan submitted by the applicant is included in the packet for reference.

Budget Discussion: N/A

Public/Board/Staff Input: The Planning Commission voted unanimously in favor of a three-year Special Use Permit. City Staff also recommends approval.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Austin Greer
Department Director/Administrator

CW
City Attorney

BB
City Manager



Community Development Department

Staff Report

Date: 12/10/2025

File #: SUP25-00002

Requested Action: Special Use Permit

Date of PC Consideration: 12/15/2025

Date of Council Consideration: 1/12/2026

Applicant: Calli Brewer, Inspire Adult Day Center

Current Owner: Knights of Columbus Inc.

Address of Property: 1500 NE Englewood Road, Gladstone, MO 64118

Planning Information

- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: R-1 Single Family Dwelling Unit
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: NE Englewood Road
- Parking Provided: Approximately 74 parking spaces
- Existing Signage: One monument sign along NE Englewood Road

Analysis

The applicant, Inspire Adult Day Center, LLC (represented by Calli Brewer), requests a three-year Special Use Permit to operate a state-licensed adult day care and day habilitation facility serving up to 50 clients at 1500 NE Englewood Road. The facility will be licensed by the Missouri Department of Health and Senior Services (DHSS) and the Missouri Department of Mental Health (DMH). The proposed program provides comprehensive services for seniors and individuals with developmental disabilities, including life skills training, job readiness, social and recreational activities, physical and mental wellness programs, and community integration.

The property is currently under contract for purchase with closing anticipated in January 2026. It previously served as a Knights of Columbus hall affiliated with a local church and has been significantly underutilized for many years. The proposed reuse represents a substantial private

investment in acquisition and renovations that will reactivate a dormant community asset. Given the scale of this investment and the compatible nature of the proposed use, City staff finds the requested three-year term reasonable and appropriate.

The ownership and management team (Calli Brewer, Jennifer Gettman, Dave Brewer, and Polly Brewer) collectively possesses over 40 years of healthcare experience and successfully operates multiple similar facilities in the St. Louis region. Staffing is projected to grow from 6 employees by the end of 2026 to 19 full- and part-time employees by the end of 2028.

A detailed narrative and operational plan submitted by the applicant is included in the packet for reference.

Recommended Conditions

Should the Planning Commission and City Council elect to approve the requested three-year Special Use Permit, City staff recommends the following conditions:

1. The Special Use Permit is issued specifically to Inspire Adult Day Center, LLC for the premises at 1500 NE Englewood Road and is non-transferable. Should the operator sell, lease, or otherwise relinquish control of the property, or should the use relocate, a new Special Use Permit application will be required.
2. The operator shall obtain and maintain all required state, county, and city licenses and permits. Copies of current licenses shall be provided annually to the Community Development Department.
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4. Only the following uses are authorized under this permit:
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6. Loitering on the premises outside of normal operating hours is prohibited.
7. All signage and landscaping shall comply with the City of Gladstone Sign Regulations and Zoning Ordinance. Landscaping around the existing monument sign on NE Englewood Road shall be installed and maintained to the satisfaction of the Community Development Department.
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 12. Overnight accommodations of any kind on the premises are prohibited.
 13. Any material misrepresentation in the application or violation of these conditions or other applicable City codes may result in revocation or non-renewal of this Special Use Permit after notice and opportunity to cure.

The applicant has reviewed and agreed to all recommended conditions.

Recommendation

City staff recommends approval of the requested three-year Special Use Permit subject to the conditions listed above. The proposed use is compatible with the surrounding area, meets all applicable standards for a Special Use Permit, and will bring meaningful reinvestment and community benefit to a long-underutilized property.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, December 15th, 2025
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Bill Turnage
Robert Wilson
Steve Beamer, Chair
Brenda Lowe
Jennifer McGee
Katie Middleton
Nick Smith
Andrea Johnson

Absent: Joseph Brancato V-Chair
Kim Murch
Chase Cookson Secretary
Mike Ebenroth

Council & Staff Present:

Austin Greer, Assistant City Manager/Planning Administrator
Alan Napoli, CD Administrator/ Building Official
Angie Daugherty, Admin. Assistant
Jean Moore, Council Liaison

Item 2 on the Agenda: Pledge of Allegiance.

Chair Beamer led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the November 17th, 2025 Minutes. Chair Beamer asked if there was a motion to approve the minutes from the November 17th meeting.

Mr. Turnage moved to approve the minutes; Ms. Lowe seconded. The minutes were approved, 8-0.

Item 4 on the Agenda: Consideration: Special Use Permit for property located at 1500 NE Englewood Rd.

The Applicants Ms. Calli Brewer and Ms. Jennifer Gettman stood gave a presentation on their proposed business Inspire Adult Day Center, LLC.

In the audience were the co-owners Ms. Polly Brewer and Mr. David Brewer.

Inspire Adult Day Center, LLC is scheduled to open June 2026. We are committed to providing comprehensive day habilitation services and adult day care. Our program is designed to support

individuals with developmental disabilities (IDD) and seniors to live their best life. It will be licensed through the MO Department of Health and Senior Services (DHSS) and Department of Mental Health (DMH) for 50 clients.

Our team of professionals will work closely with our participants to ensure they have access to opportunities that promote independence, self-esteem, meaningful community involvement, and to increase their functional abilities. Participants will also be encouraged to volunteer within the community. We know that many of our clients will struggle with new places and experiences, so we want to provide a place to learn and a place to celebrate in our building. Therefore, while we will have mostly Monday-Friday care, we may have occasional opportunities like birthday parties or community-melded events where people can gather in a safe sensory-friendly setting. The training program will provide life skills training, social and recreational activities, job readiness, physical and mental wellness programs, community integration, and offer individuals to volunteer within our community.

Our management team offers over 40 years of healthcare experience. Our facility director, Calli Brewer, MS CCC-SLP, is a licensed speech pathologist with extensive training and expertise in language, autism, and all areas of language deficits. Her 8 years of experience in working with individuals with seniors and IDD will be instrumental in our program's success. Her teaching skills, coaching skills and volunteerism within our community are impressive.

Jennifer Gettman, who will oversee the company, brings 40 years of experience in health care operations. Her day programs (located in St. Charles County) were first developed in 2016 as an extension of her assisted living, independent living, and nursing home facilities. Both the client services and business success benefit the community. Inspire ADC will be supported by her well established procedures, training, guidance, and resources.

Mr. Greer read the staff report.

The applicant, Inspire Adult Day Center, LLC (represented by Calli Brewer), requests a three-year Special Use Permit to operate a state-licensed adult day care and day habilitation facility serving up to 50 clients at 1500 NE Englewood Road. The facility will be licensed by the Missouri Department of Health and Senior Services (DHSS) and the Missouri Department of Mental Health (DMH). The proposed program provides comprehensive services for seniors and individuals with developmental disabilities, including life skills training, job readiness, social and recreational activities, physical and mental wellness programs, and community integration.

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A detailed narrative and operational plan submitted by the applicant is included in the packet for reference.

Should the Planning Commission and City Council elect to approve the requested three-year Special Use Permit, City staff recommends the following conditions:

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13. Any material misrepresentation in the application or violation of these conditions or other applicable City codes may result in revocation or non-renewal of this Special Use Permit after notice and opportunity to cure.

The applicant has reviewed and agreed to all recommended conditions.

City staff recommends approval of the requested three-year Special Use Permit subject to the conditions listed above. The proposed use is compatible with the surrounding area, meets all applicable standards for a Special Use Permit, and will bring meaningful reinvestment and community benefit to a long-underutilized property.

Mr. Turnage asked how they will get clients. Do they get referrals from the state?

Ms. Gettman stated mostly DRRB Development Rehab Relations Board through the Department of Mental Health. They have already contacted DRRB for referrals. They also go through Senior Services.

Ms. Brewer stated that the children aging out of the school system with development issues have nowhere to go other than to sit at home. She has been contacting local schools and churches. There is a church in Liberty that has a class called Joyful Journeys and they have been talking with them regarding some of their clients.

Ms. Middleton stated many years ago she used to work at the Platte County Board of Services for the developmentally disabled. What level of clients are they expecting and would they have one-on-one staff there.

Ms. Brewer stated that the Department of Mental Health will help decide what the client needs. The ratio for Departmental Health is one to four and the Department of Senior Services is one to six.

Ms. Gettman stated the Department of Mental Health there are units of care that is provided through the waiver program. If someone did have behavior issues, they would get funding for one-on-one.

Mr. Wilson asked if they did a facilities assessment study for ADA, life safety, etc.

Ms. Gattman stated yes, before they start, they will have direct access to the fire department with an alarm system. They will need to have an ADA door at the back of the building. The lower level is not accessible for handicap and they would like to put in an elevator. They will have to have the State Fire Marshall along with Gladstone's Fire Department come and check the building out.

Mr. Wilson asked if they have visited with the city on this yet.

Mr. Greer stated that a Building Inspector and the Fire Chief have pre-walked the site and haven't been made aware of any major issues.

Ms. Johnson asked with Callie Brewer being the Facility Manager will she be there full-time.

Ms. Brewer stated yes, and she plans to resign from Liberty Schools and work their full time.

Mr. Beamer asked what their hours would be.

Ms. Brewer stated 8:00 a.m. to 4:00 p.m.

Mr. Beamer asked what is the ratio they anticipate between those that have developmental disabilities or seniors?

Ms. Gettman stated that probably 1/3 will be seniors and the rest will be developmental health.

Mr. Beamer wanted to confirm that the city did send out notices to the neighbors.

Mr. Greer stated yes sir.

MOTION: By Mr. Turnage, second by Ms. McGee to consider a Special Use Permit located at 1500 NE Englewood Rd.

Vote: Mr. Wilson	Yes
Mr. Turnage	Yes
Ms. Johnson	Yes
Chair Beamer	Yes
Ms. McGee	Yes
Ms. Lowe	Yes
Mr. Smith	Yes
Ms. Middleton	Yes

The motion carried. (8-0)

Item 5 on the Agenda: Communications from the City Council

Council Liaison Moore wanted to thank and congratulate everyone on a good year and wished them a Happy Holiday.

Item 6 on the Agenda: Communications from the City Staff

Mr. Greer wanted to thank everyone for being there tonight, especially Andrea Johnson for filling in on short notice.

Item 7 on the Agenda: Communications from the Planning Commissioners

Mr. Beamer asked Ms. Johnson to introduce herself to the board.

Ms. Johnson stated she has lived in Gladstone most of her life and that she recently finished her three-year term with the Parks and Recreation Commission. She lives in the Southeast corner of the city and is really looking forward to serving on the Planning Commission board.

Mr. Wilson stated the beams and trusses are up at Atkins Johnson Farm Venue and it looks great.

Mr. Beamer wanted to wish everyone a Merry Christmas and a Happy New Year. He is looking forward to 2026.

Item 8 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:53 p.m.

Respectfully submitted:

Steve Beamer, Chair

Approved as submitted _____

Angie Daugherty, Recording Secretary

Approved as corrected _____

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #: Sub 25-00002
Date: 11-17-2025

Application Type:

- Special Use Permit (\$500)
- Zoning Change (\$500)
- Site Plan Revision (\$500)
- Right-of-Way Vacation (\$200)
- Variance - BZA (\$200)
- Final Plat/Replat (\$75)

Address of Action: 1500 NE Englewood Rd, Gladstone, MO

Legal Description: attached
Attach under separate cover if needed.

Proposed Change: Use of building for an adult day center to serve elderly and developmentally delayed adults.

Applicant/Property Owner Information:

Applicant(s) Calli Brewer (Jennifer Gettman, David + Polly Brewer)
 Company Inspire Adult Day Center LLC
 Address PO Box 239 Holt MO 64048
 Phone 816-826-8433 Fax: N/A E-Mail: inspireadc1@gmail.com *

Property Owner (if different than applicant) Current F.R.A.H., Inc
 Company F.R.A.H., Inc (contact: Randy Hansen)
 Address 1500 NE Englewood Rd, Gladstone MO
 Phone 816-452-2221 Fax: _____ E-Mail: myoliver165056@gmail.com

Architect/Engineer _____
 Company _____
 Address _____
 Phone _____ Fax: _____ E-Mail: _____

Please indicate in one box above which person is to be the contact.

Applicant's Signature Calli Brewer Date 11/14/25

DEVELOPMENT APPLICATION

OWNER'S AUTHORIZATION

Jennifer Bettman
Calli Brewer
David Brewer
Polly Brewer
(Applicant's name)

I, F.R.A.H. Inc, do hereby authorize _____
(Owner's name)

to apply for the following action on my property at _____
1500 NE Englewood Road, Gladstone, MO 64118.

- a. Rezone from _____ to _____
- b. Site Plan Revision _____
- c. Special Use Permit X _____
- d. Variance _____
- e. Plat/Replat _____

Date: November 14, 2025 Owner's Signature: Randall Hansen President

NOTARIZATION

State of Missouri

County of Platte

Subscribed and sworn before me this 14th day of November, 2025.

Notary's Signature:

Patricia A. Heiman

My Commission expires: 6-19-2026

(seal)

PATRICIA A. HEIMAN
Notary Public - Notary Seal
State of Missouri
Commissioned for Platte County
My Commission Expires: June 19, 2026
Commission Number: 18211932

NOV 2025

Inspire Adult Day Center

PROPOSED BUSINESS PLAN

1500 NE ENGLEWOOD ROAD
GLADSTONE, MO 64118



Presented by

CALLI BREWER

Co-Owner/Facility Director

JENNIFER GETTMAN

Co-Owner

POLLY BREWER

Co-Owner

DAVID BREWER

Co-Owner

Presented to

CITY OF GLADSTONE



INSPIRE

ADULT DAY CENTER

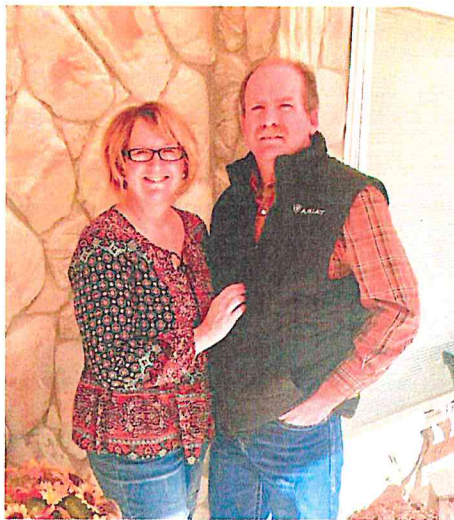
The Organization



CALLI BREWER
CO-OWNER AND FACILITY
DIRECTOR



**JENNIFER
GETTMAN**
CO-OWNER



**DAVE AND POLLY
BREWER**
CO-OWNERS

Inspire Adult Day Center, LLC
1500 NE Englewood Rd
Gladstone, MO 64118

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Jennifer Gettman, who will oversee the company, brings 40 years of experience in health care operations. Her day programs (located in St Charles County) were first developed in 2016 as an extension of her assisted living, independent living, and nursing home choices. Both the client services and business success benefit the community. Inspire ADC will be supported by her well established procedures, training, guidance, and resources.

Thank you for your support in this important community enriching endeavour.

Future Plans & Milestones

Continue to grow the clientele and provide exciting and enriching services and opportunities to the participants and the surrounding community.

OTTENO DIGI-STAR



MILESTONES

2026

- Reach 13 Participants by Dec. 31st, 2026
- Employ 6 employees by Dec 31st, 2026
- Host a minimum of 10 Community Events
- Participants offered a minimum of 10 community outings and events

2027

- Reach 32 Participants by Dec 31st, 2027
- Employ 13 employees by Dec 31st, 2027
- Host a minimum of 10 community events
- Participants offered a minimum of 18 community outings and events

2028

- Reach 40 Participants by Dec 31st, 2028
- Employ 19 employees by Dec 31st, 2027
- Host a minimum of 10 community events
- Participants offered a minimum of 23 community outings and events

Reach Out to Us



11500 NE ENGLEWOOD ROAD
GLADSTONE, MO 64118



INSPIREADC1@GMAIL.COM



LINKTR.EE/INSPIREADC



816-826-8433

