

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.

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.

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.
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.
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 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.

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.

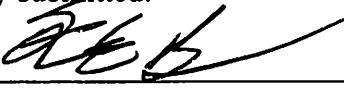
Mr. Wilson stated the beams and trusses are up at Atkins Johnson Farm Venue and it looks great.

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

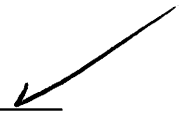
Item 8 on the Agenda: Adjournment

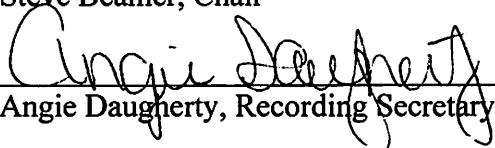
Chair Beamer adjourned the meeting at 7:53 p.m.

Respectfully submitted:



Steve Beamer, Chair

Approved as submitted 



Angie Daugherty, Recording Secretary

Approved as corrected 