

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Tuesday, January 20, 2026
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Andrea Johnson
Nick Smith
Jennifer McGee
Bob Wilson
Katie Middleton
Jacob Dobbs
Joseph Brancato
Bill Turnage
Steve Beamer, Chairman

Absent: Chase Cookson, Secretary
Brenda Lowe

Council & Staff Present:

Mayor Pro Tem Jean Moore
Austin Greer, Assistant City Manager/Community Development Director
Alan Napoli, Community Development Administrator/Building Official
Angie Daugherty, Admin. Assistant

Item 2 on the Agenda: Pledge of Allegiance.

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

Item 3 on the Agenda: Approval of the December 15, 2025 Minutes. Chairman Beamer asked if there was a motion to approve the minutes from the December 15, 2025 meeting.

MOTION: By Mr. Brancato, second by Ms. Johnson to approve the December 15, 2025 minutes. The motion carried. (9-0).

Item 4 on the Agenda: Public Hearing on a request to temporarily amend Chapter 100 of the Gladstone City Code to relax Short Term Rental Regulations for the FIFA World Cup.
Applicant: City of Gladstone.

Chairman Beamer opened the public hearing. Hearing no one to speak in favor or opposition of the application, he called on Mr. Greer to present the staff report.

Assistant City Manager Greer began by challenging the Commissioners to focus on the short-term rental regulations that are being presented tonight. He knows the conversations surrounding these

regulations can be wide ranging and much has been discussed and observed on the news. If the Commission desires they can certainly have a much larger conversation around short-term rental regulations throughout the City beyond this at a future meeting.

Mr. Greer read the staff report into the record. The City of Gladstone wants to welcome visitors to Gladstone and the Kansas City metro area for the 2026 FIFA World Cup, which runs from May 1 to July 31, 2026. The event is expected to bring around 650,000 visitors to the region, creating a big need for extra lodging beyond what hotels can provide.

Temporarily easing the City's short-term rental regulations during this period would help boost tourism, support local businesses, and create economic opportunities for residents who can offer their homes for lodging. Currently, short-term rentals are prohibited in the City of Gladstone.

This change would be strictly temporary, and it would only apply from May 1, 2026, to July 31, 2026, matching the World Cup timeline. After that, the regular short-term rental regulations would go back into effect which prohibits them from legally operating within the City.

In October 2025, during the City Council's annual Goal Setting meeting, the Council expressed interest in exploring ways to relax the short-term rental regulations ahead of the World Cup. They directed City Staff to research what neighboring cities in the Kansas City metro area have done, or are planning to do, and to develop a proposed ordinance for the Planning Commission and City Council to consider.

Mr. Greer said to provide some regional context, many nearby communities are taking similar steps to help with the expected lodging demand. Kansas City already has short term rental regulations, but they have introduced a special "major event" short-term rental registration. Cities like Parkville, Independence, and others in the metro area are temporarily lifting certain restrictions.

The City of Liberty has a well-regarded ordinance that several nearby cities have used as a template. It's short and very basic and Mr. Greer thought it was a good framework for Gladstone's ordinance.

The Mid-America Regional Council has also requested that cities consider supporting this event which balances tourism benefits with community protections; considering that there is a shortage of hotel rooms in the area.

Mr. Greer said that City staff recommends approval of this application and offered to answer any questions there may be.

Ms. Middleton asked if short-term rental [in Gladstone] is already going on.

Mr. Greer answered yes. He said these homes are not operating legally.

Ms. Middleton asked if Gladstone does something to address those operating illegally now.

Mr. Greer said the City hasn't shied away from trying; however, enforcement is a challenge.

Mr. Wilson asked what the method of enforcement currently is.

Mr. Greer answered that at this time staff has to apply the current City Code that was written a couple of decades ago. The process involves having Code Enforcement write a ticket, then get the prosecutors involved to build a case along with the Police Department.

Ms. Johnson asked if the other cities that Mr. Greer mentioned are providing any further education to the public regarding ways to operate a short-term rental.

Mr. Greer believes that they are. He referred to the application included in the Commission's packet that has a section labeled 'Good Neighbor Clauses'. That is how most cities are going about educating the public. During his research he found the information to be very informative.

Mr. Dobbs made reference to Section 1 of the draft ordinance regarding parking requirements. He asked if one off-street parking space is typical of the other municipalities' ordinances.

Mr. Greer replied that some municipalities actually require two.

Mr. Dobbs asked what the thought process was for allowing one versus two.

Mr. Greer explained that some of the complaints that the City has heard from HOAs have been about off-street parking. He feels that this is a reasonable way to accommodate the neighborhood and the rental owner.

Mr. Dobbs said he noticed property owners are not required to reside in the home. He asked if there are any different parking requirements when the owners are on-site versus off-site.

Mr. Greer answered no; there is no difference.

Mr. Dobbs asked if the City would be employing extra staff for the short-term rental inspections.

Mr. Greer said although we can anticipate how many applications we will receive we think current City staffing levels can handle the process. Mr. Greer said he did speak with the two current building inspectors, and they were adamant about performing the inspections themselves.

Mr. Turnage asked if Mr. Greer had any idea how many applications they might receive.

Mr. Greer said he truly doesn't know. He knows that there are a couple of dozen that operate throughout the City currently, so he's guessing they may want to legally conform to the new licensing regulations. He thinks over 50 registrations might be a stretch.

Mr. Wilson asked what the criteria is for the inspection process.

Mr. Greer replied that inspections will consist of general life safety issues. The application notes items such as fire extinguishers, smoke detectors, carbon monoxide detectors, and flashlights, etc.

Ms. Middleton asked if the owners are putting their own homes in jeopardy if they are inviting inspectors to come in.

Mr. Greer said certainly that would be the case. The owner will probably want to have their home in order before they apply.

Mr. Brancato asked where this information is going to be advertised.

Mr. Greer said it will be on the City's website, social media sites, and the Gladstone Dispatch.

Mr. Smith asked if there is a separate fee for the inspection.

Mr. Greer answered that the application fee of \$150.00 covers the inspection.

Ms. McGee asked about #1 under Good Neighbor Requirements on the draft ordinance: *A local responsible party reachable 24/7 and able to be on-site within 45 minutes must be listed on the permit application.*

Mr. Greer noted that some of the complaints that the City has received over the years have been regarding out of town "LLC" owners. This leaves the City no way to pinpoint who owns the property or who can actually make a decision or help with issues that come to the City in a timely manner. The local responsible party stipulation allows the City to have someone to help solve a problem quickly.

Ms. McGee said that she understands how this would make sense in a long-term rental situation, but within the scope of the World Cup she can see some residents making their house a short-term rental and then taking a vacation in a different area.

Mr. Greer said that is a very good point and he had not thought of it from that perspective. He still would like to see that those residents would have someone locally that could respond quickly.

Mr. McGee cited an example from Oshkosh, Wisconsin where a large conference brings about a similar situation in regard to influx in visitors to the area. It was very common for people to schedule vacations and rent out their house.

Mr. Greer asked the Planning Commission what they think of that particular situation.

Chairman Beamer said the challenge of this is going to be enforcement. Number three of the Good Neighbor Requirements states that serious violations of noise, parking, trash, or occupancy rules may result in immediate permit revocation for the remainder of the World Cup period (one-strike policy). He said that since this is a governmental act, he's assuming there is going to be a requirement for due process before something can be revoked. By the time that process gets initiated and the responsible party is contacted the event is over. The Good Neighbor Requirements do not have any muscle. It feels and sounds good, but in reality, it has very little muscle because someone cannot just walk in and pull someone's permit off the wall. The process must be followed.

Chairman Beamer continued by noting that there have been some very good points brought up about Good Neighbor Requirements and other issues, but in the 60-90 days that this will take place, there's not time for due process to work and the FIFA event will be over.

Ms. Johnson asked how long the process usually takes.

Mr. Greer said that's a hard question to answer because each case is different. Once someone is in the court system they can ask for a continuation. The judge also has the ability to make all types of determinations that may prolong the case. He said Chairman Beamer makes a valid point but to put a time frame on the process would be hard to do.

Ms. Johnson said she can't imagine a troublesome occupant being in a rental for the duration of the World Cup. She would think people would come into town to watch their favorite team and then leave.

Mr. Dobbs commented that he has heard that some fans like to follow their team and stay near the team for the duration of the World Cup. It's just rumors right now, but there are three powerhouse FIFA teams that are eying Kansas City as their home base: Argentina, The Netherlands, and England. He believes that England put in a formal request to FIFA to make Kansas City their home base. Mr. Dobbs said that could be one scenario where fans could be in a short-term rental for the duration of the World Cup.

Ms. Middleton asked what the legal liability if, for example, she was to rent out her house, go out of town and ask her neighbor to be the person responsible. She wasn't sure if this would apply to what is being discussed.

Mr. Greer replied that he didn't really have a good answer for that. In the scenario described, he said that would depend upon the agreement between her and her neighbor.

Chairman Beamer asked if City staff will be following up with those who apply for a short-term rental permit after the World Cup to make sure it's not still operating.

Mr. Greer answered that it will be a team effort between Community Development and other members of City staff. Emails will be sent near the end of the time period to those applicants informing them that the permits will be expiring.

Regarding the HOAs, Chairman Beamer asked if there has been communication from the City with them making them aware of this pending legislation.

Mr. Greer answered no. To reiterate, this proposed ordinance will not supersede HOAs restrictions on their neighborhood. He knows of a couple that have banned short-term rentals and this proposal will not change that.

Chairman Beamer stated that the short-term rentals that are operating now are not going to apply for this permit because that will bring them out into the open. They may not meet the requirements and so they are not going to want the City to be made aware of how they are operating. He suspects that they will remain out of the City's view.

Mr. Greer agreed that it is a reasonable observation and a very good point. He believes that by passing an ordinance it gives the City more 'teeth' for enforcement but that's just his opinion.

Mr. Smith asked if there are any plans for financial penalties if people are continuously violating the ordinance after the event is over.

Mr. Greer said the City typically doesn't have any administrative penalties that are put in place. Any fees would come through the court system.

Ms. Johnson asked if there could be a limit on the length of any given single reservation.

Mr. Greer suspects that there could be, but he thinks it would be very hard to manage from a city perspective and would become cumbersome.

Mr. Wilson asked Mr. Greer if he thought that this [proposed ordinance] has the potential of 'opening a can of worms.'

Mr. Greer replied that he thinks the conversations about short term rentals in general are coming regardless. It's just matter of time.

Ms. McGee asked about the parking of recreational vehicles (RV) at these rentals.

Community Development Administrator Alan Napoli answered that if the RVs are parked on a paved surface, such as a driveway, they are conforming to the City's current code. If the RVs are parked in the street the Police Department has a 72-hour time limit and after that they would have to be moved.

Hearing no further comments, Chairman Beamer closed the public hearing and asked if there was a motion.

MOTION: By Mr. Brancato, second by Ms. Johnson to temporarily amend Chapter 100 of the Gladstone City Code to relax Short-Term Rental Regulations for the FIFA World Cup.

Vote:	Andrea Johnson	Yes
	Nick Smith	Yes
	Jennifer McGee	Yes
	Bob Wilson	Yes
	Katie Middleton	Yes
	Jacob Dobbs	Yes
	Joseph Brancato	Yes
	Bill Turnage	Yes
	Chairman Steve Beamer	No

The motion carried. (8-Yes, 1-No)

Item 5 on the Agenda: Planning Commission Election of Officers:

MOTION: By Bill Turnage, second by Bob Wilson to nominate and elect Steve Beamer for Chairman. The motion carried.

MOTION: By Bill Turnage, second by Katie Middleton to nominate and elect Joe Brancato for Vice-Chairman. The motion carried.

MOTION: By Joe Brancato, second by Nick Smith to nominate and elect Chase Cookson for Secretary. The motion carried.

Item 6 on the Agenda: Planning Commission Representatives for the Capital Improvement Committee.

MOTION: By Bill Turnage, second by Bob Wilson to appoint the following Planning Commissioners to the Capital Improvements Committee for 2026:

**Steve Beamer
Joe Brancato
Brenda Lowe**

Item 7 on the Agenda: Communications from the City Council

Mayor Pro Tem Moore made note of some upcoming events:

17th Annual Sweetheart Dance at the Community Center- February 13 & 14
Future Leaders Academy- Begins March 4 (5 sessions)
July 4th – Gladstone USA Freedom Fest at Happy Rock Park

Item 8 on the Agenda: Communications from the City Staff

Assistant City Manager Greer thanked the Commission for their great discussion tonight. He also informed them that the Special Use Permit for Inspire Adult Day Center was approved by the City Council and they are hoping to open in June 2026. Lastly, there has been some noise coming from the Water Plant as the City begins a multi-million-dollar renovation project there.

Item 9 on the Agenda: Communications from the Planning Commissioners

Chairman Beamer introduced and welcomed Jacob Dobbs to the Commission. He invited Mr. Dobbs to tell them a little about himself.

Mr. Dobbs said he is twenty-eight years old and lives on Highland Avenue with his wife and new baby. He works as a civil engineer in land development so he has been to his fair share of Planning Commission meetings on the other side of the table.

Mr. Wilson said construction of the Atkins-Johnson Event Center is coming along.

Ms. McGee said she has now biked the entire trail at 68th Street and it looks great! She asked if there are any plans to connect the trail to the one across the street (Missouri Highway 1). It's very hard to cross that area.

Mr. Greer said he believes there is a plan for that crossing and asked her to email him and he will get an answer for her.

Mr. Turnage announced that Friday, January 23rd is the memorial service for Pete Hall. Pete was very active in Gladstone for many years.

Chairman Beamer commented that the City needs to re-visit short term rentals once the World Cup has passed. While they are currently prohibited, one of the challenges is how to manage them and prevent them from popping up without any City input. This trial run will likely bring about issues the City hasn't even thought about. He thanked the Commissioners for their participation tonight.

Item 10 on the Agenda: Adjournment

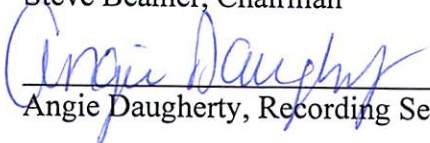
Chairman Beamer adjourned the meeting at 7:41 p.m.

Respectfully submitted:



Steve Beamer, Chairman

Approved as submitted  _____



Angie Daugherty, Recording Secretary

Approved as corrected  _____