

TENTATIVE AGENDA

CITY OF OAK GROVE PLANNING AND ZONING COMMISSION



**February 3, 2026
2110 S Broadway
Oak Grove, Missouri 64075**

7:00 P.M.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Consider for approval the minutes from December 9th, 2025, Planning and Zoning Meeting.

III. OLD BUSINESS

IV. NEW BUSINESS

1. Public Hearing regarding proposed revisions to Chapter 405 Unified Development Code of the Oak Grove City Code regarding temporary provisions regulating short-term rentals during the 2026 World Cup.
2. Consider recommending approval or denial to the Board of Aldermen regarding proposed revisions to Chapter 405 Unified Development Code of the Oak Grove City Code regarding temporary provisions regulating short-term rentals during the 2026 World Cup.

V. COMMUNICATIONS/CORRESPONDENCE

VI. ADDITIONAL ITEMS

VII. ADJOURN

THE CITY OF OAK GROVE, MISSOURI
MINUTES FROM THE PLANNING AND ZONING MEETING
HELD AT THE OAK GROVE CITY HALL
December 9, 2025

The Planning and Zoning Commission for the City of Oak Grove, Missouri met in regular session on Tuesday, December 9, 2025, at the City Hall in Oak Grove, Missouri. Members present to perform their duties were Mayor Dana Webb, Board of Aldermen Liaison Pam Pope, Secretary Jared Sears, Jim Dent, Bill Collins, Michelle Alexander and David Worley. Also present to perform their duties were City Administrator Matthew Randall, Certified Building Official Justin Petray and Customer Service / Permit Technician Mackenzie Alford. Absent were Chairman Eric Mitchell and Dennis Evans.

CALL TO ORDER

Secretary Jared Sears called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Minutes from November 18, 2025, Planning and Zoning meeting were considered for approval. Jim Dent made a motion to approve the minutes, and Michelle Alexander seconded. The vote was 7 in favor and 0 against.

OLD BUSINESS

None.

NEW BUSINESS

1. Discussion, consideration and possible action regarding recommending approval or denial to the Board of Aldermen of the Final Plat for Oaks of Edgewood Phase 16.

Secretary Jared Sears stated that the first item on the agenda was discussion, consideration and possible action regarding recommending approval or denial to the Board of Aldermen of the Final Plat for Oaks of Edgewood Phase 16. He then asked City staff for a report.

City Administrator Matthew Randall stated tonight is the review of the Final Plat for Oaks of Edgewood Phase 16. That is approximately 14.33 acres containing 49 single-family lots. The Preliminary Plat for this phase consisted of 191 lots in total, and that was approved by the Planning and Zoning Commission back in July of 2020. Phase 13 was previously approved, and it contained 30 lots. That was approved in February of 2023. Phase 14 was approved consisting of 52 lots back in May of 2024. Phase 15, which has 26 lots, was approved in December of 2024. The remaining phases of Oaks of Edgewood include Phase 16, which is 49 lots, and then the final phase consists of 34 lots. After Phase 17, that would be the completion of the entire Oaks of Edgewood subdivision, which began 20 or so years ago.

A Final Plat review was required for development in accordance with the City's code. The Planning Commission is to review a Final Plat against the Preliminary Plat and review 3 primary things. One, is the Final Plat substantially the same as the approved Preliminary Plat? Has there been compliance with the conditions, restrictions, and requirements of the articles of City code as well as any applicable ordinances and design standards of the city? Has there been compliance with any condition that had been attached to the approval of the Preliminary Plat?

Staff have reviewed the Preliminary Plat and recommends approval of the Final Plat. Staff's review has concluded that the Final Plat is substantially the same as the approved Preliminary Plat and is in compliance with the Preliminary Plat restrictions and approved construction plans as specified in the City's codes of ordinances as well as our subdivision regulations. At this point, the developer has installed all the public infrastructure for Phase 16. Including curbs, gutters, water, sewer. It is noted that this Plat is in District 17 Water District. The City has confirmed with them that the water lines meet their requirements. Also, this Plat is in the Grain Valley School District. The City has also been communicating with them about these phases.

He then let the Commission know he'd be happy to answer any questions they may have.

The Commission had no questions or concerns regarding the Oaks of Edgewood Phase 16 Final Plat.

Bill Collins made a motion to recommend approval to the Board of Aldermen for the Final Plat for Oaks of Edgewood Phase 16, Michelle Alexander seconded the motion. The vote was 7 in favor and 0 against.

COMMUNICATIONS/CORRESPONDENCE

City Administrator Matthew Randall thanked the Commission for serving on the board and for them coming in on an off week.

Mayor Dana Webb also wanted to thank the Planning Commission for always showing up, and how important these boards are to run the City.

They wanted the Commission to know that their time is appreciated.

ADDITIONAL ITEMS

None.

ADJOURNMENT

Michelle Alexander made a motion to adjourn the meeting. Board of Alderwoman Liaison Pam Pope seconded. The vote was 7 in favor and 0 against.

The meeting adjourned at 7:06 p.m.

VISITORS

None.

Minutes completed by: Mackenzie Alford

Audio file

[2025.12.09 PZ RECORDING 1.wav](#)

CITY OF OAK GROVE
PLANNING AND ZONING AGENDA ITEM

MEETING DATE	2/03/2026
AGENDA ITEM	Public Hearing and possible action regarding Proposed Temporary Amendment for Short-Term Rental Regulations to Accommodate FIFA World Cup Visitors.
PRESENTER	City Staff
PURPOSE	Temporarily easing short-term rental regulations during this period would help accommodate visitors, support local businesses, and create economic opportunities for residents who are able to offer their homes for lodging. Currently, short-term rentals are prohibited within non-commercial areas of the City of Oak Grove.
BACKGROUND	At the January 5 BOA meeting, the Board of Aldermen directed staff to develop a proposed ordinance for consideration by the Planning Commission for the purpose of temporarily allowing and regulating short-term rentals during the 2026 FIFA World Cup.
REFERENCE DOCUMENTS ATTACHED	Staff Memo Draft Ordinance



MEMO

To: Planning and Zoning

From: City Staff

Subject: Staff Report Regarding Proposed Temporary Amendment for Short-Term Rental Regulations to Accommodate FIFA World Cup Visitors.

Date: February 3rd, 2026

Purpose:

Kansas City, Missouri, has been selected as an official host city for the FIFA World Cup and will host six matches at Arrowhead Stadium in June and July of 2026. The tournament is expected to attract hundreds of thousands of visitors to the region, creating a significant demand for lodging that will exceed traditional hotel capacity.

Temporarily easing short-term rental regulations during this period would help accommodate visitors, support local businesses, and create economic opportunities for residents who are able to offer their homes for lodging. Currently, short-term rentals are prohibited within non-commercial areas of the City of Oak Grove.

This proposed change would be strictly temporary and would apply only from June 1, 2026, through July 31, 2026, aligning with the World Cup event schedule. Upon expiration of this period, existing regulations prohibiting short-term rentals within the City would automatically return to full effect.

At the January 5 BOA meeting, the Board of Aldermen directed staff to develop a proposed ordinance for consideration by the Planning Commission for the purpose of temporarily allowing and regulating short-term rentals during the 2026 FIFA World Cup.

Staff Findings:

City staff recommend approval of the temporary ordinance amending the Unified Development Code (UDC) to temporarily allow short-term rentals in response to increased lodging demand during the 2026 FIFA World Cup.

Attachments:

Draft Ordinance

P&Z Potential Actions:

1. Recommend Approval of the Proposed Revisions to the BOA
2. Recommend Denial of the Proposed Revisions to the BOA
3. Recommend Approval with modifications to the BOA

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TEMPORARILY AMENDING TITLE IV, CHAPTER 405 OF THE MUNICIPAL CODE OF THE CITY OF OAK GROVE, MISSOURI REGARDING SHORT-TERM RENTAL REGULATIONS DURING THE 2026 FIFA WORLD CUP.

WHEREAS, Title IV, Chapter 405 of the Municipal Code of the City of Oak Grove, Missouri (“City Code”) regulates Short-Term Rentals (STR) in the City; and

WHEREAS, the anticipated influx of approximately 650,000 visitors requires additional lodging options beyond available hotel rooms; and

WHEREAS, the City of Oak Grove, Missouri, seeks to accommodate visitors for the 2026 FIFA World Cup, occurring from June 1 to July 31, 2026, in the Kansas City Metro area; and

WHEREAS, proposed temporary amendments to Chapter 405 of the City Code of the City of Oak Grove, Missouri regarding Short-Term Rentals were submitted by City Staff to the Planning and Zoning Commission for consideration; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning and Zoning Commission held a public hearing regarding the proposed amendment on February 3, 2026, and rendered a report to the Board of Aldermen recommending that the proposed amendment be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing regarding the proposed amendment on February 17, 2026; and

WHEREAS, this amendment is temporary, effective from June 1, 2026, to July 31, 2026, to align with the World Cup period, after which existing regulations will resume; and

WHEREAS, the Board of Aldermen desires to approve the proposed amendments to Chapter 405 of the Municipal Code for the City of Oak Grove.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OAK GROVE, MISSOURI, AS FOLLOWS:

SECTION 1. That the following provisions shall temporarily amend Title IV, Chapter 405 of the Municipal Code of the City of Oak Grove, Missouri, for the period of June 1, 2026, to July 31, 2026, after which existing regulations will resume.

- A. STR shall be allowed in Residential and Commercial Districts.
- B. A maximum of two adult transient people are permitted per room: a total of 6 transient people (including children) maximum per STR property.
- C. Off-Site Owners: Property owners are not required to reside on-site during the rental period.
- D. Parking Requirement: Each STR unit must provide at least one dedicated off-street parking space.
- E. Licensing Requirement: All STR operators must obtain a City of Oak Grove business license prior to operation.
- F. Application Fee: A non-refundable application fee of \$100 shall be paid per STR property.
- G. Safety Standards: STRs must comply with federal, state, and local safety laws, including providing a working fire extinguisher, smoke and carbon monoxide detectors, a portable flashlight or emergency lighting, and contact information for the host and local emergency services.
- H. Good Neighbor Requirements:
 - a. A local responsible party shall be reachable 24/7 and able to be on-site within 45 minutes and must be listed on the permit application.
 - b. An information sheet containing maximum occupancy, parking rules, quiet hours (10:00 p.m.–7:00 a.m.), trash procedures, and the 24-hour contact number shall be posted inside the unit and included in every guest booking.
 - c. Serious violations of noise, parking, trash, or occupancy rules may result in immediate permit revocation for the remainder of the World Cup period.
 - d. A weatherproof exterior sign no larger than 8 ½ inches by 11 inches with the STR permit number, 24-hour contact number, and maximum occupancy shall be posted at the primary entrance of the home.
 - e. Violation of these requirements shall constitute grounds for immediate permit revocation.
- I. HOA Restrictions Unaffected: Nothing in this ordinance shall supersede or override any prohibitions or restrictions on short-term rentals imposed by homeowners' associations (HOAs), condominium

associations, or other private covenants, conditions, and restrictions. STR operators must comply with all applicable HOA rules and regulations

SECTION 2. That should any sentence, clause, part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

SECTION 3. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed by the Board of Aldermen of the City of Oak Grove, Missouri, this _____ day of _____, 2026.

Mayor, Dana Webb

(Seal)

ATTEST:

City Clerk, Kim Drury

APPROVED THIS _____ DAY OF _____, 2026.

Mayor, Dana Webb

(Seal)

ATTEST:

City Clerk, Kim Drury