

TENTATIVE AGENDA
CITY OF OAK GROVE
PLANNING AND ZONING COMMISSION



February 18, 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 February 3rd, 2026, Planning and Zoning Meeting.

III. OLD BUSINESS

IV. NEW BUSINESS

1. Public Hearing to discuss and review an application for a Conditional Use Permit to relocate and continue operating a massage therapy business requested by Simply Kneaded, applicant, for the property located at 111 SW 12th St # A.
2. Discussion, consideration and possible action regarding recommending approval or denial to the Board of Aldermen for a Conditional Use Permit to relocate and continue operating a massage therapy business requested by Simply Kneaded, applicant, for the property located at 111 SW 12th St # A.
3. Public Hearing to discuss and review the renewal of a Conditional Use Permit to continue operating a cabinet/carpentry shop requested by Urban Oak Woodworking, applicant, for the property located at 405 SE 10th Street B.
4. Discussion, consideration and possible action regarding recommending approval or denial to the Board of Aldermen for the renewal of a Conditional Use Permit to continue operating a cabinet/carpentry shop requested by Urban Oak Woodworking, applicant, for the property located at 405 SE 10th Street B.

5. Public Hearing to discuss and review the renewal of a Conditional Use Permit to continue operating a vehicle and equipment storage yard requested by Cargo Trucking LLC, applicant, for the property located at 400 NW 2nd Terrace.
6. Discussion, consideration and possible action regarding recommending approval or denial to the Board of Aldermen for a renewal of a Conditional Use Permit to continue operating a vehicle and equipment storage yard requested by Cargo Trucking LLC, applicant, for the property located at 400 NW 2nd Terrace.

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
February 3, 2025**

The Planning and Zoning Commission for the City of Oak Grove, Missouri met in regular session on Tuesday, February 3, 2026, 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 Dennis Evans. Also present to perform their duties were City Administrator Matthew Randall, Public Works Director CE Goodall, Certified Building Official Justin Petray and Customer Service / Permit Technician Mackenzie Alford. Absent were Chairman Eric Mitchell and David Worley.

CALL TO ORDER

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

APPROVAL OF MINUTES

Minutes from December 9th, 2025, Planning and Zoning meeting were considered for approval. Jim Dent made a motion to approve the minutes, and Dennis Evans seconded. The vote was 7 in favor and 0 against.

OLD BUSINESS

None.

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.

Secretary Jared Sears stated that the first item on the agenda was a 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. He then asked City staff for a report.

City Administrator Matthew Randall stated that Kansas City, Missouri has been selected to be an official host city for the 2026 FIFA World Cup. They will host 6 matches at Arrowhead Stadium in June and July of this year. That tournament is expected to bring anywhere from 600,000 to 650,000 visitors to the region, creating significant demand for the local lodging, which will exceed traditional hotel capacity. The City has received several inquiries, both from individual homeowners as well as landlords about temporarily suspending Oak Grove's short-term rental restrictions during the World Cup to allow for nightly rentals. Temporarily easing the City's short-term rental regulations during this period would help accommodate the visitors, support local businesses, as well as create economic opportunities for residents who are able to offer their homes for that lodging. Currently, short-term rentals are prohibited by City code within non-commercial areas of Oak Grove. To be a residential unit, one must rent the place for no less than 30 days. This proposed change would be strictly temporary and would apply only from June 1st to July 31st, which would align with World Cup event schedules.

Upon expiration of the ordinance, if adopted by the Board, the existing regulations prohibiting short-term rentals would automatically return to full effect. At the January 5th Board of Aldermen meeting, this item was brought up for discussion with the Board. At that time, the Board of Aldermen directed staff to develop a proposed ordinance for consideration by the Planning and Zoning Commission for the purpose of temporarily allowing and regulating short-term rentals during the World Cup tournament.

City staff have reviewed the temporary language of the ordinance and does recommend approval to amend the UDC temporarily to allow those rentals. Other cities in the area, it's about 50-50. Some allow short-term rentals already, so they don't need to do a minor revision like this. Cities like Richmond, Gladstone, and Independence have lifted their restrictions temporarily. In the ordinance, there are a few things that if somebody wanted to apply for a short-term rental, they would have to abide by.

In this code, short-term rentals would only be allowed in residential areas as well as commercial districts. There'd be a maximum of two adult transient people per room with a total of 6 people, including children, per short-term rental property. If a neighbor wanted to rent out their house for short-term rentals, they would only be allowed to have six people in that house at a time. On-site owners, so the property owner would not be required to reside on-site during the rental period. They could be outside the city, but they would have to have somebody responsible that could be reached 24-7 and be there within 45 minutes to address any issues. Each short-term rental unit would have to provide at least one dedicated off-street parking space. Licensing requirements, so all short-term rental operators would have to have a City of Oak Grove business license to operate in the City. There would be a one-time non-refundable application fee of \$100 per short-term rental property. They'd have to comply with all federal, state, and local safety laws. Most short-term rental companies like Airbnb and VRBO require these types of things from their renters anyways. There'd have to be a fire extinguisher, working smoke and carbon monoxide. There'd need to be emergency flashlights as well as emergency lighting if there was an emergency. Contact information both for the host as well as local emergency services. There's a section called the Good Neighbor Requirements, which is basically trying to balance the opportunity for residents to offer short-term rentals, but also be good neighbors. The party responsible would have to be reachable 24-7 and be able to be on site within 45 minutes of that location. The information sheet containing maximum occupancy, parking rules, quiet hours, which would be from 7 P.M. to 7 A.M., trash procedures. If they have any serious violations of noise, parking, trash, or occupancy rules, that may result in immediate revocation of their short-term rental permit for the remainder of the World Cup period. They'd have to have a sign on the premise that could be viewable that would inform that it is a short-term rental permit. A neighbor might call in about people that might be there that aren't the typical owner, well if they have a short-term rental sign out. Maybe the neighbor would be aware that that's what's happening. Those are the proposed ordinances that would regulate those short-term rentals. HOA restrictions would be unaffected. If the HOA prohibits short-term rentals, they will still need to abide by their local HOA regulations. That would be something that the owner who was wanting to apply for short-term regulations would have to make sure that they are compliant with regulations.

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

Secretary Jared Sears then opened the Public Hearing to the public, there were no public comments, so he then closed the public hearing.

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.

Secretary Jared Sears stated the next item on the agenda was considering 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. He then let the Commission know they were open for discussion.

Board of Aldermen Liaison Pam Pope asked if there would have to be an inspection regarding the carbon monoxide detectors and everything else. Or if they just have to sign that they are complying.

City Administrator Matthew Randall replied that he would have to think how that would work.

Bill Collins asked City Administrator Matthew Randall if that is something he would have to do.

City Administrator Matthew Randall replied Justin the City Building Official would inspect the homes, he thinks that if the Planning Commission would want staff to do a physical inspection of the site, that could be added to the ordinance.

Jim Dent said he had the same question regarding inspection and reinspection if they don't comply. He thinks before they rent their home, the City needs to make sure everything is in working order.

Board of Aldermen Liaison Pam Pope said that if they go through an Airbnb website, all of this is stated in their contract as well.

Mayor Dana Webb said yes, they must sign off on a contract through Airbnb.

Jim Dent said just from looking at this it looks like the City has done some homework regarding the ins and outs and nuances of making this a viable activity. Has the City seen anything or heard anything about other past events? The kinds of problems that other cities have encountered with events like this, the downsides of it. There's been World Cups held before in other cities in other years and other parts of the world. They bring money to the community, but do they bring prostitution? Do they bring drugs? Do they bring other issues? He first started thinking about it earlier today, he doesn't see that this event changes any of the reasons the City doesn't allow it now. Other than bringing maybe some very lucrative renters short-term to the community, it also has the potential to bring parties. He can imagine this would be like for most of them, a two-month party. Does Oak Grove want somebody, renting, coming in and out every week for different games, partying in the neighborhoods, using drugs, doing other stuff. He's just playing devil's advocate here. He asked if Oak Grove has enough police staff to handle this event.

Board of Aldermen Liaison Pam Pope said she believes the Board brought this up to Chief Childs already about a different ordinance.

Mayor Dana Webb replied yes, it was about leaving the restaurants open later during the World Cup.

Board of Aldermen Liaison Pam Pope said right, and he felt like the police staff could manage it.

Mayor Dana Webb replied to Jim saying she understands his concerns, but this could be a great opportunity for some of the Oak Grove residents to make some really good money.

Jim Dent said he understands, he thought there would be an audience or a number of people at the meeting to discuss what they thought.

Mayor Dana Webb said she thought so too. One might see those types of problems in KCMO, Lee's Summit, or Independence, but she can't see Oak Grove getting a high volume of traffic. Holiday Inn Express will be completely booked because it is right on the highway. Maybe some of the Rustic Heights or Jake's Crossing might rent some of those out during this time. The campground is going to be full.

Dennis Evans said every flat lot has the potential to be full of campers. He asked what if someone had 10 acres and they wanted to make their land an RV park for two months?

City Administrator Matthew Randall said the short-term rental ordinance here would not pertain to RV parking, and RV parking right now would be restricted, it would be against code. One wouldn't be allowed to have an RV parking more than just one in a driveway. If they had multiple that they're renting out, it would be considered at that point a campground and would have to follow things like KOA does. To answer Jim's question regarding other communities that have allowed short-term rentals, the major concerns and issues that happen particularly with neighbors are the number of people that are allowed to rent. There's been cities that have issues where maybe there's a baseball tournament and a whole team comes in and there's 20 people that rent a house. Then there's seven cars parked there and the neighbor's like, well, 20 people living here is not normal for this type of house. Music or partying, that's where the quiet hours from 10 PM to 7 AM are intended to help prevent that as well as the maximum of six people per house. It would require staff and PD to investigate and respond to complaints and then enforce the ordinance and revoke their permit.

Jim Dent most of the time with these ordinances the board's pass, compliance is mostly voluntary and they're not going to be standing there at the door every time a new renter shows up and counts the number of people walking through the door. The City is going to say this is what they must do, and then they're going to bring 10 people and their dog in, and if they keep it quiet, they'll probably be fine. He doesn't know that the City is concerned about that. He thinks the provisions are good and appropriate and probably about what someone would want to see to minimize that impact.

Mayor Dana Webb said if they really do apply, then the police would know where those places are. They could check those out, do drive-bys, and just make sure.

Dennis Evans asked if June 1st was too late, meaning people coming in for practices and supporting.

Mayor Dana Webb said the whole time together is 40-45 days, so that amount of time gives people plenty of time to come in ahead of time and then time to leave.

City Administrator Matthew Randall said some cities have gone all the way to May 1st.

Mayor Dana Webb replied that she could see that in busier cities, heavier populated. Oak Grove is about 30 minutes to KCMO, shorter distance to Arrowhead. Oak Grove will see some traffic but not as much as Kansas City and other surrounding cities will. They're saying people will travel all the way to Colombia. There's opportunity for residents to make some money, businesses to make money and Dennis made a good point, the truck stop will be full.

Jim Dent said he was disappointed nobody showed up for the public hearing. He asked City staff if they sent out a notice for the meeting.

City Administrator Matthew Randall replied yes there was a public notice, and it was also in the newspaper after the January 5th Board meeting as well.

Bill Collins asked if there were many people asking about the nightly rentals.

City Administrator Matthew Randall replied that he was aware of one single-family property owner who was interested, and then an owner of probably two or three dozen duplexes was interested in timing the conclusion of some of their rental agreements to then offer a few of those for nightly rentals during that period, but not too many people interested at this time.

Secretary Jared Sears said he'd like to bring up the point that this is a good opportunity for homeowners to rent short-term rental. He sees the same opportunity exists for quite a few weekends throughout the summer for them to rent their house at a short-term rental too.

Jim Dent asked Jared if he was meaning a long-term basis.

Secretary Jared Sears said yes.

Jim Dent said what's the difference between this event, other than being able to overcharge, then what Oak Grove normally does 365 days a year every year? He doesn't see any of the problems, any of the benefits, any of the stuff other than magnitude of money. Right now, there's an ordinance that prohibits it for a reason, for things that Oak Grove doesn't want going on a full-time basis. He's not seeing that other than those couple of positives that any of those reasons Oak Grove has the ordinance in place now change for this. If Oak Grove allows it for two months, the City is just saying they're just going to suspend all those reasons and set them aside for a moment. So, he guesses the point is, why doesn't Oak Grove let Airbnb's in residential areas as a norm.

Secretary Jared Sears said it's just kind of funny, it's a good opportunity for the World Cup, but it's not a good opportunity any other time ever.

Dennis Evans said this could be a good opportunity to maybe test and play it through and see how it works out. It's more than a money grab, but it does revenue potential throughout the rest of the community for businesses and whatnot. One can advocate both sides of the fence, pro and con. He thinks the people in the position that want to do that, in the provision that ends here, number letter E, violation of these requirements shall constitute grounds for immediate permit revocation and eviction.

Jim Dent said he likes the intercultural part of it. Letting them see what normal American communities are like and extending some hospitality. Those all go in the plus column from his perspective. He does really like Dennis' thought on this being a 60-day beta test for longer, maybe a more permanent revision to the ordinance.

Board of Alderman Liaison Pam Pope said there are other cities around Kansas City that have had to make sure that they couldn't have Airbnb's anymore because there were so many problems, if the Commission wants to test it, she can see that, but she thinks there'd need to be a lot more discussion before that.

Jim Dent said this would either rile up the community and they'd become proactive in their voice, or they would say it's no big deal to us and then it would validate itself.

Dennis Evans said that'll leave a burden on some of City staff and the police but there is always something to some degree everyday already.

Jim Dent agreed.

Board of Aldermen Liaison Pam Pope asked Public Works Director CE Goodall if he has worked in a City that allowed Airbnb's.

Public Works Director CE Goodall replied Richmond had maybe three at the time he was there, but that was about 20 years ago. He said Maryville had several opportunities, but Maryville is a college town, and the college created a lot of that.

Michelle Alexander asked if someone had a larger home, would City staff consider upping the number of people that could be there.

Mayor Dana Webb said that is a good point. These are the recommendations that the Commission could bring back to the Board, along with the inspections.

Secretary Jared Sears said when someone stays at a hotel it is hard to get 5-7 people in a room, but if they stay in a 5-bedroom house one can easily fit 10 people comfortably.

Mayor Dana Webb said people on Airbnb are pretty crafty. They come up with crazy ways for someone to sleep sometimes.

Board of Alderman Liaison Pam Pope said if the City does that, they'd have to adjust the parking situation somewhat as well. This just says one dedicated off-street parking space, but if they go letting 15 people in a house, then there might be 3 vehicles.

Secretary Jared Sears said a bigger house would more than likely have a bigger driveway. Typically, but maybe not. If there is a set line that someone cannot cross, then that kind of prohibits some benefits of having a bigger house.

Mayor Dana Webb said just a thought, the City could offer public parking somewhere else. Like a city parking lot somewhere else could be just restricted for that amount of time. She's traveled a lot where there's no parking at an Airbnb, and they have to park sometimes 2 miles away, and then take an Uber to the Airbnb. They could park at a City park and it could be like a designated area just for that. If it fills up, it fills up. Or parking downtown, the school could offer parking. Just thoughts, the logistics of that would all have to be figured out and marked off.

Board of Alderman Liaison Pam Pope asked what about insurance.

Mayor Dana Webb replied the parks wouldn't need insurance, that is a public area.

City Administrator Matthew Randall said instead of having dedicated spots per each short-term rental, it might be better to communicate to the folks who want to do short-term rental that there is public parking available. Like the downtown parking is 48 hours, as long as they don't leave it longer than 48 hours then they could park and walk a couple blocks to the Airbnb.

Mayor Dana Webb said every time she has done it, she just turns in her license plate number, so they know she is in that parking lot.

Bill Collins said that is not a bad idea.

Jim Dent said issuing a special parking pass that they could just leave on their dash would be the best way. Charge a little bit of money for it, and then as long as it was displayed on the dash, officers would know why the car was there.

Mayor Dana Webb said a lot of City parking is close, add in all the parks, the parks are spread out quite a bit. And then other city parking, then add the school, someone could walk almost everywhere, except for the farthest ends of Oaks or Edgewood, but someone still could walk it.

Dennis Evans said 5 cars, 2 are parked at the house, they could use their cars to commute back around.

Mayor Dana Webb agreed.

Jim Dent said he doesn't see them behaving the way Americans do. They're not going to be one person per car, they're used to public transportation. They're going to probably come in vans. They don't know their way around. They're probably going to use a lot of Ubers, the cars may not even be around. Between their gear and their stuff, he doesn't see 600,000 people coming in and all renting individual cars. They're just not going to do it.

Mayor Dana Webb said to but to Michelle's point they could have that house that sleeps 5 and 4 more in the basement.

Bill Collins said if the renter knew they had multiple vehicles coming in, they could apply for the parking pass ahead of time.

Board of Alderman Liaison Pam Pope said that she thinks Webb Park is a terrible place to park at during this time due to ball season, it is already full.

Mayor Dana Webb said she gets that; the school would be good for that location.

Jim Dent said he doesn't see the need for mass overflow; there's the street and driveway and garage parking from these units. They are going to be normal residential houses. It's not like they don't already have their own driveways. I assume they're either going to be vacant or people are going to leave town for two months and let other people have their house.

Mayor Dana Webb said she knows people in Kansas City who are leaving their home for 60 days and giving their home up. For 1 person to stay the whole time or just a revolving door.

City Administrator Matthew Randall said some language that could be added to this would be that licensed, registered, short-term rentals, this can be provided upon request, a parking pass to park at municipal parking lots. When they come in to pay the \$100, the City could give them a sticker, inform PD, they could park in any of the public parking spaces.

Mayor Dana Webb said the skate park parking lot behind City Hall could also be used. PD would know when they see a bright blue sticker, for example that means they can park there.

City Administrator Matthew Randall replied that the City will know what the vehicle is, ultimately, it's public parking. They could park there if they wanted too anyways. The concern is if they've been parking there for multiple days in a row, then whether PD would put a tow sticker on it and then tow them out. If PD knows it's not an abandoned car and it's somebody that's been here for a FIFA event, the City could just have them get a little sticker to put in the windshield.

Mayor Dana Webb said she thinks residents would probably get angrier with cars all over the street than they will with knowing that there's seven people in a home. Generally, people don't really care, unless they're loud, how many people are in a house. It's cars that annoy and bother. But as Jim said, Americans are used to every single person that lives under that roof having a car. In other countries, it's not that way.

Dennis Evans going back to Michelle's point earlier, maybe just a grid. It's based on the bed and bath count instead of room count. Instead of 6 you have 12 for example.

City Administrator Matthew Randall suggested it be based on number of bedrooms, because that is an official stat.

Jim Dent said people shouldn't be packing more than what the City allows a resident to have. It needs to remain safe, not beds stacked on beds.

Mayor Dana Webb said when you read an Airbnb listing a lot of times it says 2 bedrooms, sleeps 4 because it's a queen bed or double bed.

City Administrator Matthew Randall not to complicate the issue because he's not sure how many people will even have to do this, but other cities also include language about the number of unrelated folks that could stay as well, so that if someone did have a four or five bedroom house, could you rent it to five unrelated families? There can be issues that come with that as well. He didn't want to overcomplicate Oak Grove's ordinance, so he didn't have that in there and then also how Oak Grove is going to enforce that. That's very difficult too.

Jim Dent said it's highly likely that groups, teammates, coaches, they're all unrelated.

Mayor Dana Webb replied that's a team or if 5 buddies come in, that's different than 3 different families that do not know each other.

City Administrator Matthew Randall said it's kind of like a hotel room, 4 unrelated people in a room can create issues.

Jim Dent said maximum 2 people per bedroom, that it is going to keep it semi-sanitary and reasonably safe.

Dennis Evans said it will also protect the renter a little bit.

Board of Alderman Liaison Pam Pope said that is true, because they do not know what is coming.

Jim Dent said if they've got 4 bedrooms, eight people is enough.

City Administrator Matthew Randall said maybe some of the concern would be that if the City is going to be doing pre-inspections of the facility and going in there, if it's a non-permitted, not legally conforming bedroom, and if that's rented to a separate person that doesn't also have another bedroom, then they're renting a bedroom that isn't legal, might not have fire escape. So the concern would be that it really ought to be a legal conforming bedroom and that's what they're supposed to be renting. Now if people have to go stay there, then the City is not permitting it and condoning that people stay there.

Jim Dent said this is a 60-day deal, he doesn't see why the City must jump through hoops to accommodate. Make it simple and enforceable, when the City does the inspections, they can count the obvious bedrooms and write on the permit what the maximum occupancy is per the ordinance and that is what they must follow.

City Administrator Matthew Randall asked if it was 2 adults per bedroom and then another number of kids?

Jim Dent said to just keep it 2 human beings per bedroom.

Board of Alderman Liaison Pam Pope asked if \$100.00 is enough to cover inspections?

City Administrator Matthew Randall said cities vary from \$100.00 – 150.00.

Bill Collins said let's go \$125.00.

Michelle Alexander said they're just going to pass it to the renter, they are not going to pay it themselves. Whatever the City needs to cover the cost is what they need to charge.

Mayor Dana Webb said it needs to cover the staff time, but she agrees with Michelle. She doesn't think that the person renting it out is really going to pay the \$100. They will just pass it on to the renter.

City Administrator Matthew Randall asked if he could summarize what the Commission has discussed.

Add to the ordinance:

1. Requirement to be inspected prior to permit being issued.
2. Providing a sticker for public parking if they wish.
3. Two (2) people (adults and kids) per bedroom. No max number.
4. Up the inspection cost to \$125.00 and \$50.00 per reinspection.

Dennis Evans asked if he knew an estimate of what impact this has on the Oak Grove community. Will there be 500 or 5,000 units or people?

Mayor Dana Webb asked Dennis if he meant people who want to do the short-term rental?

Dennis Evans said people that will be in Oak Grove. Is this being done for 3 or 300 people.

City Administrator Matthew Randall said he would put the over/under 6-8. One of the people that reached out was Jake's Crossing. If they end up having multiple duplexes that they want to rent, but he thinks that might be it. The general public might just be a few.

Mayor Dana Webb said unless word gets out and they realize they can do it.

Board of Alderman Liaison Pam Pope said there's plenty of parts of town that it is not going to be allowed anyway because of HOA regulations.

Mayor Dana Webb replied Oaks of Edgewood, White Oaks and probably North Creek would not. It will mostly be the older parts of town.

Bill Collins made a motion to recommend approval to the Board of Aldermen regarding short-term rentals during the world cup with the discussed revisions, Michelle Alexander seconded the motion. The vote was 7 in favor and 0 against.

COMMUNICATIONS/CORRESPONDENCE

None.

ADDITIONAL ITEMS

None.

ADJOURNMENT

Jim Dent made a motion to adjourn the meeting. Michelle Alexander seconded. The vote was 7 in favor and 0 against.

The meeting adjourned at 7:47 p.m.

VISITORS

None.

Minutes completed by: Mackenzie Alford

Audio file

[2026.02.03 PZ Recording.wav](#)

**CITY OF OAK GROVE
PLANNING AND ZONING AGENDA ITEM**

MEETING DATE	02/18/2026
AGENDA ITEM	Application of Conditional Use Permit approving the relocation and continued operation of a Massage Therapy business to be located at 111 SW 12 th Street.
PRESENTER	Justin Petray, Building Official
PURPOSE	Discuss and review the renewal of a Conditional Use Permit for Simply Kneaded.
BACKGROUND	Originally approved CUP renewal on 05/21/24 by P&Z Commission and 06/03/24 by BOA. They have been in business since 2020.
SPECIAL NOTES	<p>The Unified Development Code Use Table requires that all Massage Establishments have a Conditional Use Permit.</p> <p>Massage Establishments are restricted to C-2 and C-3 Zoning. 111 SW 12th is Zoned as C-2.</p>
ANALYSIS	The approval of the renewal of the Conditional Use Permit would allow them to relocate and continue to operate as a Massage Therapy business after BOA approval.
PUBLIC INFORMATION PROCESS	Public Hearing Notice posted at 111 SW 12 th Street, inserted into The Focus on January 29 th , 2026. Surrounding property owners within 185 feet have been notified by US Mail. Public Hearings to be held February 18 th and March 2 nd , 2026.
REFERENCE DOCUMENTS ATTACHED	Copy of the Application for CUP with required documents, Copy of Inserted Public Hearing Notices, Copy of Posted Public Hearing Notices, Copy of Notification Mailing, 185' Notification List, and Staff Report



CITY OF

OAK GROVE

COMMUNITY DEVELOPMENT

2110 S Broadway, PO Box 805
Oak Grove, Missouri 64075
816.690.3773 • 816.690.8478

BUILDING • PLANNING • PERMITTING • INSPECTION • CODE COMPLIANCE
MEMO

To: Planning & Zoning Commission

From: Justin Petray, Building Official

Subject: Staff Report Regarding a Conditional Use Permit for Simply Kneaded Due to Relocation

Date: February 18, 2026

Simply Kneaded is applying for a Conditional Use Permit to relocate and continue to operate a Massage Therapy business to be located at 111 SW 12th Street Unit A. According to the UDC Use Table, Massage Establishments are restricted to C-2 and C-3 Zoning. 111 SW 12th Street is zoned C-2. This area is primarily zoned C-2 other than R-1 to the West.

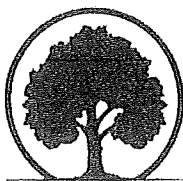
The original Conditional Use Permit was granted in 2020 for a One (01) year period. Renewed in 2021 for a Three (03) year period, then again in 2024 for an open-ended amount of time. To date, there have not been any issues, complaints, or violations related to this business. The previous condition recommended by the Planning and Zoning Commission and set by the Board of Aldermen below have been met:

1. Operating hours of the massage establishment shall be limited to the time period from 8:00 a.m. to 8:00 p.m.

Staff findings:

In reviewing the application, Staff feels that the use continues to comply with the requirements set forth in the Unified Development Code and continues to meet the scope of the City's adopted Comprehensive Plan. Staff does recommend approval of the relocation of Conditional Use Permit, including the previous term.

Carol Stiegemeier, owner and applicant, is in attendance if you have any further questions.



CITY OF
OAK GROVE
MISSOURI

2110 S Broadway, PO Box 805
Oak Grove, Missouri 64075
816.690.3773 • 816.690.8478

APPLICATION FOR CONDITIONAL USE PERMIT

**FOR OFFICE
USE ONLY**

Case Number: _____ Zoning Officer: _____ Filing Fee: _____
P&Z Date: _____ BOA 1st Date: _____ BOA 2nd Date: _____

APPLICANT/OWNER INFORMATION

Applicant Name: Carol Stiegemeier Company: Simply Kneaded
Street Address: 1102 SE 20th St City: Oak Grove State: MO Zip: 64075
Telephone: 816-359-0533 Fax: _____ E-Mail: carlyndyou@gmail.com

Property Owner Name (if different than applicant): Jill Holloway
Street Address: 28500 SE Merland Rd City: Blue Springs State: MO Zip: 64014
Telephone: 816-786-6158 E-Mail: Jill.Ken.Holloway1988@gmail.com

Firm Preparing Site Plan: _____ Contact: _____
Street Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-Mail: _____

*All correspondence on this application should be sent to (check one): ☐ Applicant ☐ Property Owner ☐ Firm

CONDITIONAL USE REQUEST

The applicant is hereby requesting a conditional use permit for massage therapy

(If necessary, please attach a statement addressing the applicant's need/justification for the conditional use permit)

PROJECT DETAILS

General Location or Address of Property: 111 S ~~3rd~~ 12th Street
Parcel Area in Acres and/or Square Feet: 8,276 sqft
Legal Description: Please attach
Current Zoning of the Property: C2

APPLICANT'S DECLARATION

My application consists of the following items and information necessary for a complete application:

- | | |
|---|---|
| <input type="checkbox"/> Completed Application Form | <input type="checkbox"/> Ownership Affidavit or Owners Consent Form |
| <input type="checkbox"/> Legal Description (paper & digital copies) | <input type="checkbox"/> Required Fee: \$ _____ |

The following declarations are hereby made:

- The undersigned is the owner or authorized agent of the owner or the officers of a corporation or partnership.
- The submitted plan, if any, contains all of the necessary information required by the Unified Development Code. I will provide any and all omitted information and understand omissions can delay the development process a minimum of thirty (30) days.
- The applicant has discussed this application with THE Zoning Officer.

Zoning Office: _____ Date: _____

- The information presented and contained within this application is true and correct to the best of the undersigner(s) knowledge.

SIGNATURE OF OWNER(S) AND APPLICANT(S)

Printed Name: Jill Holloway

Signature: Jill Holloway

Date: 1/22/2026

Subscribed and sworn to me on this
the 22nd day of January 2026
in the County of Jackson,
State of Missouri.

Stamp:

JOSHUA WEEMS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 17, 2026
JACKSON COUNTY
COMMISSION #22928354

Notary Public: [Signature]

My Commission Expires: 08/17/2026

Printed Name: Carol Stiegemeier

Signature: Carol Stiegemeier

Date: 1-22-2026

Subscribed and sworn to me on this
the 22nd day of January 2026
in the County of Jackson,
State of Missouri.

Stamp:

JOSHUA WEEMS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 17, 2026
JACKSON COUNTY
COMMISSION #22928354

Notary Public: [Signature]

My Commission Expires: 08/17/2026

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

COUNTY OF JACKSON)

Comes now Jill Holloway (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described in the proposed conditional use permit and acknowledges the submission of the application for a conditional use permit on said property under the City of Oak Grove Unified Development Code.

Dated this 22nd day of January, 2026

Jill M Holloway
Signature of Owner

Jill M Holloway
Printed Name

Subscribed and sworn to before me this 22nd day of January, 2026

JOSHUA WEEMS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 17, 2026
JACKSON COUNTY
COMMISSION #22928354

[Signature]
Notary Public

08/17/2026
My Commission Expires



111 SW 12th St
Oak Grove, MO 64075

Generated on: 01/23/2026

Please remember, you are restricted from using this information for:

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You may not use this information when evaluating a person for employment, reassignment, promotion, or retention

Hiring of Household Workers:

Including, but not limited to, nannies and domestic workers

Tenant Screening

Including, but not limited to, leasing a residential or commercial space

Educational Qualification:

Including, but not limited to, a person's qualifications for an educational program or scholarship

Credit or Insurance:

Assessing the risk of existing credit obligations of an individual and/or determining eligibility for issuing credit or insurance

Business Transactions Initiated by an Individual Customer:

Reviewing a personal customer account to determine whether the person continues to meet the terms of the account

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111 SW 12th St

Oak Grove MO 64075

Property Overview

Estimated Market Value

Property taxes \$4,233.06

County Jackson

Building square footage 3,362 sqft

Lot size 8,276 sqft

Number of Bedrooms 0

Number of Bathrooms 0

Possible Owners

2 Possible Owners
Found

JAMES W HACKLEY

ERIN E HACKLEY

Possible County Assessor Records

Owner Occupied

Ownership Vesting Type Heirs

Mailing Address for Taxes 36810 E Steinhauser Rd Sibley, MO 64088

Assessed Tax Value

Land Value \$15,066

Improvements \$68,851

Total Value \$83,917

Property Taxes

Tax Amount \$4,233.06

Estimated Value

Est. Value

Last Updated
Low-to-High Estimated Value
Property Appreciation Percent
Property Appreciation Amount
Confidence Score

Estimated Value History

Date

Location Details

State	MO
County	Jackson
Municipality	JACKSON
City	Oak Grove
FIPS County Code	29095
APN	39-210-01-08
Duplicate APN	N/A
Brief Description	FRICKS ADD TO OAK GROVE LOT 12 BLK 1
Subdivision	FRICKS ADD
Tract number	N/A
Block	1
Section	05
Lot	12
Unit	N/A
Latitude	39.00461
Longitude	-94.1309

Possible Lot and Building Details

Lot Details

Standardized Land Use Code	Office Building
County Land Use Code	N/A
Zoning	N/A
Buildings	2
Lot Size	8,276 sqft

Lot Frontage	N/A
Lot Depth	N/A

Building Details

Overall Attributes

Total Square Footage	3,362 sqft
Number of Stories	1
Number of Units	N/A
Year Built	1970
Style	Unknown
Class	Commercial
Construction Type	Unknown or not provided
Codes	Yes Unknown or not provided Unknown or not provided No Pool in the Property Not Suppressed Unknown or not provided Unknown or not provided Unknown or not provided

Interior Dimensions

Total Finished Areas	3362
Additions	N/A
Attics	N/A
Garage	N/A
Basement	N/A

Room Counts

Total Room Count	N/A
Bedrooms	N/A
Bathrooms	N/A

Possible Deeds

8 Possible Deeds Found

Ownership Change

2025-11-03 – From JAMES W HACKLEY to BYRD, CHANCE|BYRD, ABIGAIL

Primary Lender Details

Lender	HOLLOWAY FAMILY TRUST
Loan Amount	\$215,184
Lender Type	Unknown or not provided
Loan Type	Conventional or Unknown

Line of Credit Loan

Not a Credit Line or Unknown

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JACKSON
State	MO
Transfer Date	2025-11-03
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Resale
Deed Type	Warranty Deed
Document Number	00E0081846
Document Type	W
Book Number	N/A
Page Number	N/A
Recorded Date	2025-11-03
Recorded Type	N/A
Quitclaim Deed	N/A

New Loan Recorded

2019-01-31 – AMERICA'S CMNTY BK to JAMES & ERIN HACKLEY

Primary Lender Details

Lender	AMERICA'S CMNTY BK
Loan Amount	\$90,000
Lender Type	Bank
Loan Type	Unknown
Line of Credit Loan	Credit Line

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A

Line of Credit Loan

N/A

County Records

County	JACKSON
State	MO
Transfer Date	2019-01-31
Transfer Value	\$90,000
Transfer Tax	N/A
Transfer Type	Refinance or Equity
Deed Type	Maps to Grant Deed
Document Number	0000E07669
Document Type	T
Book Number	N/A
Page Number	N/A
Recorded Date	2019-01-31
Recorded Type	N/A
Quitclaim Deed	N/A

Ownership Change

2018-08-13 – From MARK D & ELIZABETH S SOMMER JOHN G|FULKS to JAMES W & ERIN E HACKLEY

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JACKSON
State	MO
Transfer Date	2018-08-13
Transfer Value	\$20,000

Transfer Tax	N/A
Transfer Type	Unknown
Deed Type	Unknown
Document Number	0000E70575
Document Type	G
Book Number	N/A
Page Number	N/A
Recorded Date	2018-08-13
Recorded Type	A
Quitclaim Deed	N/A

New Loan Recorded

2011-03-10 – HACKLEY ASSOCIATES INC to MARK D & ELIZABETH S FULKS

Primary Lender Details

Lender	HACKLEY ASSOCIATES INC
Loan Amount	\$20,000
Lender Type	Unknown or not provided
Loan Type	Conventional or Unknown
Line of Credit Loan	Not a Credit Line or Unknown

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JACKSON
State	MO
Transfer Date	2011-03-10
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Refinance or Equity
Deed Type	Maps to Grant Deed
Document Number	E23245
Document Type	T
Book Number	N/A
Page Number	N/A

Recorded Date	2011-03-10
Recorded Type	N/A
Quitclaim Deed	N/A

New Loan Recorded

2008-07-28 – COMMERCIAL BANK OAK GROVE to MARK D & ELIZABETH S FULKS

Primary Lender Details

Lender	COMMERCIAL BANK OAK GROVE
Loan Amount	\$84,324
Lender Type	Bank
Loan Type	Construction
Line of Credit Loan	Not a Credit Line or Unknown

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JACKSON
State	MO
Transfer Date	2008-07-28
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Construction
Deed Type	Unknown
Document Number	0000E80057
Document Type	T
Book Number	N/A
Page Number	N/A
Recorded Date	2008-07-28
Recorded Type	N/A
Quitclaim Deed	N/A

Ownership Change

1999-11-02 – From SCOTTI B & DONALD L PITTMAN to MARK D & ELIZABETH S FULKS

Primary Lender Details

Lender	COMMERCIAL BANK OAK GROVE
Loan Amount	\$120,000
Lender Type	Bank
Loan Type	Conventional or Unknown
Line of Credit Loan	Not a Credit Line or Unknown

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JACKSON
State	MO
Transfer Date	1999-11-02
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Resale
Deed Type	Unknown or not provided
Document Number	0000187854
Document Type	N/A
Book Number	N/A
Page Number	N/A
Recorded Date	1999-11-02
Recorded Type	L
Quitclaim Deed	N/A

Ownership Change

1999-11-02 – From W G & ELAINE WILLIAMS to SCOTT B LIBICH

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JACKSON
State	MO
Transfer Date	1999-11-02
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Resale
Deed Type	Unknown or not provided
Document Number	0000187853
Document Type	N/A
Book Number	N/A
Page Number	N/A
Recorded Date	1999-11-02
Recorded Type	N/A
Quitclaim Deed	N/A

Ownership Change

1998-06-29 – From WILLIAM W WHITE to SCOTTI B LIBICH

Primary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

Secondary Lender Details

Lender	N/A
Loan Amount	N/A
Lender Type	N/A
Loan Type	N/A
Line of Credit Loan	N/A

County Records

County	JACKSON
State	MO
Transfer Date	1998-06-29
Transfer Value	\$0
Transfer Tax	N/A
Transfer Type	Resale
Deed Type	Maps to Quitclaim
Document Number	0032260921
Document Type	Q
Book Number	N/A
Page Number	N/A
Recorded Date	1998-06-29
Recorded Type	N/A
Quitclaim Deed	true

Possible Residents

15 Possible Residents Found

#	Name	Age	Phone	Current location
1	MARK DUAINE FULKS	N/A	816-690-8816	111 SW 12th St Oak Grove, MO 64075 First seen: 11/1999, Last seen: 10/2025
2	BETH S FULKS	70	816-690-8816	111 SW 12th St Oak Grove, MO 64075 First seen: 11/1999, Last seen: 12/2020
3	NAOMI J BAKER	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: 05/2018, Last seen: 10/2025
4	JAMES W HACKLEY	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: 11/1999, Last seen: 12/2024
5	ERIN E HACKLEY	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: 11/1999, Last seen: N/A
6	JACK W HACKLEY	92	816-690-3033	111 SW 12th St Oak Grove, MO 64075 First seen: 05/2003, Last seen: 06/2009
7	AMANDA KAYE KENYON	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: 12/2012, Last seen: 06/2018
8	CHARLES E LIBICH	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: 09/1985, Last seen: 01/2003

9	PITTMAN SCOTTI BALLMER	68		111 SW 12th St Oak Grove, MO 64075 First seen: 09/1985, Last seen: 07/2001
				111 W 12TH OAK GROVE, MO 64075 First seen: 09/1985, Last seen: 07/2001
10	MARK HALL	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: 03/1992, Last seen: 11/1993
11	TIMOTHY J HALL	71	816-690-8721	111 SW 12th St Oak Grove, MO 64075 First seen: 12/1992, Last seen: 01/2003
12	JERRY K HOWARD	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: 09/1979, Last seen: 03/2000
13	JASON LOCKWOOD	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: N/A, Last seen: N/A
14	SIMONSON MADILYNN JOELLE	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: N/A, Last seen: N/A
15	MADILYNN SIMONSON	N/A		111 SW 12th St Oak Grove, MO 64075 First seen: N/A, Last seen: N/A

Possible Homeowner Association (HOA)

0 | Possible HOAs Found

No HOA information available for this property.

Building Permits

0 | Building Permits Found

No building permits found for this property.

Possible Liens

10 | Possible Liens Found

Lien filed in MO on 2018-09-18

Debtors

#	Names	Addresses
1	MARK FULKS	111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2018-09-18
Amount	N/A
Case #	N/A
Status	N/A
Court	MO
TMSID	HG1816CV24312MOJACD2

Lien docket

Type	CIVIL DISMISSAL
Filing date	2018-09-18
Release number	1816CV24312
Agency	Circuit Court Civil Annex Independence
County	Jackson
State	MO

Lien filed in MO on 2017-12-04

Debtors

#	Names	Addresses
1		111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2017-12-04
Amount	\$20,697
Case #	N/A
Status	N/A
Court	MO
TMSID	HG2017FTL006620697MOLAFC1

Lien docket

Type	FEDERAL TAX LIEN
Filing date	2017-12-04
Release number	2017FTL0066
Agency	Lafayette County Court
County	Lafayette
State	MO

Lien filed in MO on 2017-01-25

Debtors

#	Names	Addresses
1		111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2017-01-25
Amount	\$13,689
Case #	N/A
Status	N/A
Court	MO
TMSID	HG2017E000695213689MOJACC2

Lien docket

Type	STATE TAX LIEN
Filing date	2017-01-25
Release number	2017E0006952
Agency	Jackson County Court Independence
County	Jackson
State	MO

Lien filed in MO on 2016-07-06

Debtors

#	Names	Addresses
1		111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2016-07-06
Amount	\$2,081
Case #	N/A
Status	N/A
Court	MO
TMSID	HG2016E00606552081MOJACC2

Lien docket

Type	STATE TAX LIEN
Filing date	2016-07-06
Release number	2016E0060655
Agency	Jackson County Court Independence
County	Jackson

State

MO

Lien filed in MO on 2016-03-22

Debtors

#	Names	Addresses
1		111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2016-03-22
Amount	\$957
Case #	N/A
Status	N/A
Court	MO
TMSID	HG2016E0024344957MOJACC2

Lien docket

Type	STATE TAX LIEN
Filing date	2016-03-22
Release number	2016E0024344
Agency	Jackson County Court Independence
County	Jackson
State	MO

Lien filed in MO on 2015-12-15

Debtors

#	Names	Addresses
1		111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2015-12-15
Amount	\$957
Case #	N/A
Status	N/A
Court	MO
TMSID	HG2015E0112122957MOJACC2

Lien docket

Type	STATE TAX LIEN
-------------	----------------

Filing date	2015-12-15
Release number	2015E0112122
Agency	Jackson County Court Independence
County	Jackson
State	MO

Lien filed in MO on 2015-09-29

Debtors

#	Names	Addresses
1		111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2015-09-29
Amount	\$958
Case #	N/A
Status	N/A
Court	MO
TMSID	HG2015E0087704958MOJACC2

Lien docket

Type	STATE TAX LIEN
Filing date	2015-09-29
Release number	2015E0087704
Agency	Jackson County Court Independence
County	Jackson
State	MO

Lien filed in MO on 2015-07-01

Debtors

#	Names	Addresses
1	MARK D FULKS	111 SW 12th St Oak Grove, MO 64075
2		111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2015-07-01
Amount	N/A
Case #	N/A

Status	N/A
Court	MO
TMSID	HG1516CV13676MOJACD2

Lien docket

Type	CIVIL DISMISSAL
Filing date	2015-07-01
Release number	1516CV13676
Agency	Circuit Court Civil Annex Independence
County	Jackson
State	MO

Lien filed in MO on 2014-09-30

Debtors

#	Names	Addresses
1		111 SW 12th St Oak Grove, MO 64075

Info on the lien

Filing date	2014-09-30
Amount	\$958
Case #	N/A
Status	N/A
Court	MO
TMSID	HG2014E0081515958MOJACC2

Lien docket

Type	STATE TAX LIEN RELEASE
Filing date	2014-09-30
Release number	2014E0103634
Agency	Jackson County Court Independence
County	Jackson
State	MO

Lien filed in MO on 2014-07-14

Debtors

#	Names	Addresses
1		111 SW 12th St Oak Grove, MO 64075 687 ASTEN LN BATES CITY, MO 64011

Info on the lien

Filing date	2014-07-14
Amount	\$963
Case #	N/A
Status	N/A
Court	MO
TMSID	HG2014STL0310963MOLAFC1

Lien docket

Type	STATE TAX LIEN RELEASE
Filing date	2014-07-14
Release number	2014STL0582
Agency	Lafayette County Court
County	Lafayette
State	MO

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PUBLIC HEARING NOTICE

Pursuant to the Municipal Code of the City of Oak Grove, Missouri a public hearing will be held during the Oak Grove **Planning and Zoning Commission** meeting at the Oak Grove City Hall, lower level, 2110 S. Broadway, Oak Grove, Missouri, on **February 18, 2026**, beginning at 7:00 p.m., at which time members of the public may be heard on the following issue:

1. An application for a Conditional Use Permit to operate a **Message Therapy** business requested by **Simply Kneaded**, applicant, for the property located at **111 SW 12th Street, Unit A**.

Posted at: **111 SW 12th Street, Unit A**

Upon approval by the **Planning and Zoning Commission** on **February 18, 2026**, a public hearing will be held during the Oak Grove **Board of Alderman** meeting at the Oak Grove City Hall, lower level, 2110 S. Broadway, Oak Grove, Missouri, on **March 2, 2026**, beginning at 7:00 pm.

At these public hearings, all interested persons shall be given an opportunity to be heard regarding the proposed Conditional Use Permit.

*Justin Petray, C.B.O.
Building Official
City of Oak Grove*

Properties within 185 feet

Simply Kneaded - 111 SW 12th St

<u>Address</u>	<u>Property Owner</u>	<u>Mailing Address</u>
108 SW 12th St	Red Brush Investments	PO Box 447 Oak Grove, MO 64075
38-840-21-23-00-0-00-000	Reinbold Gaius & Kimberly	PO Box 311 Oak Grove, MO 64075
38-840-21-17-00-0-00-000	Reinbold Gaius & Kimberly	PO Box 311 Oak Grove, MO 64075
102 SW 12th St	Dyer Hollis & Rebecca	300 SE 17th St Oak Grove, MO 64075
109 SW 12th St	Hudson Investments LLC	PO Box 39 Oak Grove, MO 64075
107 SW 12th St	Thurn Larry Jr	9010 S Corn Rd Oak Grove, MO 64075
105 SW 12th St	Haller John	PO Box 957 Oak Grove, MO 64075
200 SW 12th St	Fidler Properties LLC	3127 Round Prairie Rd Oak Grove, MO 64075
204 SW 12th St	Procision Auto Body & Repair Inc	204 SW 12th St Oak Grove, MO 64075
201 SW 12th St	Borland Megan	201 SW 12th St Oak Grove, MO 64075
203 SW 12th St	Hudson Investments LLC	PO Box 39 Oak Grove, MO 64075
202 SW 13th St	Hudson Investments LLC	PO Box 39 Oak Grove, MO 64075
200 SW 13th St	Leonard Dwayne & Long Jesse	200 SW 13th St Oak Grove, MO 64075
110 SW 13th St	Hudson Investments LLC	PO Box 39 Oak Grove, MO 64075
108 SW 13th St	Hudson Investments LLC	PO Box 39 Oak Grove, MO 64075
104 SW 13th St	Amor Hope	PO Box 214 Oak Grove, MO 64075
106 SW 13th St	Hudson Investments LLC	PO Box 39 Oak Grove, MO 64075

**CITY OF OAK GROVE
PLANNING AND ZONING AGENDA ITEM**

MEETING DATE	02/18/2026
AGENDA ITEM	Application of Conditional Use Permit approving the continued operation of a Cabinet/Carpentry Shop located at 405 SE 10th Street Unit B.
PRESENTER	Justin Petray, Building Official
PURPOSE	Discuss and review the renewal of a Conditional Use Permit for Urban Oak Woodworking
BACKGROUND	Originally approved CUP on 02/06/24 by P&Z Commission and 02/20/24 by BOA.
SPECIAL NOTES	<p>The Unified Development Code Use Table requires that all Cabinet/Carpentry Shops have a Conditional Use Permit.</p> <p>Cabinet/Carpentry Shops are restricted to C-2; C-3; M-1; M-2; and PUD Zoning. 405 SE 10th Street is Zoned C-2</p>
ANALYSIS	The approval of the renewal of the Conditional Use Permit would allow them to continue to operate as a Cabinet/Carpentry Shop after BOA approval.
PUBLIC INFORMATION PROCESS	Public Hearing Notice posted at 405 SE 10 th Street, inserted into The Focus on January 29 th , 2026. Surrounding property owners within 185 feet have been notified by US Mail. Public Hearings to be held February 18 th and March 2 nd , 2026.
REFERENCE DOCUMENTS ATTACHED	Copy of the Application for CUP with required documents, Copy of Inserted Public Hearing Notices, Copy of Posted Public Hearing Notices, Copy of Notification Mailing, 185' Notification List, and Staff Report



CITY OF

OAK GROVE

COMMUNITY DEVELOPMENT

2110 S Broadway, PO Box 805
Oak Grove, Missouri 64075
816.690.3773 • 816.690.8478

BUILDING • PLANNING • PERMITTING • INSPECTION • CODE COMPLIANCE

MEMO

To: Planning & Zoning Commission

From: Justin Petray, Building Official

Subject: Staff Report Regarding Renewal of a Conditional Use Permit for Urban Oak Woodworking

Date: February 18, 2026

Urban Oak Woodworking is applying for a renewal of a Conditional Use Permit to continue to operate a Cabinet/Carpentry Shop at 405 SE 10th Street Building B. According to the UDC Use Table, Cabinet/Carpentry Shops are restricted to C-2; C-3; M-1; M-2; and PUD Zoning. 405 SE 10th Street is zoned C-2. Directly South is also zoned C-2. To the North is zoned R-1, Southwest zoning is R-3, across the street to the West and adjacent Northwest of this property is zoned C-3.

The original Conditional Use Permit was granted in 2024 for a Two (02) year period. To date, there have not been any issues, complaints, or violations related to this business. All the previous conditions recommended by the Planning and Zoning Commission and set by the Board of Aldermen below were met:

1. A dust collector system designed to handle product output was installed.
2. Garage doors remain closed to reduce noise generated by machinery and equipment during hours of operation
3. Hours of operation have not been outside of the parameters of those set forth in Section 210.720(C)3 of OGCC to avoid noise violation (7:00 am to 8:00 pm)

Staff findings:

In reviewing the application, Staff feels that the use continues to comply with the requirements set forth in the Unified Development Code and continues to meet the scope of the City's adopted Comprehensive Plan. After reviewing City Municipal Code and similar business types in the area, Staff does recommend approval of the Conditional Use Permit renewal, including extending the term.

Larry and Tina Yancik, owners and the applicants, are in attendance if you have any further questions.



2110 S Broadway, PO Box 805
Oak Grove, Missouri 64075
816.690.3773 • 816.690.8478

APPLICATION FOR CONDITIONAL USE PERMIT

FOR OFFICE USE ONLY	Case Number: _____	Zoning Officer: _____	Filing Fee: _____
	P&Z Date: _____	BOA1st Date: _____	BOA 2nd Date: _____

APPLICANT/OWNER INFORMATION

Applicant Name: LARRY YANCIK Company: URBAN OAK CABINETS, LLC
Street Address: 405 SE 10TH ST, BLDG B City: OAK GROVE State: MO Zip: 64075
Telephone: 816-215-7627 Fax: _____ E-Mail: URBANOAKTEAM@GMAIL.COM

Property Owner Name (if different than applicant): LARRY YANCIK / LT ENTERPRISES, LLC
Street Address: 33415 E. PINK HILL RD. City: GRAIN VALLEY State: MO Zip: 64029
Telephone: 816-215-7627 Fax: _____ E-Mail: LARRY.YANCIK@YAHOO.COM

Firm Preparing Site Plan: _____ Contact: _____
Street Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-Mail: _____

*All correspondence on this application should be sent to (check one): ☐ Applicant ☐ Property Owner ☐ Firm

CONDITIONAL USE REQUEST

The applicant is hereby requesting a conditional use permit for CABINET SHOP

(If necessary, please attach a statement addressing the applicant's need/justification for the conditional use permit)

PROJECT DETAILS

General Location or Address of Property: 405 SE 10TH ST, BLDG B, OAK GROVE
Parcel Area in Acres and/or Square Feet: 23,930 / .55
Legal Description: Please attach
Current Zoning of the Property: C-2

SHROCK'S 3RD ADDITION

TO THE TOWN OF

OAK GROVE,
Jackson County, Missouri.

Beginning at a point on the East line of the South West quarter of the South West quarter of Section 33, Township 49, Range 29, said point being 354.8 feet North of the South East corner of said quarter, quarter section and on the North line of the right of way of the Chicago & Alton Railway Company; thence N. 85° 38' W. along the line of said right of way, 525.16 feet; thence North, parallel to the West line of said quarter, quarter section, 179.37 feet to the South line of North Main Street (extended); thence West along the line of said Street, 200 feet; thence North 160 feet; thence West 200 feet to the East line of Austin Street; thence North 42 feet; thence East 939.9 feet to a point 16.5 feet East of the East line of said quarter, quarter section; thence South 423.87 feet to the North line of said right of way; thence N. 85° 38' W. 16.57 feet to the place of beginning.

The undersigned proprietor of the above described lands has caused the same to be subdivided in the manner as represented on the accompanying plat; which subdivision and plat shall hereafter be known as "SHROCK'S 3RD ADDITION."

The streets and alleys as shown on said plat and not heretofore dedicated to public use, as thoroughfares, are hereby so dedicated.

In Witness Whereof, I have hereunto set my hand, Andrew J. Shrock

State of Missouri, ss. On this 2nd day of June, A. D. 1914, before me personally appeared Andrew J. Shrock to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed. And the said Andrew J. Shrock further declared himself to be single and unmarried.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office, in St. Louis, Mo., the day and year above written.

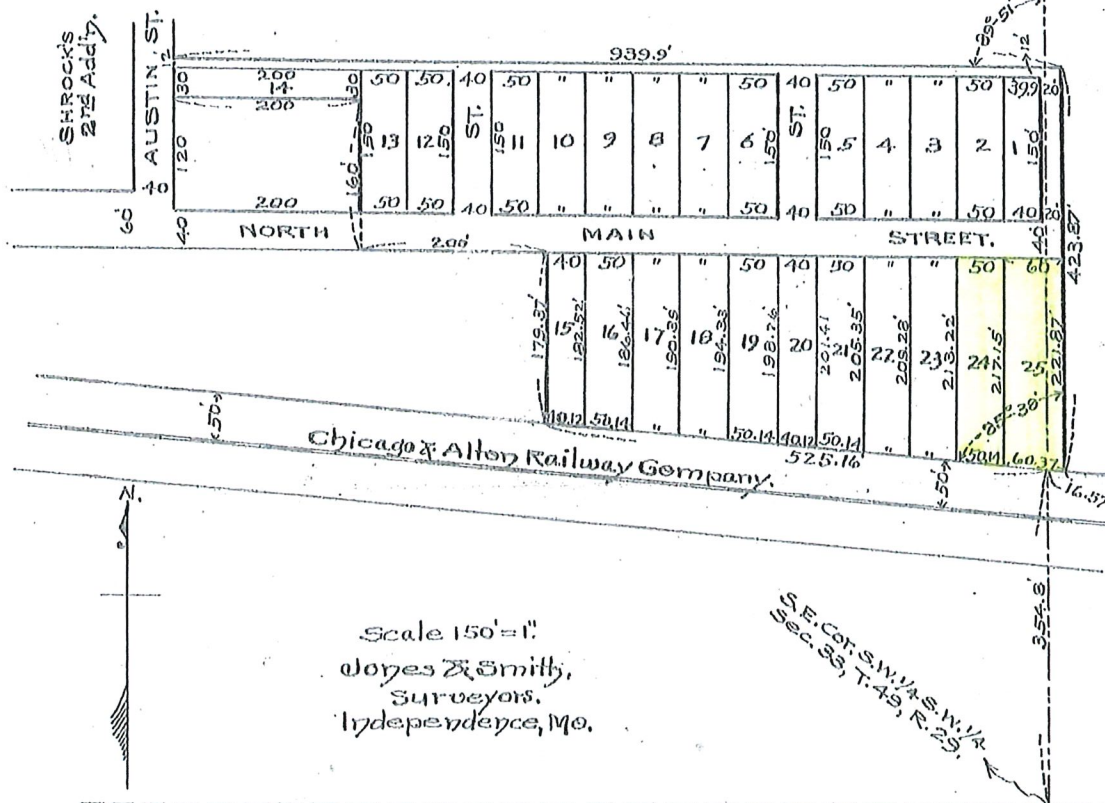
My term expires Oct. 6, 1917

Notary Public in and for Jackson County, Mo.

This certifies that the within plat of Shrock's 3rd Addition to the town of Oak Grove, Jackson County, Missouri, was duly approved by Ordinance No. 6 of said town, passed and approved by the Mayor.

In Testimony Whereof, I have hereunto set my hand this 4 day of June, A. D. 1914.

N. W. Lemasters
Town clerk.



3661011

Shrocks 3rd Add.
Oak Grove

FILED FOR RECORD this 5th day of

June A. D. 1914 at 10 o'clock
minutes A. M.,

P. H. BOWLER

Recorder,

By J. A. Nangan Deputy

500

6-37½

Plat 6-37½

204
Plat for Record

APPLICATION FOR CONDITIONAL USE PERMIT (2)

APPLICANT'S DECLARATION

My application consists of the following items and information necessary for a complete application:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Completed Application Form | <input type="checkbox"/> Ownership Affidavit or Owners Consent Form |
| <input checked="" type="checkbox"/> Legal Description (paper & digital copies) | <input type="checkbox"/> Required Fee: \$ _____ |

The following declarations are hereby made:

- The undersigned is the owner or authorized agent of the owner or the officers of a corporation or partnership.
- The submitted plan, if any, contains all of the necessary information required by the Unified Development Code. I will provide any and all omitted information and understand omissions can delay the development process a minimum of thirty (30) days.
- The applicant has discussed this application with THE Zoning Officer.

Zoning Office: _____ Date: _____

- The information presented and contained within this application is true and correct to the best of the undersigner(s) knowledge.

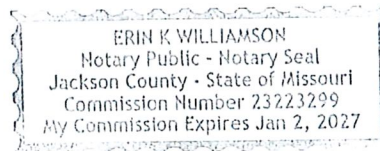
SIGNATURE OF OWNER(S) AND APPLICANT(S)

Printed Name: LARRY YANCIK

Signature: [Signature] Date: 1-23-26

Subscribed and sworn to me on this
the 23rd day of January 2026
in the County of Jackson,
State of Missouri.

Stamp:



Notary Public: [Signature]

My Commission Expires: January 23, 2026

Printed Name: [Signature]

Signature: _____ Date: _____

Subscribed and sworn to me on this
the _____ day of _____ 20____
In the County of _____,
State of _____.

Stamp:

Notary Public: _____

My Commission Expires: _____

OWNERSHIP AFFIDAVIT

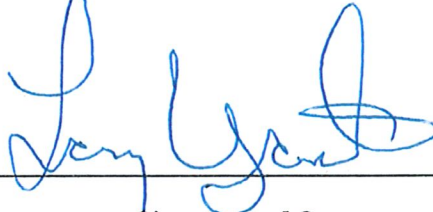
STATE OF MISSOURI)

COUNTY OF JACKSON)

Comes now LARRY YANCIK (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described in the proposed conditional use permit and acknowledges the submission of the application for a conditional use permit on said property under the City of Oak Grove Unified Development Code.

Dated this 23 day of JAN, 2026

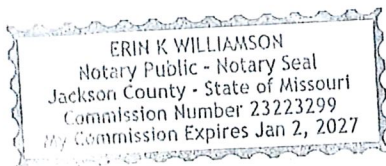


Signature of Owner

LARRY YANCIK

Printed Name

Subscribed and sworn to before me this 26th day of January, 2026



Notary Public

January 2, 2027

My Commission Expires

PUBLIC HEARING NOTICE

Pursuant to the Municipal Code of the City of Oak Grove, Missouri a public hearing will be held during the Oak Grove **Planning and Zoning Commission** meeting at the Oak Grove City Hall, lower level, 2110 S. Broadway, Oak Grove, Missouri, on **February 18, 2026**, beginning at 7:00 p.m., at which time members of the public may be heard on the following issue:

1. An application for a Conditional Use Permit to operate a **Cabinet/Carpentry Shop** requested by **Urban Oak Woodworking**, applicant, for the property located at **405 SE 10th Street B**.

Posted at: **405 SE 10th Street B**

Upon approval by the Planning and Zoning Commission on **February 18, 2026**, a public hearing will be held during the Oak Grove **Board of Alderman** meeting at the Oak Grove City Hall, lower level, 2110 S. Broadway, Oak Grove, Missouri, on **March 2, 2026**, beginning at 7:00 pm.

At these public hearings, all interested persons shall be given an opportunity to be heard regarding the proposed Conditional Use Permit.

*Justin Petray, C.B.O.
Building Official
City of Oak Grove*

Properties within 185 feet

Urban Oak Woodworking - 405 SE 10th Street B

<u>Address</u>	<u>Property Owner</u>	<u>Mailing Address</u>
805 SE Salem	BAXTER CAROLYN	9959 D HWY NAPOLEON, MO 64074
1001 SE Salem	DANCE FORCE	1123 DEAN DR GRAIN VALLEY, MO 64029
400 SE 12th	WILLIAMS RACHELLE	400 SE 12TH ST OAK GROVE, MO 64075
404 SE 12th	BUCK DANIEL	875 RODNEY DR NASHVILLE, TN 37205
504 SE 12th	JEFFREY E SMITH INVESTMENT CO LC	PO BOX 7688 COLUMBIA, MO 65205
309 SE 10th	HOEMANN DEBRA & JEFFREY	412 N SAVAGE CT INDEPENDENCE, MO 64050
400 SE 10th	HUDSON INVESTMENTS LLC	40000 E ROUND PRAIRIE RD OAK GROVE, MO 64075
401 SE 10th	ZIMMERSCHIED LAWRENCE A	401 SE 10TH ST OAK GROVE, MO 64075
402 SE 10th	LEADER JENNIFER L	402 SE 10TH ST OAK GROVE, MO 64075
403 SE 10th	33 DTMG LLC	4317 SW GULL POINT DR LEES SUMMIT, MO 64082
404 SE 10th	SOMMER ERIC	404 SE 10TH ST OAK GROVE, MO 64075
505 SE 10th	MCWILLIAMS IVAN LEON	505 SE 10TH ST OAK GROVE, MO 64075

**CITY OF OAK GROVE
PLANNING AND ZONING AGENDA ITEM**

MEETING DATE	02/18/2026
AGENDA ITEM	Application of Conditional Use Permit approving the continued operation of a Vehicle and Equipment Storage Yard located at 400 NW 2 nd Terrace.
PRESENTER	Justin Petray, Building Official
PURPOSE	Discuss and review the renewal of a Conditional Use Permit for Cargo Trucking LLC
BACKGROUND	Originally approved CUP on 02/06/24 by P&Z Commission and 02/20/24 by BOA.
SPECIAL NOTES	<p>The Unified Development Code Use Table requires that all Vehicle and Equipment Storage Yards have a Conditional Use Permit.</p> <p>Vehicle and Equipment Storage Yards are restricted to C-3; M-1; and M-2 Zoning. 400 NW 2nd Terrace is Zoned C-3</p>
ANALYSIS	The approval of the renewal of the Conditional Use Permit would allow them to continue to operate as a Vehicle and Equipment Storage Yard after BOA approval.
PUBLIC INFORMATION PROCESS	Public Hearing Notice posted at 400 NW 2 nd Terrace, inserted into The Focus on January 29 th , 2026. Surrounding property owners within 185 feet have been notified by US Mail. Public Hearings to be held February 18 th and March 2 nd , 2026.
REFERENCE DOCUMENTS ATTACHED	Copy of the Application for CUP with required documents, Copy of Inserted Public Hearing Notices, Copy of Posted Public Hearing Notices, Copy of Notification Mailing, 185' Notification List, as well as Staff Report with correspondence, minutes from BOA meeting 02/20/24, and Ordinance 2103.



CITY OF

OAK GROVE

COMMUNITY DEVELOPMENT

2110 S Broadway, PO Box 805
Oak Grove, Missouri 64075
816.690.3773 • 816.690.8478

BUILDING • PLANNING • PERMITTING • INSPECTION • CODE COMPLIANCE

MEMO

To: Planning & Zoning Commission

From: Justin Petray, Building Official

Subject: Staff Report Regarding Renewal of a Condition Use Permit for Cargo Trucking, LLC

Date: February 18, 2026

Cargo Trucking LLC is applying for a renewal of a Conditional Use Permit to continue to operate a Vehicle and Equipment Storage Yard on their lot located at 400 NW 2nd Terrace. According to the UDC Use Table, Vehicle and Equipment Storage Yards are restricted to C-3; M-1; M-2; and PUD Zoning. 400 NW 2nd Terrace is zoned C-3. This area is primarily zoned C-3, directly North is zoned M-1.

The original Conditional Use Permit was granted in 2024 for a Two (02) year period. Previous conditions recommended by the Planning and Zoning Commission and set by the Board of Aldermen below have been met:

1. Screening of stored vehicles and equipment with requirements set forth in Sections 405.245 and 405.265 of OGCC.
2. No sale of vehicles or equipment can occur at this location
3. No rental of vehicles or equipment can occur at this location

Staff findings:

Previous conditions recommended by the Planning and Zoning Commission and set by the Board of Aldermen that have not been met:

1. Lot must be improved and installed as hard surface per requirements set forth in Section 405.215 of OGCC
2. Appears the lot is operating as a salvage yard (*Not Allowed*) as defined by the City's Chapter 405 UDC

Item One (01), referred to with the first list of conditions above, was to be accomplished prior to the business occupying the lot. Item One (01), referenced above as the second list of conditions not met, was to be accomplished as the vehicles and equipment were being stored.

The owners and applicants Olga Taushanzhi, Igor David Taushanzhi and Igor A Taushanzhi are in attendance if you have any further questions.



CITY OF
OAK GROVE
MISSOURI

2110 S Broadway, PO Box 805
Oak Grove, Missouri 64075
816.690.3773 • 816.690.8478

APPLICATION FOR CONDITIONAL USE PERMIT

**FOR OFFICE
USE ONLY**

Case Number: _____ Zoning Officer: _____ Filing Fee: _____
P&Z Date: _____ BOA1st Date: _____ BOA 2nd Date: _____

APPLICANT/OWNER INFORMATION

Applicant Name: Igor Taushaznhi Company: Cargo Trucking llc
Street Address: 6603 s stillhouse rd City: Oak Grove State: mo Zip: 64075
Telephone: 660287-8626 Fax: _____ E-Mail: cargotrucking@yahoo.com

Property Owner Name (if different than applicant): _____
Street Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-Mail: _____

Firm Preparing Site Plan: _____ Contact: _____
Street Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-Mail: _____

*All correspondence on this application should be sent to (check one): ☐ Applicant ☐ Property Owner ☐ Firm

CONDITIONAL USE REQUEST

The applicant is hereby requesting a conditional use permit for Cargo Trucking llc

(If necessary, please attach a statement addressing the applicant's need/justification for the conditional use permit)

PROJECT DETAILS

General Location or Address of Property: NW LOCUST ST LOT 2 spear add. north
Parcel Area in Acres and/or Square Feet: 1,125 or 49,018SQ. FT
Legal Description: Please attach
Current Zoning of the Property: _____

APPLICANT'S DECLARATION

My application consists of the following items and information necessary for a complete application:

- | | |
|---|---|
| <input type="checkbox"/> Completed Application Form | <input type="checkbox"/> Ownership Affidavit or Owners Consent Form |
| <input type="checkbox"/> Legal Description (paper & digital copies) | <input type="checkbox"/> Required Fee: \$ _____ |

The following declarations are hereby made:

- The undersigned is the owner or authorized agent of the owner or the officers of a corporation or partnership.
- The submitted plan, if any, contains all of the necessary information required by the Unified Development Code. I will provide any and all omitted information and understand omissions can delay the development process a minimum of thirty (30) days.
- The applicant has discussed this application with THE Zoning Officer.
Zoning Office: _____ Date: _____
- The information presented and contained within this application is true and correct to the best of the undersigner(s) knowledge.

SIGNATURE OF OWNER(S) AND APPLICANT(S)

Printed Name: Olga Taushanzhi, Igor

Signature: _____

Date: 1-23-26

Subscribed and sworn to me on this
the 23rd day of January, 2026
In the County of Jackson,
State of Missouri

Stamp:

NORAE. MARTIN
Notary Public ~ Notary Seal
Jackson County, State of Missouri
My Commission Expires: Oct. 29, 2026
Commission # 18464265

Notary Public: Nora E. Martin

My Commission Expires: 10-29-2026

Printed Name: _____

Signature: _____

Date: _____

Subscribed and sworn to me on this
the _____ day of _____, 20____
In the County of _____,
State of _____

Stamp:

Notary Public: _____

My Commission Expires: _____

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

COUNTY OF JACKSON)

Comes now Igor Taushanzhi (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described in the proposed conditional use permit and acknowledges the submission of the application for a conditional use permit on said property under the City of Oak Grove Unified Development Code.

Dated this 29th day of January, 2021

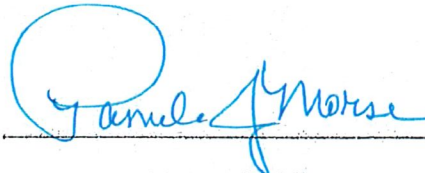


Signature of Owner

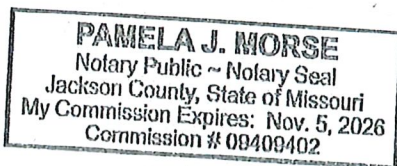
IGOR TAUSHANZHI

Printed Name

Subscribed and sworn to before me this 29th day of January, 2021



Notary Public



November 5, 2026

My Commission Expires

PUBLIC HEARING NOTICE

Pursuant to the Municipal Code of the City of Oak Grove, Missouri a public hearing will be held during the Oak Grove **Planning and Zoning Commission** meeting at the Oak Grove City Hall, lower level, 2110 S. Broadway, Oak Grove, Missouri, on **February 18, 2026**, beginning at 7:00 p.m., at which time members of the public may be heard on the following issue:

1. An application for a Conditional Use Permit to operate a **Vehicle and Equipment Storage Yard** requested by **Cargo Trucking LLC**, applicant, for the property located at **400 NW 2nd Terrace**.

Posted at: **400 NW 2nd Terrace**

Upon approval by the Planning and Zoning Commission on **February 18, 2026**, a public hearing will be held during the Oak Grove **Board of Alderman** meeting at the Oak Grove City Hall, lower level, 2110 S. Broadway, Oak Grove, Missouri, on **March 2, 2026**, beginning at 7:00 pm.

At these public hearings, all interested persons shall be given an opportunity to be heard regarding the proposed Conditional Use Permit.

*Justin Petray, C.B.O.
Building Official
City of Oak Grove*

Properties within 185 feet

Cargo Trucking LLC - 400 NW 2nd Terr

<u>Address</u>	<u>Property Owner</u>	<u>Mailing Address</u>
101 NW Locust	R M B R INC	101 NW LOCUST OAK GROVE, MO 64075
102 NW Locust	A & B COMMERCIAL SOLUTIONS LLC	102 NW LOCUST ST OAK GROVE, MO 64075
106 NW Locust	CASTER'S TOW & TRANSPORT LLC	106 NW LOCUST ST OAK GROVE, MO 64075-8118
109 NW Locust	SEITZ KENNETH K & KELLY D	PO BOX 213 NAPOLEON, MO 64074
110 NW Locust	SEITZ KENNETH K & KELLY D	PO BOX 213 NAPOLEON, MO 64074
301 NW Locust	DILL WILBERT E & LOIS M-TRUSTEES	3303 S GARDNER RD OAK GROVE, MO 64075
306 NW 1st St	BLUE BEACON USA	PO BOX 856 SALINA, KS 67402
100 N Broadway	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD WESTLAKE, OH 44145
300 NW 2nd Street Terr	BEPA LLC	300 NW 2ND ST TER OAK GROVE, MO 64075
301 NW 2nd Street Terr	TAUSHANZHI IGOR & OLGA	17779 HWY Y SEDALIA, MO 65301

BILL NO. 24-04

ORDINANCE NO. 2103

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR CARGO TRUCKING, LLC, IGOR AND OLGA TAUSHANZHI, APPLICANT, FOR A VEHICLE AND EQUIPMENT STORAGE YARD LOCATED AT THE SOUTHWEST CORNER OF LOCUST AND 2ND ST TERRACE, OAK GROVE, MISSOURI.

WHEREAS, after due public notice in the manner prescribed by law, the Planning and Zoning Commission held a public hearing on the application by Cargo Trucking, LLC, Igor and Olga Taushanzhi, applicant (the "Applicant") for a conditional use permit for a vehicle and equipment storage yard located Southeast corner of Locust and 2nd Street Terrace, on February 6, 2024, and rendered a report to the Board of Aldermen recommending that the request be approved with conditions; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on February 20, 2024; and

WHEREAS, the Board of Aldermen desires to approve the conditional use permit with conditions.

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

SECTION 1. That a Conditional Use Permit for Cargo Trucking, LLC, Igor and Olga Taushanzhi, applicant (the "Applicant") for a conditional use permit for a vehicle and equipment storage yard located Southeast corner of Locust and 2nd Street Terrace hereby approved in accordance with and subject to the following conditions:

- A. Screening of stored vehicles and equipment with requirements set forth in Sections 405.245 and 405.265 of OGCC, such screening shall be placed along the south property line between Oak Grove Inn and lot.
- B. Lot must be improved and installed as hard surface per requirements set forth in Section 405.215 of OGCC.
- C. Can not operate a salvage yard as defined by the City's Chapter 405 UDC.
- D. No sale of vehicles or equipment can occur at this location.
- E. No rental of vehicles or equipment can occur at this location.
- F. Building of any type would trigger all applicable Chapter 405 UDC requirements and require proper permitting per Chapter 500 of OGCC.
- G. The Conditional Use Permit is effective for a two (2) year period from the date of approval of this ordinance.

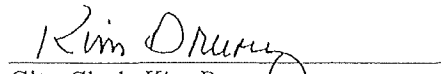
SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

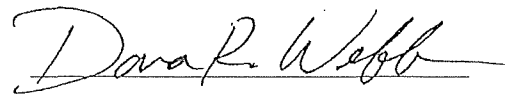
PASSED THIS DAY OF 2024, BY THE BOARD OF ALDERMEN OF THE CITY OF OAK GROVE, MISSOURI.


Mayor Dana Webb

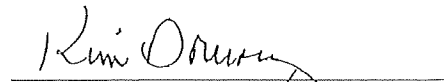
ATTEST:


City Clerk Kim Drury

APPROVED by the Mayor of said city this 20th day of February, 2024.


Mayor Dana Webb

ATTEST:


City Clerk Kim Drury

Larry Yancik responded no they will have a display of cabinets there in the front, but they actually manufacture them there.

Alderman Nadeau made a motion for the first and second reading by title only of Bill No. 24-03 entitled, "AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR URBAN OAK WOODWORKING, LARRY AND AUSTIN YANCIK, APPLICANT, FOR A CABINET/CARPENTRY SHOP LOCATED AT 405 SE 10TH STREET B, OAK GROVE, MISSOURI." Alderman Pope seconded. Vote was in favor with the following Yes Votes: Alderman Newcomer, Alderman Nadeau, Alderman Kilmer, Alderman Pope, and Alderman Shrout.

The City Clerk gave the first and second reading by title only of Bill No. 24-03. Alderman Nadeau made a motion to approve the Ordinance with adoption of Bill No. 24-03. Alderman Pope seconded. Vote was in favor with the following Roll Call vote: Alderman Newcomer – Yes, Alderman Nadeau – Yes, Alderman Kilmer – Yes, Alderman Pope – Yes, and Alderman Shrout – Yes.

After having passed on its second reading Bill No. 24-03 became Ordinance No. 2102 and was duly recorded.

Public Hearing regarding an application for a Conditional Use Permit to operate a vehicle and equipment storage yard requested by Cargo Trucking LLC, applicant, for the property located at Parcel # 38-80001-41-00-0-00-000, Spear Addition North; Lot 02.

An application for a Conditional Use Permit to operate a vehicle and equipment storage yard requested by Cargo Trucking LLC, applicant, for the property located at Parcel # 38-80001-41-00-0-00-000, Spear Addition North; Lot 02 was considered for approval.

City Administrator Matthew Randall responded the proposed use of an equipment and vehicle storage yard at the proposed location, which is C3, under any location actually would for vehicle equipment storage requires a Conditional Use Permit be approved. On February 6th, the Planning and Zoning Commission held a public hearing and recommended approval of Conditional Use Permit for the operation of vehicle and equipment storage yard with several conditions. Those conditions are that stored vehicles and equipment be screened along the south portion of the property, which would be in between the proposed use of vehicle equipment storage and the Oak Grove Inn. The lot must be improved and installed as a hard surface for any location where they would be storing equipment or vehicles and that is per city code and special use standards vehicle equipment sales, vehicle equipment, storage yards and vehicle repairs are required to have their parking areas hard surfaced. Additional conditions to the use would be that the lot is not permitted to operate as a salvage yard, per city code, and no rental or sales of vehicles and equipment off of the lot, and that the CUP would be effective for two years and then at such time need to be renewed. With that he would be happy to answer any questions that the Board may have. The applicants Igor and Olga are in attendance as well.

Mayor Webb asked if the Board had any questions for City Staff?

Alderman Pope asked if this is just short-term storage?

City Administrator Matthew Randall responded yes, his understanding is that they will be storing certain pieces of trucks and equipment and trailers. They have a business nearby in Industrial Park where they're going to do some repair on those vehicles and they would be stored there temporarily as they make repairs and fix and sell them. They could probably speak a bit more to their specific operation, but the use of that property to store vehicles or equipment would fall under the need for a Conditional Use Permit.

Alderman Nadeau asked if the whole area will be paved?

City Administrator Matthew Randall responded the lot there is quite large and over time, there has been millings added to that lot and it has not been approved through a site plan review process to be improved in such a way. But the millings themselves aren't necessarily against code unless they're used to store, park vehicles and equipment, and so at such time they do park and store vehicles and equipment the area that they're storing needs to be paved. They wouldn't necessarily need to pave the entire lot just any of the lot that they intend to use for that specific purpose.

Alderman Shrout asked if the lot was going to be fenced in?

City Administrator Matthew Randall responded they could fence it, but the only requirement the Planning and Zoning put on it for screening was along the southern edge. But they could choose to install a fence on their own to protect their property or equipment.

Alderwoman Kilmer stated she was having a hard time orienting herself, but Caster's Tow and 3-Way Auto Sales are there so it's like lots of vehicles and then the Oak Grove Inn.

Mayor Webb stated members of the public who wish to offer testimony regarding the Conditional Use Permit to operate a vehicle and equipment storage yard requested by Cargo Trucking LLC, applicant, for the property located in Spear Addition North; Lot 02 may step forward at this time. Please come to the microphone and state your name and address. Direct all questions to her. She opened the public hearing. There were no comments, so she closed the public hearing.

BILL NO. 24-04 regarding an Ordinance approving a Conditional Use Permit for Cargo Trucking, LLC, Igor and Olga Taushanzhi, applicant, for a vehicle and equipment storage yard located at the southwest corner of Locust and 2nd St. Terrace, Oak Grove, Missouri.

An Ordinance approving a Conditional Use Permit for Cargo Trucking, LLC, Igor and Olga Taushanzhi, applicant, for a vehicle and equipment storage yard located at the southwest corner of Locust and 2nd St. Terrace, Oak Grove, Missouri was considered for approval.

Alderwoman Nadeau stated that it was mentioned that it cannot be used for a salvage yard and asked how would you distinguish between them?

City Administrator Matthew Randall responded the pick-n-pull would be vehicles that maybe couldn't be sold or towed that been in accidents and they sell pieces and portions off of that car. It's really defined as the salvage yard people coming in and prying off the door and then you selling them that.

Alderwoman Nadeau responded it could look very similar as long as they don't sell pieces from it.

City Administrator Matthew Randall responded yes, that's right.

Alderwoman Kilmer made a motion for the first and second reading by title only of Bill No. 24-04 entitled, "AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR CARGO TRUCKING, LLC, IGOR AND OLGA TAUSHANZHI, APPLICANT, FOR A VEHICLE AND EQUIPMENT STORAGE YARD LOCATED AT THE SOUTHWEST CORNER OF LOCUST AND 2ND ST. TERRACE, OAK GROVE, MISSOURI." Alderwoman Newcomer seconded. Vote was in favor with the following Yes Votes: Alderwoman Newcomer, Alderwoman Nadeau, Alderwoman Kilmer, Alderwoman Pope, and Alderman Shrout.

The City Clerk gave the first and second reading by title only of Bill No. 24-04. Alderwoman Kilmer made a motion to approve the Ordinance with adoption of Bill No. 24-04. Alderwoman Newcomer seconded. Vote was in favor with the following Roll Call vote: Alderwoman Newcomer – Yes,

Alderman Nadeau – Yes, Alderman Kilmer – Yes, Alderman Pope – Yes, and Alderman Shroat – Yes.

After having passed on its second reading Bill No. 24-04 became Ordinance No. 2103 and was duly recorded.

Pond to Park Project Grant Partnership with the Oak Grove School District

City Administrator Matthew Randall reported thank you, Mayor. The Board may recall on October 30, 2023 at the collaborative meeting between the Oak Grove School District and City of Oak Grove, there was discussion brought up by the school district regarding the possible collaboration between the City and school regarding their pond area to make that into a more publicly accessible community area by connecting it to the City's existing bike and trail system and opening up that pond to the community as well as to various activities with the school district. The school district is currently applying for an RTP grant through the Missouri Department of National Resources. That grant is an 80/20 match grant, meaning 80% federal and 20% would be local grant match. The school district has reached out and they've inquired about the City partnering with them on that grant match. They've asked for a \$10,000 grant match that would be \$10,000 from the City, \$10,000 in the school district to meet that 20% grant match. In order to move forward with this, if the Board is interested, staff is looking for direction and what they could do is bring back a draft agreement which would be approved by Ordinance. That would be similar to a couple of previous projects that the City and school have collaborated on. One was the Kiss-and-Go and most recently, the Primary School/Webb Park parking lot collaboration project. Staff really is looking for direction as to whether or not this is something that the Board would like to proceed with and if so, they can draft an agreement and bring it back to the Board. The school district is working on the grant right now. The grant is looking at about \$170,000 there is also some in-kind match donation possible from which the school districts already done on the property and some other improvements that have been done in the past 18 months that's why the grant match portion that they're asking for is only \$20,000. He would be happy to answer any questions the Board may have regarding this request from the school district. Thank you.

Alderman Nadeau asked in regards to taking bids for work on the pond how would that divided between the City and the school?

City Administrator Matthew Randall responded the \$10,000 primarily is going to be matching for project costs. In the future, if there's an MOU regarding long term maintenance some of those questions, probably would be answered, but ultimately this is the school district's property and school district project.

Alderman Nadeau asked if it was just basically making a donation to the school district?

City Administrator Matthew Randall responded the school district would be responsible for doing RFP's and managing the contracts and all that. It would be reverse of how they are doing the Webb Park primary school parking lot and in fact on the agenda next is to approve that project. How that will work is the City went out to bid for the parking lot, and are going to manage the project and then they are going to send to the school district to reimburse the City for 50% of the cost. So it kind of the same thing, the school district would be the driver of the project, they would be managing it, but the City would reimburse if that's what the Board wants to do up to \$10,000 for grant match for the 20% portion.

Mayor Webb clarified only if the grant is received.

City Administrator Matthew Randall responded correct, only if the grant is received and then that agreement or a possible future agreement might look at cost sharing, maintenance and how that will work. If the City is already going to be, say, clearing snow on our trail, would we want to agree to take on a



Outlook

RE: [EXTERNAL] Re: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24

From Justin Petray <jpetray@cityofoakgrove.com>

Date Thu 1/29/2026 1:53 PM

To olga taush <cargotrucking@yahoo.com>

Bcc Matthew Randall <mrandall@cityofoakgrove.com>; CE Goodall <cgoodall@cityofoakgrove.com>

📎 3 attachments (7 MB)

TimePhoto_20260129_123830.jpg; TimePhoto_20260129_123845.jpg; TimePhoto_20260129_124047.jpg;

Olga-

It is imperative that any vehicles or trailers move off the gravel to another location. It is a violation of the originally approved Site Plan.

Thanks-

Justin Petray, CBO

Building Official

City of Oak Grove

2110 S. Broadway

Oak Grove, MO 64075

816-690-3773 Ext. 1007

jpetray@cityofoakgrove.comwww.cityofoakgrove.com

From: Justin Petray

Sent: Friday, January 23, 2026 3:58 PM

To: 'olga taush' <cargotrucking@yahoo.com>; Mackenzie Alford <malford@cityofoakgrove.com>

Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24

I received. Please fill out this page attached and have Notary sign too. Drop off at City Hall with Mackenzie.

I will have to put in the report to the Commission that there are trucks and trailers parked on gravel when the permit was issued with the understanding that anything parked, had to be on gravel. Concrete can be poured at a cooler temp.

Mackenzie-

Please send her the specs for a Commercial Driveway.

Thanks-

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From: olga taush <cargotrucking@yahoo.com>
Sent: Friday, January 23, 2026 11:56 AM
To: Justin Petray <jpetray@cityofoakgrove.com>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24

Left application with Angela Jones. And asked her to pass it to Justin.

[Sent from Yahoo Mail for iPhone](#)

On Friday, January 23, 2026, 11:25 AM, olga taush <cargotrucking@yahoo.com> wrote:

THE TEMPERATURE FOR THE concrete shall be at lease 70 F. Once get warm for this job, will do the concrete. i do not know when the weather will be warm

Olga Taushanzhi
Cargo Trucking LLC
Oak Grove, MO 64075
660-287-8626
cargotrucking@yahoo.com

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[Sent from Yahoo Mail for iPhone](#)

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Justin, hello! I did not see this email until today. What you would need as of today?

[Sent from Yahoo Mail for iPhone](#)

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<jpetray@cityofoakgrove.com> wrote:

Olga-

This is just a reminder about the required application for your CUP due today as we have not received a response. Failure to renew on time opens the possibility to municipal citations for operating without the required permit. Please be sure to get this to us today. There is no charge for the renewal.

Thanks-

Justin Petray, CBO

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City of Oak Grove

2110 S. Broadway

Oak Grove, MO 64075

816-690-3773 Ext. 1007

jpetray@cityofoakgrove.com

www.cityofoakgrove.com



From: Justin Petray

Sent: Wednesday, January 21, 2026 1:12 PM

To: 'olga taush' <cargotrucking@yahoo.com>

Cc: Matthew Randall <mrandall@cityofoakgrove.com>; Mackenzie Alford <malford@cityofoakgrove.com>

Subject: RE: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24

Olga-

It has come time that your CUP will need to be renewed as it expires the 20th of February. In order to get on schedule to renew before that date, we will need a renewal application by EOD Friday. We will have to get in the paper and advertise the Public Hearing prior. There is no cost to the renewal. There is an issue with the conditions of the current CUP. If you read in the attached minutes from the BOA meeting, it was a condition that anywhere you parked vehicles, would need to be hard surfaced. That is why the Commission and the BOA granted the CUP on the basis that as you would need more room, you would hard surface more as you needed it, not all at once. Pictures are attached of current conditions. Please move these vehicles immediately and give me a timeline for paving.

Please follow the link, fill out application, and return to City Hall.

<https://cityofoakgrove.com/DocumentCenter/View/3903/CUP>

Thanks-

Justin Petray, CBO

Building Official

City of Oak Grove

2110 S. Broadway

Oak Grove, MO 64075

816-690-3773 Ext. 1007

jpetray@cityofoakgrove.com

www.cityofoakgrove.com



From: olga taush <cargotrucking@yahoo.com>
Sent: Monday, February 5, 2024 2:10 PM
To: Justin Petray <jpetray@cityofoakgrove.com>
Subject: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24

plan to come, and i will bring the check for \$99.00.

Olga Taushanzhi

Cargo Trucking LLC

Sedalia, MO 65301

660-287-8626

cargotrucking@yahoo.com

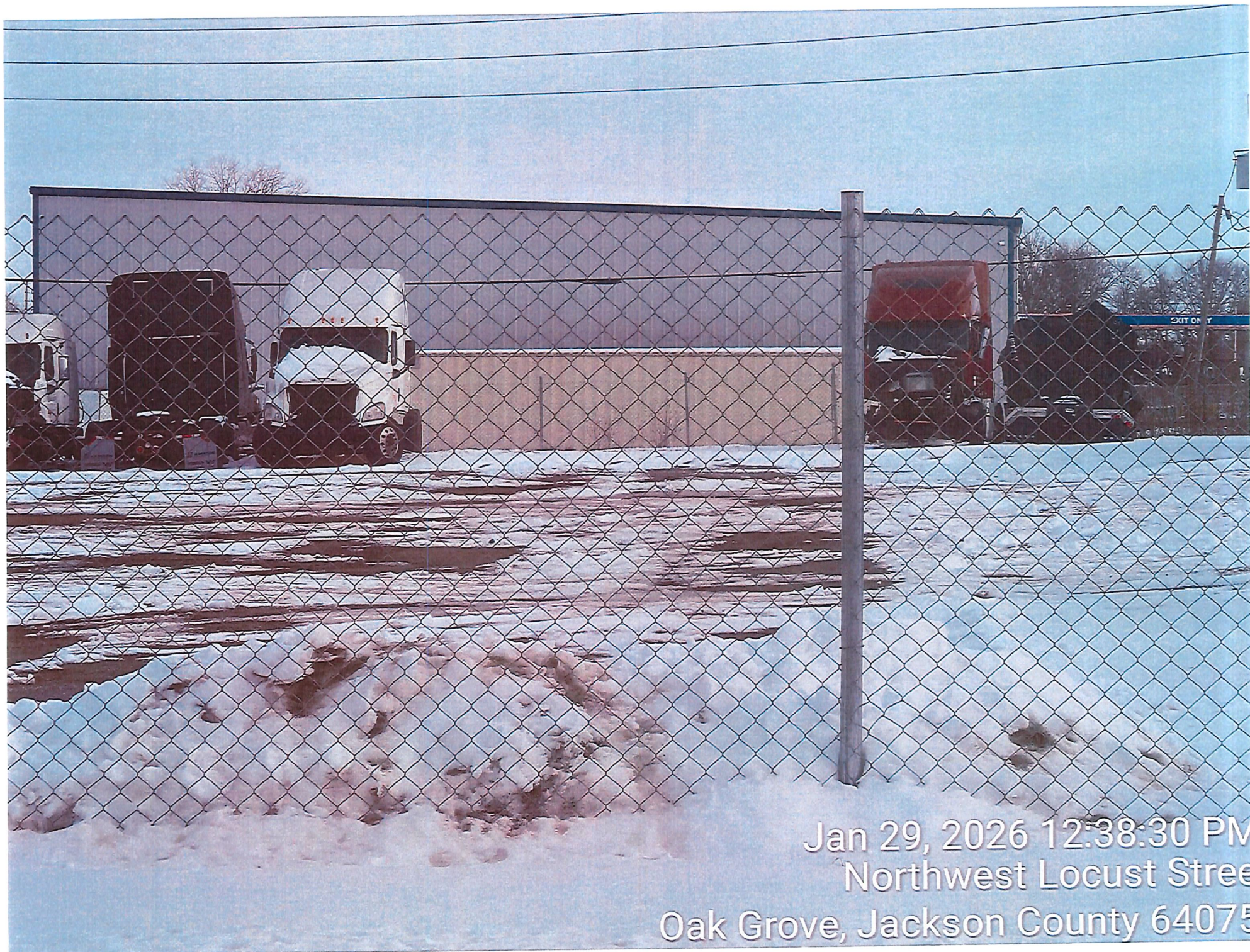
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816-690-3773 Ext. 1007
jpetray@cityofoakgrove.com
www.cityofoakgrove.com





Jan 29, 2026 12:38:30 PM
Northwest Locust Street
Oak Grove, Jackson County 64075





Justin Petray

From: Justin Petray
Sent: Wednesday, January 21, 2026 1:12 PM
To: 'olga taush'
Cc: Matthew Randall; Mackenzie Alford
Subject: RE: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24
Attachments: TimePhoto_20260121_113502.jpg; TimePhoto_20260121_113509.jpg; TimePhoto_20260121_113513.jpg; 2024.03.04 BOA_Minutes.pdf

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Outlook

RE: [EXTERNAL] Re: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24

From Justin Petray <jpetray@cityofoakgrove.com>

Date Fri 1/23/2026 1:57 PM

To 'olga taush' <cargotrucking@yahoo.com>; Mackenzie Alford <malford@cityofoakgrove.com>

1 attachment (138 KB)

20260123163035015.pdf;

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THE TEMPERATURE FOR THE concrete shall be at least 70 F. Once get warm for this job, will do the concrete. i do not know when the weather will be warm

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jpetray@cityofoakgrove.com

www.cityofoakgrove.com



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Sent: Wednesday, January 21, 2026 1:12 PM

To: 'olga taush' <cargotrucking@yahoo.com>

Cc: Matthew Randall <mrandall@cityofoakgrove.com>; Mackenzie Alford <malford@cityofoakgrove.com>

Subject: RE: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24

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Sent: Monday, February 5, 2024 2:10 PM

To: Justin Petray <jpetray@cityofoakgrove.com>

Subject: [EXTERNAL] Re: Cargo Trucking P&Z_02.06.24

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www.cityofoakgrove.com





Jan 21, 2026 11:35:02 AM
Northwest 2 Terrace
Oak Grove, Jackson County 64075



Jan 21, 2026 11:35:09 AM
Northwest 2 Terrace
Oak Grove, Jackson County 64075



Jan 21, 2026 11:35:13 AM
Northwest 2 Terrace
Oak Grove, Jackson County 64075



FW: [EXTERNAL] Re: [EXTERNAL] Concrete . Lot for Cargo Trucking

From Justin Petray <jpetray@cityofoakgrove.com>
Date Fri 6/13/2025 12:23 PM
To olga taush <cargotrucking@yahoo.com>
Cc Corey Alford <calford@cityofoakgrove.com>

1 attachment (948 KB)
IMG_9809.jpeg;

Thanks-

Justin Petray, CBO
Building Official
City of Oak Grove
2110 S. Broadway
Oak Grove, MO 64075
816-690-3773 Ext. 1007
jpetray@cityofoakgrove.com
www.cityofoakgrove.com



From: Corey Alford <calford@cityofoakgrove.com>
Sent: Friday, June 13, 2025 1:57 PM
To: Justin Petray <jpetray@cityofoakgrove.com>; Chris Frank <cfrank@cityofoakgrove.com>
Cc: Mackenzie Alford <malford@cityofoakgrove.com>
Subject: Re: [EXTERNAL] Re: [EXTERNAL] Concrete . Lot for Cargo Trucking

Attached is where the city maintenance ends. A utility easement does not mean the city maintains. This is a private parking lot divided between the two businesses who are responsible for everything east of my blue line.

Corey Alford
Public Works Director

City of Oak Grove
2110 S. Broadway
Oak Grove, MO 64075
816-690-3773 ext 1008
Calford@cityofoakgrove.com

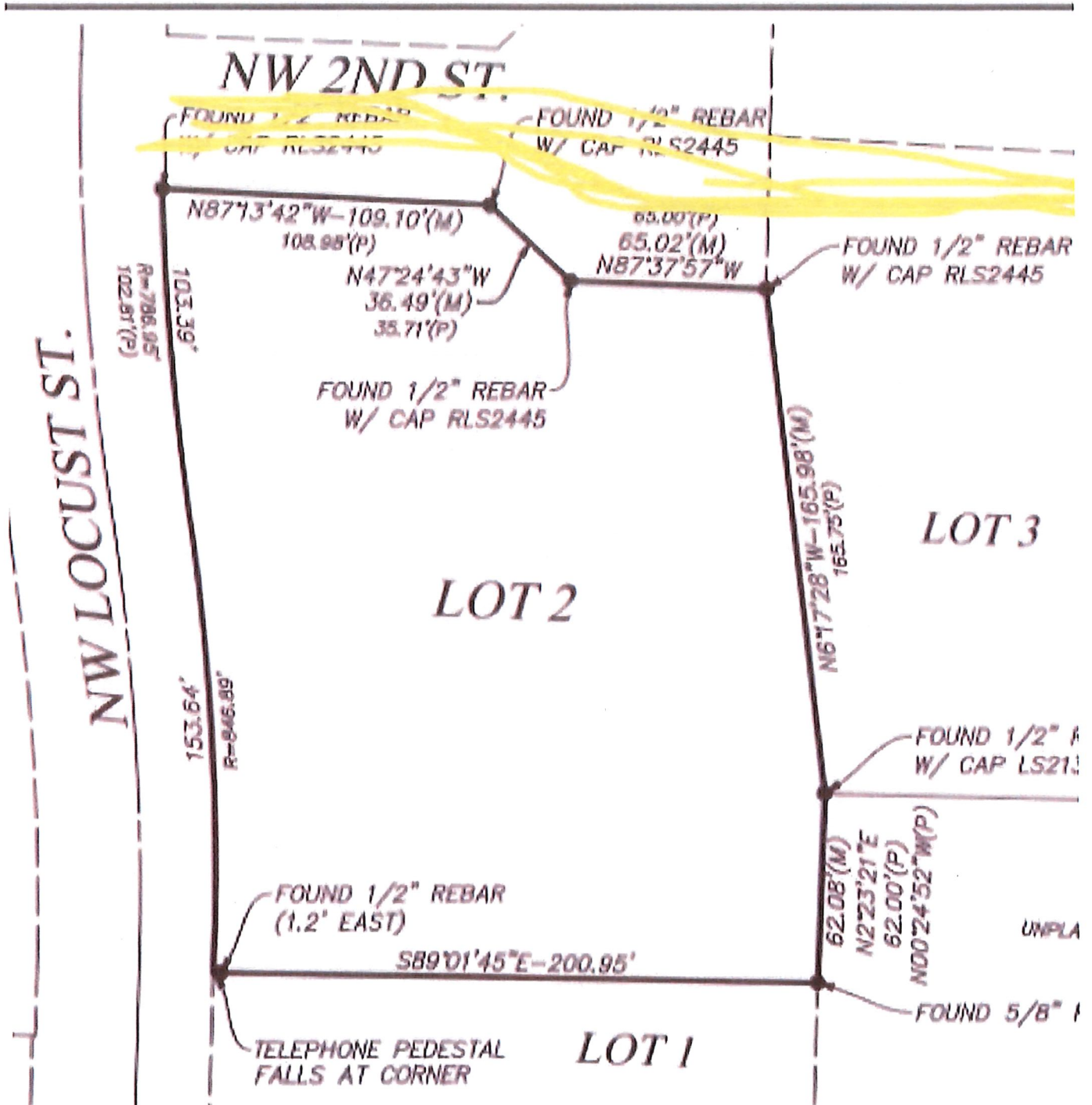
From: Justin Petray <jpetray@cityofoakgrove.com>
Sent: Friday, June 13, 2025 12:27 PM
To: Corey Alford <calford@cityofoakgrove.com>; Chris Frank <cfrank@cityofoakgrove.com>
Cc: Mackenzie Alford <malford@cityofoakgrove.com>
Subject: Fw: [EXTERNAL] Re: [EXTERNAL] Concrete . Lot for Cargo Trucking

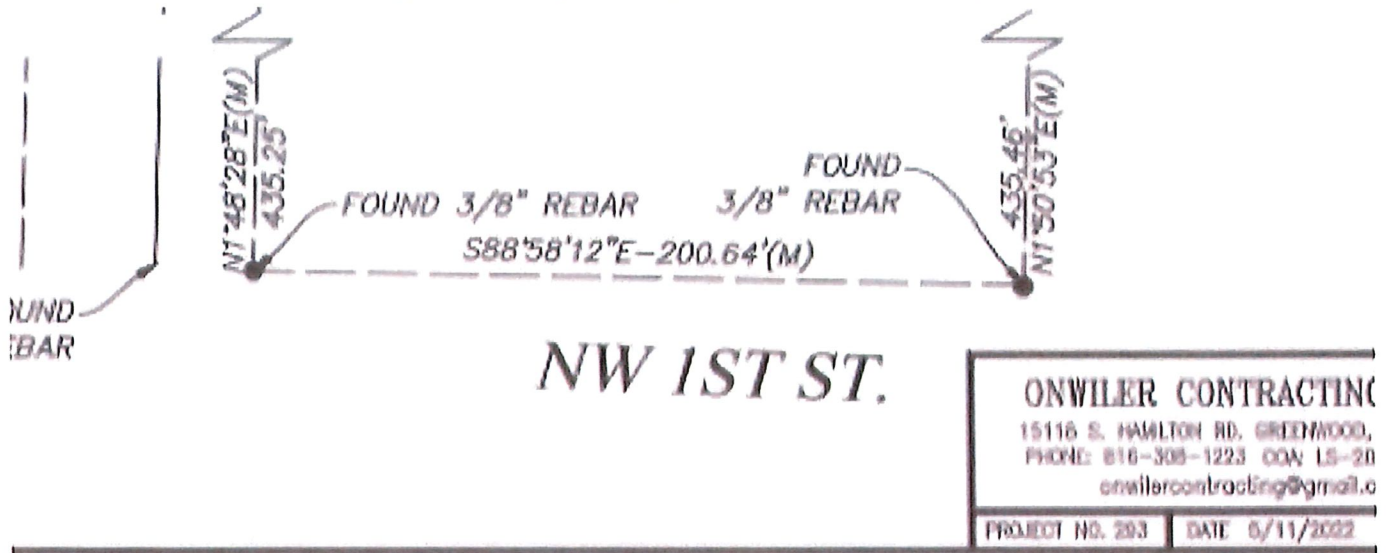
Could you answer any questions Olga may have regarding the road.

Thanks-

Justin Petray, CBO
Building Official
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Oak Grove, MO 64075
[816-690-3773 Ext. 1007](tel:816-690-3773)
jpetray@cityofoakgrove.com
www.cityofoakgrove.com

From: olga taush <cargotrucking@yahoo.com>
Sent: Friday, June 13, 2025 11:50:04 AM
To: Justin Petray <jpetray@cityofoakgrove.com>
Subject: [EXTERNAL] Re: [EXTERNAL] Concrete . Lot for Cargo Trucking





I marked in yellow. Who is responsible for servicing this?

[Sent from Yahoo Mail for iPhone](#)

On Friday, June 13, 2025, 11:44 AM, olga taush <cargotrucking@yahoo.com> wrote:

Hello, Justin, we never got any instructions. Maybe we do not need it. The city is not responsible in fixing the road. We do have easement. Please, advise.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, March 25, 2025, 10:37 AM, Justin Petray <jpetray@cityofoakgrove.com> wrote:

Olga-

Thanks for reaching out prior to starting work. Yes there are steps to complete in order to do the driveway(s) entrance(s).

Mackenzie-

Can you send her the link to the Portal with Login instructions to obtain permitting and inspection requests as well as send the specs for Commercial Driveways please?

Thanks-

Justin Petray, CBO
Building Official
City of Oak Grove
2110 S. Broadway
Oak Grove, MO 64075
816-690-3773 Ext. 1007
jpetray@cityofoakgrove.com
www.cityofoakgrove.com



From: olga taush <cargotrucking@yahoo.com>

Sent: Tuesday, March 25, 2025 9:33 AM

2/9/26, 12:42 PM

FW: [EXTERNAL] Re: [EXTERNAL] Concrete . Lot for Cargo Trucking - Justin Petray - Outlook

To: Justin Petray <jpetray@cityofoakgrove.com>

Subject: [EXTERNAL] Concrete . Lot for Cargo Trucking

Hi, Justin. We did some concrete on the lot.

Is there any rules for concrete at the gates? Concrete main person advised us to contact you for checking . « Make sure you ask the City what are the specifications for the approach. " please, advise

Sent from my iPhone



Outlook

[EXTERNAL] Re: [EXTERNAL] Re: paving

From olga taush <cargotrucking@yahoo.com>
Date Wed 2/12/2025 9:33 PM
To Justin Petray <jpetray@cityofoakgrove.com>

Will wait on weather.

[Sent from Yahoo Mail for iPhone](#)

On Monday, February 3, 2025, 9:57 AM, Justin Petray <jpetray@cityofoakgrove.com> wrote:

No permit required for overlay. I just need a start date when you have an idea.

Thanks-

Justin Petray, CBO
Building Official
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Oak Grove, MO 64075
816-690-3773 Ext. 1007
jpetray@cityofoakgrove.com
www.cityofoakgrove.com



From: olga taush <cargotrucking@yahoo.com>
Sent: Monday, February 3, 2025 9:44 AM
To: Justin Petray <jpetray@cityofoakgrove.com>
Subject: [EXTERNAL] Re: paving

hi, yes, waiting for better weather, and plan to start. am i supposed to get the permit for that ?

Olga Taushanzhi
Cargo Trucking LLC
Sedalia, MO 65301
660-287-8626
cargotrucking@yahoo.com

On Monday, February 3, 2025 at 08:57:09 AM CST, Justin Petray <jpetray@cityofoakgrove.com> wrote:

Olga-

I am inquiring about the paved area that was a condition on granting the CUP. Please advise status as it is long overdue.

Thanks-

Justin Petray, CBO

Building Official

City of Oak Grove

2110 S. Broadway

Oak Grove, MO 64075

816-690-3773 Ext. 1007

jpetray@cityofoakgrove.com

www.cityofoakgrove.com





Outlook

RE: [EXTERNAL] Fence

From Justin Petray <jpetray@cityofoakgrove.com>

Date Tue 6/4/2024 1:23 PM

To olga taush <cargotrucking@yahoo.com>

It doesn't have to be like Caster's towing, that was merely a suggestion as it has to be solid screening. The slats that Igor was asking about are not permitted per Code.

The fence cannot be constructed of more than Two (02) materials. If you didn't want to take down the chain link and use somewhere else, you can attach your screening over it.

Thanks-

Justin Petray, CBO

Building Official

City of Oak Grove

2110 S. Broadway

Oak Grove, MO 64075

816-690-3773 Ext. 1007

jpetray@cityofoakgrove.comwww.cityofoakgrove.com

From: olga taush <cargotrucking@yahoo.com>

Sent: Tuesday, June 4, 2024 2:38 PM

To: Justin Petray <jpetray@cityofoakgrove.com>

Subject: [EXTERNAL] Fence

Justin can you show me in whose rules, that the fence must be as towing has. I see the rule, that it can not be from 2 different materials. If I put the south side as towing , but the rest keep chain link, it doesn't match the rules. I know that the towing company used those years my lot every day and night, and now very mad.

2:25



Enter search term

City of Oak Grove, MO >
Section 405.245 Fences

< Print Email Do >

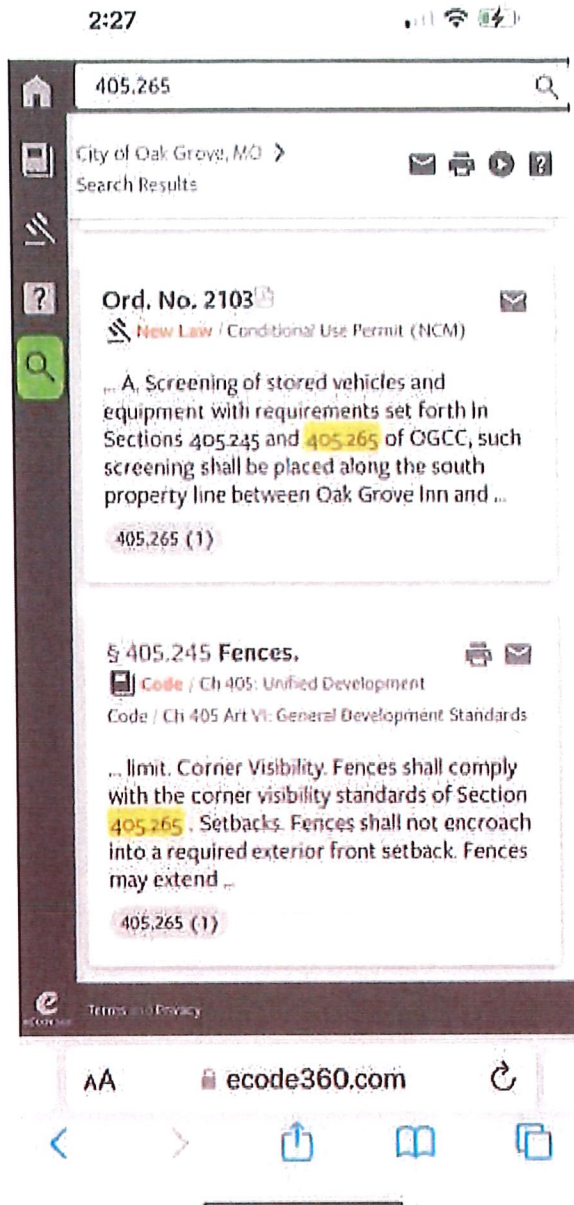
districts:

1. Fences constructed in whole or in part of barbed wire unless the barbed wire is at least six (6) feet above ground and at least one (1) foot inside the property line of a lot located within a "C-3", "M-1" or "M-2" Zoning District;
2. Fences constructed of more than two (2) different types of fencing material;
3. Fences constructed in whole or in part of cloth, canvas or other like material;
4. Fences used as signs;
5. Fences constructed solely of a single wire or of two (2) wires between posts or supports; and
6. Electrified fences.

H. *Permits Required.* No fence in the City of Oak Grove shall be erected, modified or changed in any manner until a fence permit application has been reviewed and approved by the Zoning Officer. Such application shall be filed upon forms provided by the City and shall

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