

Plan Commission - May 15, 2025**Randy Diehl gave the staff report:****RE: CU-2025-253**

Skyler and Jacqueline Braden, at 9803 S. Purdue Road on 9.59 acres. This is for a Conditional Use Permit to operate a short-term rental. We have bed and breakfast in the development code. The applicant is wishing to use their accessory dwelling as a short-term rental.

The dwelling was permitted in 2021 as a standalone residence. It is served by its own septic system. Within the development code, bed and breakfast inns are allowed as a conditional use permit. However, there is no specific language for short-term rentals.

A traditional bed and breakfast is an owner-occupied or manager-occupied residential structure providing rooms and meals for a more intimate setting.

By definition, the Missouri Department of Health and Senior Services define a bed and breakfast as, a bed and breakfast shall mean an existing building or buildings with no more than three occupiable stories with at least five but no more than ten guest rooms. The building should have interior corridors and be provided with a kitchen. Breakfast will be provided to guests, and the owner must live in or adjacent to the building.

In contrast, short-term rentals typically refer to renting out a furnished living space for a brief period, which can range from a few days to weeks or a few weeks or longer. These properties are listed on a variety of platforms like Airbnb or Vrbo, where homeowners can offer a spare or empty room for homes, condos, or apartments. In Missouri, there are no statewide licensing requirements for short-term rentals. This would fall to individual cities and counties.

The applicant stated that they can accommodate up to six guests with a minimum stay of two nights. Both neighbors on each side of the subject property have provided a letter of support to the applicant.

At this point, we're just trying to come up with a baseline for short-term rentals, not be overly restrictive. I kind of looked at some of the adjacent counties to kind of get a feel for what they're doing. There's a wide variety of regulations for that. We came up with some base underlying conditions for these. This is in the suburban tier.

Staff recommends approval of CU 2025-253 for a period of three years with the following conditions:

1. The property must meet the requirements of the underlying zoning district.
2. Adequate on-site parking must be provided depending on whether on-street parking is permitted. 3.
3. The property must have a valid water and sanitary system. The maximum number of occupancy is generally limited to six unrelated individuals or any number of related individuals.
4. Properties cannot be used for receptions, parties, or weddings.
5. Quiet hours are typically from 10 p.m. to 8 a.m. Sunday through Thursday, 12 a.m. to 8 a.m. on Fridays and Saturdays.

Mr. Antey: Any questions for Randy?

Mr. Horn: My only concern is if there is another situation that comes forward, will this be the policy for those?

Mr. Diehl: Yes, we are going to added into the UDC, specifically for short-term rentals.

Mr. Horn: Okay, I just wanted to make sure if that's what we're doing. We need to commit to this.

Mr. Diehl: Since they differ from traditional bed and breakfasts, we didn't want to put those rules onto these because they do function differently. But we wanted to come up with just a base conditions for the code.

Mr. Antey: And I appreciate your differentiation stated in your report between the two.

Mr. Smead: Randy, just for my education, was there any thought into limiting them on the short-term rentals, the percentage during a year that it could be rented out?

Mr. Diehl: No, I didn't see any language in the other counties that I had looked at. I mean, it's basically just like a rental property. Those extra stipulations would probably carry over to the the owners within their contract agreements.

Mr. Farrar: The two letters that were written, where are they in relation to the unit?

Mr. Diehl: The property owner to the north, whose house is closer, and then the property owner to the south, who is quite a distance away from the unit itself.

Mr. Farrar: And then when I read that the maximum number of occupants could be six people at one time?

Mr. Diehl: Six unrelated people, or any number of related individuals. And that's the one that I thought about after I wrote it and sent it out. Some of the counties limited the number of people. Some of them didn't didn't address that at all.

I talked to our chief building official, and he stated that in regard to the occupancies for these, they are different sizes, so the occupancy limit may be different as well.

Mr. Smead: You mentioned parking. It's been a while since I've been down that road, is there any off-street parking?

Mr. Diehl: It's a half mile off the road. It can't be seen from the road.

Mr. Crawford: What's this building being used for right now?

Mr. Diehl: It was permitted as an accessory dwelling, mother-in-law's quarters. Whatever you want to call it.

Mr. Crawford: It was permitted.

Mr. Diehl: Yes.

Mr. Horn: I have a question because we struggle with this in Blue Springs. and I think even Green Valley does, with folks running Airbnbs and not even registering with their municipalities. Is there going to be a place where these folks must register or self-report this, or how are we going to start monitoring?

Mr. Diehl: I'm not sure. That's why we want to build that into the UDC, that we at least know that they're there. We don't want to overly regulate these because then, you know, it's a rental. It's not any different than any other rental property, which we don't get into those rights, but at least to know where they're at.

Some licensing, some cities and municipalities have the licensing, but this, the conditional use permit would be our way of licensing.

Mr. Horn: I'm not going to dive into it. These are just very controversial.

Mr. Diehl: And I know the cities are different because you've got more clustered housing and stuff like that.

Mr. Antey: And the conditions on there would give us reason if they violate those conditions to keep them from doing such. So, you know, of course, the ones you hear about are always the ones that go awry. You don't hear about all the easy ones, right? So, you know, if it

ended up turning into one of these mega party houses and stuff, then that's going to violate the conditions on the conditional use, and it would be reason to revoke that permit.

Any other questions for Randy?

Mr. Crawford: The bed and breakfast you've got here is at least five rooms, guest rooms, but no more than ten.

Mr. Diehl: Well, that's for a bed and breakfast, like a house.

Mr. Antey: That's the State definition for contrast. Because the bed and breakfast is already in the code, and they're working on updating the code to reflect that difference between a bed and breakfast and a short-term rental.

Mr. Crawford: Are they applying for a bed and breakfast?

Mr. Antey: No, they're planning for a short-term rental. That's the only language we currently have in the code.

Mr. Diehl: Some jurisdictions don't even have licensing. just like a typical rental house.

Mr. Horn: This brings up another issue. I really think whatever it may be, there needs to be an update to the UDC, whatever that is.

Mr. Diehl: Yes, That's what we are planning on. Hopefully, bringing that to the next meeting.

Mr. Antey: Is the applicant present? Please come forward. State your names and address for the record.

Skylar Braden & Jacqueline Braden. Our address is 9803 South Purdue Road.

Mr. Antey: Do you have anything to add to Randy's report?

Mr. Braden: We just, first of all, want to say we're really grateful to be here among you all today. And to address the issue I know you were speaking about with parties and stuff.

That's our biggest concern, and we've done extensive research with other friends and business partners that we know who have had short-term Airbnb-style rentals, and they've told us that the biggest deterrent to that is to have a minimum of a two-night stay. That's we plan on doing. I don't know if that's something that you want to consider in writing in the new code eventually or if that's too restrictive, but we've heard from experts that that's one of the greatest deterrents for parties. We just want to create a peaceful retreat for people outside of the city.

And we just are excited about just engaging in the hospitality sector of Jackson County and hopefully we can bring some benefit to the area.

Mr. Antey: Any questions for the applicant?

There were none

Mr. Antey: Is there anyone else present today to speak in favor of this application? Is there anyone present that would like to speak that as opposed to or has questions concerning this application?

There were none

Mr. Antey: I would entertain a motion to go under advisement

Mr. Horn moved to take under advisement. Mr. Lake seconded.

Discussion under advisement

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Lake: So since I live out there that way, I'd much rather have this out there than that adult trailer park that was proposed several years ago, if you guys remember. So, I'm good with what you're doing. You did a nice thing. So that's where I stand.

Ms. Ryerkerk: The letters from the adjacent properties help.

Mr. Horn: Yeah, and my only comment, you know, most people put an Airbnb up and don't come to any county or city government, so I appreciate the quote through the process. Most people are like, it's my property, I'll just put it up.

Mr. Crawford: I like the fact that we treat it with a conditional use permit, because that's not forever. It gives you a chance to try it out. It gives an opportunity.

Mr. Antey: And it lets them establish a track record for coming back in three years and maybe asking for five next time or whatever.

Mr. Smead: Yeah, the two big things to me were the neighbor's letters as well as the three years.

Mr. Antey: I would entertain a motion.

Mr. Lake moved to approve. Mr. Horn seconded.

Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Smead	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

May 15, 2025

RE: CU-2025-253

Applicant: Skylar & Jaclynn Braden

Location: 9803 S. Perdue Road

Area: 9.56 Acres

Request: Conditional Use Permit for a period of three years to operate a Bed and Breakfast (Short Term Rental).

Zoning Classification: District AG (Agriculture)

Current Land Use and Zoning in the Area:

Comments: The applicant is wishing to use their accessory dwelling as a short-term rental. The dwelling was permitted in 2021 as a standalone residence. It is served by its own septic system.

Within the Unified Development Code (UDC), bed and breakfast inns are allowed as a Conditional Use within District AG. There is no specific language for Airbnb's.

A traditional Bed and Breakfast is an owner-occupied or manager-occupied residential structure providing rooms and meals within a more intimate setting.

By definition the Missouri Department of Health and Senior Services define a Bed and Breakfast as:

"Bed and breakfast" shall mean an existing building(s) with no more than three (3) occupiable stories, with at least five (5) but no more than ten (10) guest rooms. The building shall have interior corridors and be provided with a kitchen; breakfast shall be provided to guests and the owner must live in or adjacent to the building.

In contrast, short-term rentals typically refer to the renting out of a furnished living space for a brief period, which can range from a few days to a few weeks or longer. These properties are often listed on a variety of platforms like Airbnb and VRBO, where homeowners can offer a spare or empty rooms or homes/condos and apartments.

In Missouri, there are no statewide licensing requirements for short-term rentals. That would fall to individual cities and counties.

The applicant stated they can accommodate up to six guests with a minimum of stay of two nights.

Both neighbors on each side of the subject property have provided a letter of support to the applicant.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

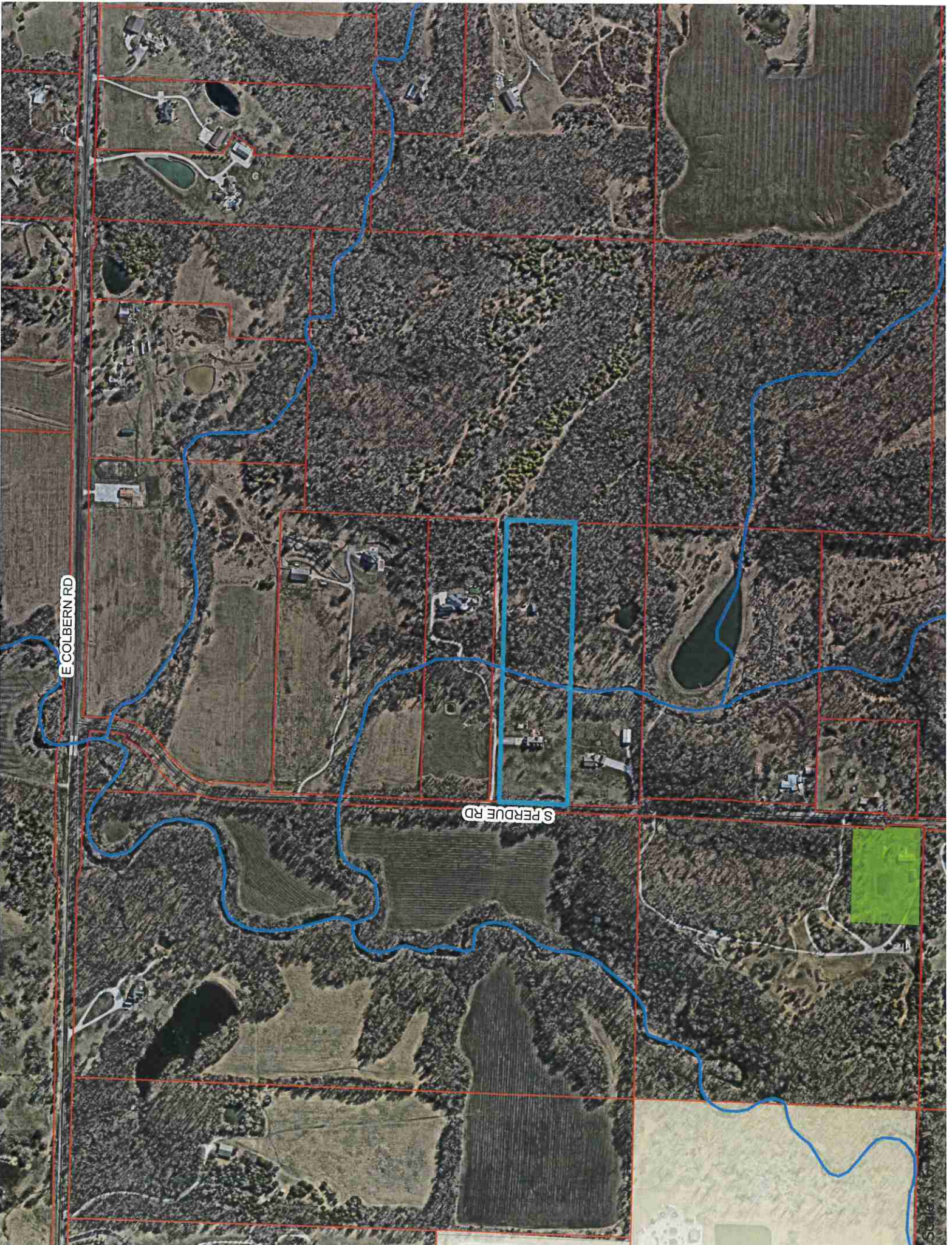
Recommendation:

Staff recommends APPROVAL of CU-2025-253 for a period of 3 years with the following conditions:

1. The property must meet the requirements of the underlying zoning zoning district.
2. Adequate on-site parking must be provided, depending on whether on-street parking is permitted.
3. The property must have valid water and sanitation systems.
4. The maximum number of occupants is generally limited to 6 unrelated individuals, or any number of related individuals.
5. Properties cannot be used for receptions, parties or weddings.
6. Quiet hours are typically from 10 pm to 8 am, Sunday through Thursday, and 12 am to 8 am on Fridays and Saturdays.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



E COLBERN RD

S PERDUE RD

Scale

CU-2025-253

Property Owners Within 300 feet

Parcel	owner	address	city	state	zip
54-600-03-06-00-0-00-000	THE FORD FAMILY TRUST	29605 E COLBERN RD	GRAIN VALLEY	MO	64029
54-600-04-07-00-0-00-000	GREGORY JEFFRY D & SHERI D	9819 S PERDUE RD	GRAIN VALLEY	MO	64029
54-600-04-09-00-0-00-000	CHRISTOPHER GORMLEY TRUST	9707 S PERDUE RD	GRAIN VALLEY	MO	64029
54-600-04-12-00-0-00-000	STEVENS SHAWN	3102 SW SHROUT CREEK CT	BLUE SPRINGS	MO	64015
54-600-04-10-00-0-00-000	BRADEN SKYLER & JACLYNN	9803 S PERDUE RD	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

April 30, 2025

RE: Public Hearing: CU-2025-253
Skyler & Jaclynn Braden

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Skyler & Jaclynn Braden, requesting a Conditional Use Permit for a period of three years to operate a Bed and Breakfast (Airbnb) on 9.56 ± acres in District AG (Agriculture) at 9803 S. Perdue Road.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, May 15, 2025, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO. 64050

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
 4. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2025- 253

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: Skyler and Jaclynn Braden
Address: 9803 S Perdue Rd
Grain Valley, MO 64029
Phone: 303.947.9295 / 816.726.1169
 - b. Owner(s) Name: Skyler and Jaclynn Braden
Address: 9803 S Perdue Rd, Grain Valley, MO 64029
Phone: 303.947.9295 / 816.726.1169
 - c. Agent(s) Name: N/A

Address: _____

Phone: _____

d. Applicant's interest in Property: Using guest house as bed and breakfast/Airbnb

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Bed and Breakfast for

a period of 3 years; property described as follows: a tract of land 9.56 square feet/acres in size located at 9803 S Perdue Rd Road.

Present Zoning District Agricultural

3. Legal Description of Property: (Write Below or Attached 9)

See attached.

4. Present Use of Property: Guest home

5. Proposed Use of Property: Bed and breakfast / Airbnb

6. Estimated Time Schedule for Development: May 1, 2025

7. What effect will your proposed development have on the surrounding properties?
Use of shared access / road. Otherwise no effect to surrounding neighbors/properties.
All parties who share the road have been notified and are supportive of our request.
8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? _____
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water Public Water Supply District #13
 - b. Sewage disposal Septic Drain Field
 - c. Electricity Evergy
 - d. Heating Electric Heat
 - e. Fire and Police protection Grain Valley / Lone Jack
10. Describe existing road width and condition: Private road/driveway
Minimal to no traffic, only shared by 2 other neighbors.
11. What effect will proposed development have on existing road and traffic conditions? There will be no more than one guest at a time.
Road usage will not increase much, maintenance will be similar.
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? No
If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

Skylar Brad
Jade Lynn Braden

April 2, 2025

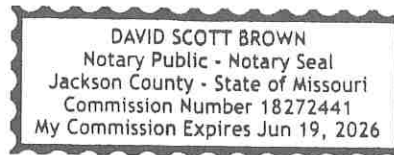
April 2, 2025

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson (Unincorporated)



On this 2 day of Apr, in the year of 2025, before me
the undersigned notary public, personally appeared Skylar & Jade Lynn Braden

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

David Scott Brown

Commission Expires June 19, 2026

Subject: Introducing Our New Vacation Rental Venture in Grain Valley

Dear Randy,

We are delighted to share with you our exciting new endeavor—a charming guest house situated on our property, constructed approximately two and a half years ago. Initially intended for personal use by our family, our plans have evolved, presenting us with a wonderful opportunity to create a sought-after vacation rental through Airbnb. This venture not only promises to enhance our family's income but also aims to attract discerning visitors to the Grain Valley, Lotawana, and Jackson County area, thereby contributing positively to the local economy.

Our region boasts an array of beautiful parks and lakes, thriving local businesses, and delightful restaurants, offering an authentic taste of the more serene, rural aspects of the Kansas City vicinity. Our guest house, designed to accommodate up to six guests, is crafted to provide an elevated, luxurious yet cozy experience, complete with thoughtful touches reflecting Kansas City's rich history and local landmarks.

Our goal is to appeal to families and groups seeking a tranquil woodland retreat—a sanctuary to unwind from life's hustle and bustle and recharge. After thorough research and valuable insights from seasoned Airbnb hosts, we have decided to implement a minimum stay of two nights. This policy, widely recognized within the industry, helps ensure that our guests are those who value a peaceful stay over a fleeting, party-focused visit. It's a simple yet effective measure to ensure that our property and neighborhood are respected and cherished.

To enrich our guests' experience, we will provide comprehensive guides featuring curated recommendations of local dining, shopping, and outdoor pursuits—such as hiking, biking, and lake activities at Lake Jacomo—encouraging them to fully immerse themselves in the community's offerings.

We are enthusiastic about this venture and look forward to welcoming guests who will appreciate the unique charm and warmth of our guest house and the surrounding area. Thank you for your interest and support as we embark on this journey.

Warm regards,
Skyler & Jaclynn Braden

Jeff and Sheri Gregory
9819 S Perdue Rd
Grain Valley, MO 64029
March 29, 2025

To Whom It May Concern,

I am writing regarding my neighbor, Skyler and Jaclynn Braden, and their decision to use their guest house at 9803 S Perdue Rd as a short-term rental. While I understand that changes like this can bring different perspectives, I support their right to use their property as they choose.

We have had discussions about their plans, and I appreciate that Skyler and Jaclynn has been open to hearing concerns from the community. They have taken the time to listen and are making an effort to ensure the rental is managed in a way that respects the neighborhood. Based on these conversations, I am confident that they will handle this responsibility thoughtfully, and I have no objections.

If any further information is needed, please feel free to contact me.

Sincerely,

Handwritten signatures of Jeff and Sheri Gregory in cursive script.

Jeff and Sheri Gregory
js.gregory4@gmail.com

Chris Gormley
9707 S Perdue Rd
Grain Valley, MO 64029
chris.gormley@rtspecialty.com
816.896.7405

March 27, 2025

To Whom It May Concern,

I am writing this letter to formally express my approval and support for my neighbors, Skyler and Jaclynn Braden, in their decision to use their property located at 9803 S Perdue Rd for short-term rental purposes. As a nearby resident, I have no objections to their use of the property in this manner.

Skyler and Jaclynn have always been responsible and considerate homeowners, and I trust that they will manage the short-term rental in a manner that maintains the safety, security, and peaceful nature of our neighborhood. I believe their decision to offer short-term rentals will be beneficial and will not cause any disruption or inconvenience to the surrounding residents.

Should you require any further information or confirmation, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Gormley', written in a cursive style.

Chris Gormley



S PERDUE RD



