

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 20, 2025

Case Number 105-2025

A request by Jennifer Spence (agent), on behalf of JLT Reeves LLC (owner) for approval of a Conditional Use Permit (CUP) to allow 801 Norman Drive to be used as a short-term rental for a maximum of eight transient guests and up to 210-nights annually pursuant to Section 29-3.3(vv) and 29-6.4(m) of the Unified Development Code. The approximately 0.15-acre subject site is zoned R-2 (Two-family Dwelling), is located east of the intersection of UMC Drive and Norman Drive, and is addressed as 801 Norman Drive.

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the CUP to allow 801 Norman Drive to be operated as a short-term rental subject to:

1. No less than two parking spaces within the attached two-car garage be made available at all times the dwelling is used for STR purposes; and
2. Maximum occupancy not to exceed eight transient guests regardless of potential occupancy allowed by most recently adopted edition of the International Property Maintenance Code (IPMC) or on-site/off-street parking;
3. Maximum of 210 nights of annual usage.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Seeing none. Excellent work. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public wish to come forward, please do so now. You're going to have to pull that down. Thank you. Sorry. Yes.

MS. SPENCE: Okay. Yeah. My name is Jennifer Spence, and my address is 110 State Route U in Caruthersville, Missouri. And I want to make a point that we -- we are -- really have made friends with our -- our neighbors in the neighborhood. We stay there quite often, and -- because I know that has come up. They all have our phone number and our house manager's phone number. And we've really, we've had no complaints.

MS. GEUEA JONES: Very good. Commissioner Stanton?

MR. STANTON: Who hosts this property, your proposed property, as we're looking at the listing?

MS. SPENCE: Who hosts it? Like --

MR. STANTON: Yes. Let me get to the point. Make sure that your listings are transparent. We're looking at your listing that shows Matthew --

MS. GEUEA JONES: Yeah.

MR. STANTON: -- as your host for property.

MS. SPENCE: Well, yes. I guess I just -- you are listed as -- I'm a -- I'm listed as administrator on the account, on our Airbnb. I send the messages.

MR. STANTON: So if I were out and you don't have to.

MS. SPENCE: Uh-huh.

MR. STANTON: Don't know much about how that listing/hosting works, but as a pioneer, I want that clean. To me that looks like -- How do I want to say it? I want it clean. Your property, you host, you -- you know, his property, he hosts. I would like the listing clean.

MS. SPENCE: You would like it separated?

MR. STANTON: Yes. Because if not, then it looks -- you know. And it's legal. You have yours, he has his, make it look that way.

MS. SPENCE: Okay.

MR. STANTON: My suggestion. But you're a pioneer, so people are looking at how you do it, especially as a couple. Right?

MS. SPENCE: Right.

MR. STANTON: So if it's not clean, it brings up questions. Like, if we had -- that's why I looked at it, you know.

MS. SPENCE: Right. I can --

MR. STANTON: Clean.

MS. SPENCE: I can appreciate that.

MR. STANTON: If it's yours -- if it's yours, it's yours. You're the host. You have your own contact person. It's yours. His is his, yours is yours. You're both allowed to have one license; do you hear where I'm coming from -- as if you didn't know each other. Get me?

MS. SPENCE: Yes. I'll accept that it's mine.

MR. STANTON: See what I mean?

MS. SPENCE: Yeah.

MR. STANTON: So we're going to get that done real soon?

MS. SPENCE: Yes.

MR. STANTON: Okay. Thank you.

MS. SPENCE: Thank you. So --

MR. STANTON: We're fine here.

MS. GEUEA JO9NES: Commissioner Wilson?

MS. WILSON: Oh, so -- thank you.

MS. SPENCE: Thank you.

MS. WILSON: Your statement was that you're friends with your neighbors, which is great, because it's great to be a good neighbor. And so we have some information from Linda Ladd. Do you know Linda, and have you communicated with Linda?

MS. SPENCE: Linda Ladd, no. I do not.

MS. WILSON: All right. Thanks.

MS. GEUEA JONES: Any other questions? Commissioner Placier?

MS. PLACIER: Oh. I wanted to follow up on Commissioner Stanton's statement about separating the ownership. Just as a matter of fairness, it's a big deal in Columbia that people are allowed one license.

MS. SPENCE: Yes.

MS. PLACIER: And if somebody started investigating and said, oh, they've got two, you know, we have to be absolutely fair and go by the ordinance, so --

MS. SPENCE: I completely understand and appreciate that.

MS. GEUEA JONES: Any other -- Commissioner Stanton?

MR. STANTON: I'm going to piggyback off what Commissioner Wilson is kind of alluding to -- less than two. Great neighbors because you're pioneers. So if you are unaware who Ms. Linda is, it would be a good idea maybe -- I don't know if they're close neighbors. I don't know. I don't know. But --

MS. SPENCE: I'm not really sure exactly where -- I mean --

MR. STANTON: Yeah. Because --

MS. SPENCE: -- I'm not going to say that I know every single person around me. I'm just saying in the neighborhood and in the vicinity of the house, I have made very good friends with.

MR. STANTON: For both you and I know your husband is back there, but this -- so I can kill two birds with one stone. Great neighbors, knowing who they are, communication, how they can get ahold of you if something goes wrong, who your agent is. I didn't -- I usually ask this question like if the stuff hits the fan, who is it that I call and how fast are they going to get there. That's -- make sure all that -- we don't have to get into it, but I'm just telling you --

MS. SPENCE: Well, I mean, to ease your mind, we get there immediately, and I think that's why we have -- we have not really had any issues. And really, we go above and beyond, and our manager is really amazing and has been with us since the very beginning, and takes it all very personal, just like it's her house. And so if a phone call is made, really we all three are on it all hours of the night if need be.

MS. GEUEA JONES: Other -- Commissioner Walters?

MR. WALTERS: I think in fairness to -- to you, as Ms. Ladd owns two properties there nearby. She is the one who has complained and she's -- those two properties are -- have multi-year leases, apparently, so the chances that you might encounter her would be slim.

MS. SPENCE: Oh, okay. Thank you.

MS. GEUEA JONES: It sounds like maybe Connie Carpenter lives across the street. You don't

know her? I think she's a --

MS. SPENCE: I think -- yeah. We boosted their car off, I believe, the last time we were here.

MS. GEUEA JONES: So, yeah. She -- she also reached out and said that she did not want short-term rental across the street, which leads me to a question we often ask when we get neighborhood feedback like that. You've been using this as a short-term rental since 2003; is that right?

MS. SPENCE: Yes.

MS. GEUEA JONES: And honestly, if -- if the staff report is correct, which I have no reason to think it's not, a much heavier use than we've seen in any other application, 254 nights?

MS. SPENCE: I'm going to -- I'm going to say yes. We're -- it's pretty busy.

MS. GEUEA JONES: And that was just last year, maybe, in 2024; does that sound right?

MS. SPENCE: Yes.

MS. GEUEA JONES: Yeah. So it is -- it is comforting to me to hear that you know the name Connie, you've been -- helped her out -- been neighborly as -- as you say, and she doesn't seem to have any idea that -- what's happening right across the street, which means that you're not impacting her in a way that she has noticed because her -- her comments are she doesn't want to see it set up, and it -- it has been.

MS. SPENCE: Right.

MS. GEUEA JONES: It's already there. It's already been operating.

MS. SPENCE: So we try to -- what we've learned throughout the years, you know, how to screen -- or better screen to get the type of guests that, you know, is respectful of -- of our property, and of the neighborhood and -- and our neighbors.

MS. GEUEA JONES: Very good. Any other questions? Commissioner Ortiz?

MS. ORTIZ: I -- I kind of want to push back on Commissioner Stanton's recommendation to do two separate profiles because you've been operating for -- for a while. You're going through this process. You're doing an above-board, and you've put in a lot of effort on your Airbnb. You have a great rating. So me, personally, my comment would be I don't see a problem with it because you're doing it the right way, even if it is under Matthew, her husband, in my opinion.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: I counter, Ms. Ortiz, is that people that are opposed to this, people that are looking to see if everybody is playing the game, at first look at that, like, oh, they're not separate, they're -- they're just acting like they are, and he's renting hers and she's renting his. And make it clean and then there's no -- there's no debate, there's no discussion, there's no none of that. Yes, they've been doing it. The only, you know, they're great business people.

MS. SPENCE: And I guess my only question, and that's probably an Airbnb question, is that it would take away my super host status. And a question for you guys, would it be okay to do -- if you wanted me to do that immediately, we, of course, would comply. But if it were to be when everything is in effect June 1st, that we're completely separate.

MR. STANTON: I get -- well, excuse me.

MS. GEUEA JONES: Go ahead.

MR. STANTON: I kind of get where Ms. Ortiz -- what you're saying, you have a super host status for your property. Right? This property?

MS. SPENCE: For all of our properties, yes.

MR. STANTON: Okay.

MS. SPENCE: And if I were to separate, I would kind of just be -- thrown to the bottom.

MS. GEUEA JONES: Commissioner Loe, go ahead.

MS. LOE: Just a clarification. The host is not the owner.

MS. SPENCE: Right.

MS. LOE: Our requirement is for an owner have one, but we have no requirement that only one host.

MR. STANTON: But the host -- we've only got one for the host.

MS. LOE: And we have some managers that we're already aware of that are managing multiple STRs.

MR. STANTON: Multiple hosts. Okay.

MS. LOE: So we're going to have some managers on Airbnb that have multiple listings on them. So I noticed that Matthew was listed as the agent, and it was listed you as the owner, but that wasn't in conflict in my mind because he can -- Matthew can manage both of them, and our ordinance does not restrict that.

MS. SPENCE: Right. And our house manager is also listed on our account as an administrative -- so she can answer questions and, you know, we're all kind of backup.

MS. GEUEA JONES: I don't think it's that --

MR. STANTON: It's a perception. I know --

MS. SPENCE: I know. I mean, I completely understand, and I know you guys have -- have been through the wringer with all of this, and --

MS. GEUEA JONES: And, honestly, not even our perception. I think the concern is that it opens you up to be a target of complaints, especially if the other people in the neighborhood try to enforce the HOA or whatever. I mean, that's not our -- that's not our purview.

MS. SPENCE: And I do. We did check with the HOA.

MS. GEUEA JONES: So you're good?

MS. SPENCE: Yeah.

MS. GEUEA JONES: Okay. But I -- I think it's what Commissioner Stanton is trying to say is that it immediately jumps out, if you look at both properties, that they're both hosted by the same person, and I -- I agree, like, seven years hosting is a long track record to just throw out the window, but it may be something to consider if you start having issues with neighbors or something like that. But I don't -- I agree with Commissioner Loe. I don't think it's a legal requirement. I also agree with Commissioner

Stanton, it -- it has a certain perception. Weigh those two things and decide -- make a business decision, I guess, but that's not our -- our business. That's your business. Any other comments or questions for this speaker? No. Thank you very much.

MS. SPENCE: Thank you, guys.

MS. GEUEA JONES: This is what happens when we go late. We start pontificating. Any other members of the public to speak on this case? Seeing none. I will close public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment? Any Commissioner comments on this case?
Commissioner Stanton?

MR. STANTON: If there's no other questions, I'd like to entertain a motion, Madam Chair.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 105-2025, I move to approve the requested STR CUP subject to the following: No less than two parking spaces within the attached two-car garage be made available at all times if the dwelling is used for the STR purposes, 210 nights of rental, and a maximum of eight transient guests regardless of the allowance permitted by the IPMC.

MS. GEUEA JONES: Is there a second?

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Ms. Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Stanton, when you're ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Ms. Loe, Ms. Wilson, Mr. Walters. Motion carries 8-0.

MR. STANTON: We have eight yeses, Madam Chair.

MS. GEUEA JONES: Thank you. Recommendation for approval will be forwarded to City Council.