



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, September 18, 2025
7:00 PM

Regular Meeting

Columbia City Hall
Council Chambers
701 E Broadway

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

September 4, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. PUBLIC HEARING & SUBDIVISION

Case # 284-2025

A request by Crockett Engineering (agent), on behalf of Consolidated Public Water Supply District No. 1 (owner), for approval of a 1-lot Final Major Plat of IG (Industrial - General) zoned property, to be known as Consolidated Water, Plat No. 1 and an associated design adjustment from Sec 29-5.1(d), regarding required construction of sidewalks. The approximately 3.56-acre subject site is located northeast of Nebraska Avenue and Seventh Street, and includes the address 1500 Seventh Street.

Attachments: [Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Final Plat](#)

[Design Adjustment Worksheet](#)

VI. PUBLIC HEARINGS**Case # 288-2025**

A request by Engineering Surveys & Services (agent), on behalf of The Bank of Missouri (owner), seeking approval of a conditional use permit (CUP) to allow a drive-up facility at the southeast corner of Nifong Boulevard and Bethel Street, subject to the use-specific, and conditional use standards of Sec. 29-3.3(jj) and Sec. 29-6.4(m)(2) of the Unified Development Code, respectively. The 2.31-acre property is located at 310 Nifong Boulevard.

Attachments: [Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Preliminary Site Plan](#)

[Sec. 29-3.3\(jj\) - Use-specific Standards](#)

[Sec. 29-4.6\(c\) - Design Standards & Guidelines](#)

Case # 290-2025

A request by Ken Germond (agent), on behalf of Germond-Eggner Family Trust (owners), to allow 1506 Windsor Street to be used as a short-term rental for a maximum of 4 transient guests and up to 210-nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The 2-bedroom, 1-bath home will have to install a driveway accessing Windsor Street to accommodate the required 2 UDC-compliant on-site/off-street parking spaces if this request is approved. The 0.17-acre subject site is located approximately 125-feet east of the intersection of Ripley Street and Windsor Street.

Attachments: [Staff Report to Planning and Zoning Commission](#)

[Locator maps](#)

[STR Application](#)

[Supplemental Conditional Accessory-Conditional Use Questions](#)

VII. PUBLIC COMMENTS**VIII. STAFF COMMENTS****IX. COMMISSIONER COMMENTS**

X. NEXT MEETING DATE - October 9, 2025 @ 7 pm (tentative)**XI. ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573.874.CITY (2489) or email CITY@CoMo.gov. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.

USB DRIVES PROHIBITED: A speaker who desires to display a presentation must upload the presentation, in advance, to the city network using an upload portal. To upload your files and learn more, visit CoMo.gov/upload.