



City of Columbia, Missouri

Meeting Minutes

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

MS. GEUEA JONES: Good evening. I will now call to order the September 18th, 2025 Planning and Zoning Commission meeting.

II. INTRODUCTIONS

MS. GEUEA JONES: Please, may we have a roll call, Commissioner Brodsky?

MR. BRODSKY: We may. Commissioner Darr?

MR. DARR: Here.

MR. BRODSKY: Commissioner Geuea Jones?

MS. GEUEA JONES: Here.

MR. BRODSKY: Commissioner Gray?

DR. GRAY: Here.

MR. BRODSKY: Commissioner Ortiz is absent. Commissioner Stanton?

MR. STANTON: Here.

MR. BRODSKY: Commissioner Stockton?

MS. STOCKTON: Here.

MR. BRODSKY: Commissioner Walters and Commissioner Wilson are absent, and I am present. We have a quorum of six.

MS. GEUEA JONES: Thank you.

Present: 6 - Anthony Stanton, Sharon Geuea Jones, David Brodsky, Les Gray, Kate Stockton and Cody Darr

Excused: 3 - Shannon Wilson, Robert Walters and McKenzie Ortiz

III. APPROVAL OF AGENDA

MS. GEUEA JONES: Are there any changes or adjustments to our agenda this evening, Mr. Zenner?

MR. ZENNER: Yes, there are. The first item on the agenda, Case Number 284-2025, has been requested to be tabled. We have slides prepared for that.

MS. GEUEA JONES: Very good. With that adjustment, is there a motion to approve the agenda?

MR. STANTON: I move to approve the agenda.

DR. GRAY: Second.

MS. GEUEA JONES: Approve -- or motion made by Commissioner Stanton;
seconded by Commissioner Gray. Thumbs up approval on the agenda.

(Unanimous vote for approval)

MS. GEUEA JONES: Unanimous. Thank you.

Move to approve the agenda.

IV. APPROVAL OF MINUTES

September 4, 2025 Regular Meeting

MS. GEUEA JONES: We all received a copy of the September 4th, 2025, regular meeting minutes. Are there any changes or adjustments to the minutes? Is there a motion to approve?

MR. STANTON: I move to approve the minutes.

DR. GRAY: Second.

MS. GEUEA JONES: A motion made by Commissioner Stanton; seconded by Commissioner Gray. Thumbs up approval of the minutes?

(Five votes for approval; one abstention.)

MS. GEUEA JONES: Unanimous with Commissioner Brodsky abstaining. Very good.

Move to approve

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.

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

MR. ZENNER: Yes. As indicated, the applicant has requested that this item be tabled until the October 23rd meeting. That is to allow the staff and the applicant to coordinate and review options for the elimination of a private electric easement that traverses this particular project site that was identified after the packet's production that is going to be in the future dedicated right-of-way that was shown for the northern portions

of North Seventh Street after the final plat is approved. So we need to resolve that matter. It could result in an additional design adjustment needing to be advertised for, and then the staff report being revised, or it may have several other potential outcomes, and the delay will allow us to be able to determine which of the approaches is most appropriate and most expedient. So with that, we are supportive of the October 23rd date certain tabling request and believe that this project can then be brought forward and discussed at that point.

MS. GEUEA JONES: Very good, are there any questions for staff about the tabling motion? Seeing none. We will go to public comment. This is just about the tabling motion.

PUBLIC HEARING OPENED

If there's any public comment on the tabling motion, please come forward. Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: And go to Commissioner comment. Is there any Commissioner comment? Commissioner Stanton?

MR. STANTON: Madam Chair, if my colleagues have no further comments, I would like to entertain a motion.

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 284-2025, 1500 North Seventh Street, design adjustment and final plat, I move to table the case till October 23rd.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton; seconded by Commissioner Gray. Very good. Is there any discussion on the motion? Seeing none. May we please have a roll call, Commissioner Brodsky?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Geuea Jones, Dr. Gray, Mr. Stanton, Ms. Stockton, Mr. Brodsky. The motion carries 6-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That case will be tabled to October 23rd, 2025.

Move to table the case till October 23rd.

Yes: 6 - Stanton, Geuea Jones, Brodsky, Gray, Stockton and Darr

Excused: 3 - Wilson, Walters and Ortiz

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.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested conditional use permit for the proposed banking center drive-thru facility.

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

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the general public would like to speak, please come forward. State your name and address for the record. We allow six minutes for the applicant and groups and three minutes for individuals. Start when you're ready.

MR. KRIETE: Thank you. My name is Matthew Kriete; I'm with Engineering Surveys and Services, offices at 1113 Fay Street, again, a civil engineer on the project. There it goes. Okay. So again as we mentioned, we're looking at a conditional use permit for the drive-through on the bank. So I want to address the requirements and conditions of approval here. So first off, again, we have adequate infrastructure around the site. I've highlighted there in green the sewer, blue the water, red electric, so you can see we've got utilities around there, as well, sitting at the corner of Nifong and Bethel with our access off of an existing private road. Initially, kind of looking at the site, laid on -- on the -- our property laid on this site, you can see the drive-through positioned away from the street frontage from Bethel and Nifong and away from the residential areas, and I've highlighted then that private drive we're referring to, as well. And again from point of access, we've got signals at both Bethel and Nifong and another way on Nifong, as well. We also, from an access standpoint, just a little more specifics about it. We've mentioned the right-in/right-out. You now see also the island and median that prevents

any left turns in and out of that driveway, as well as the full access onto Bethel. And currently under construction is a connection that will connect that private drive across all the way to the roundabout, so there will be access all the way out to the other signal, so great access into this property. In terms of circulation, again, as mentioned, the drive-through does have its own separate lane, does have adequate site -- a stacking distance. The parking itself has two points of access, so, you know, anything ever were to back up, there's another point in and out. But I've drawn arrows just showing how the circulation works. You can see the right-in/right-out from Nifong with a little access come in from Bethel. And again, the circulation pattern that will allow them to go out east all the way to the roundabout, and then to Nova Way and over to Shakespeare's if they wanted to from there without getting back on Nifong. Oh, I went the wrong way. Okay. There we go. So also in terms of circulation, this also well accommodates pedestrians and bicycles, so I've highlighted in gray. There's the existing pedway and sidewalks on Bethel and Nifong. There will be a sidewalk also added to the private drive, so you've got circulation in, kind of a -- the entry -- main entry points is going to be on the south side of the building, but you've got access from that sidewalk into -- into the building. And we also have some sidewalk connection from Nifong directly into the building, as well, and this will allow, you know, good circulations from, you know, all -- you know, all modes of transportation. Again, this was -- there was a traffic study done on this. As of right now, with this bank, you know, we're talking about peak hour generation, about 270 vehicles. The whole traffic study had anticipated nearly 1,200 vehicles, so we're well under the anticipated. I did want to highlight, you know, in that study, there was a pharmacy assumed at this corner. This bank replaces that, pretty similar traffic generation, maybe a tad bit more overall. Again, this -- the drive-through is well positioned, so it's, you know, directing any speakers away from the residential. That -- you know, lighting will comply. We'll comply to all the other UDC standards, you know, as mentioned in the discussion. In terms of the surrounding conditions, this is nothing unusual for the area. I've highlighted here all of the different businesses that have drive-throughs along this corridor. And you can see Central Bank all the way to the left side of the picture, Walgreen's Pharmacy, Hawthorn Bank, you know, coming all the way across to the other banks, Seven Brew, Scooter's, you know, there's multiple drive-throughs along the area, pretty consistent to that character of it, and, you know, being an arterial corridor. And even for the Comprehensive Plan, we're conforming with that. Ultimately, this is an infill site, you know. We're not going and reaching outside and sprawling. We've got -- we've got all the existing infrastructure needed to develop this site. You don't need new services for that. It's -- you know, there's no environmental concerns, there's no trees,

sensitive areas we need to be concerned about. It's a walkable area, it's bikeable. Again, we've got this frontage on a pedway, and we're going to have the street trees, as well, again to help them encourage the pedestrian use along the area. You know, again, in summary, it's kind of hitting the same -- same items that the City had, you know. We've got the adequate infrastructure, good circulation, safe access. The drive-through is separated from the rest of the parking, and we positioned the drive-through such that it's, you know, not going to be an adverse impact to the neighbors. Not impacting the residential, R-1, R-2 districts, you know, and, you know, conforming the character of the area, and really no negative impacts to the circulation of the traffic on Nifong, Bethel, and, you know, all the stacking is going to be off the main streets here, so with that, I would be happy to answer any questions you may have.

MS. GEUEA JONES: Thank you. Are there any questions of this speaker? Seeing none. Thank you very much for being here.

MR. KRIETE: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward. Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

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

MR. STANTON: If my colleagues have no further questions or comments, I would entertain a motion, Madam Chair.

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 288-2025, 310 West Nifong Boulevard, conditional use permit, I move to approve the requested CUP for a banking center drive-through facility in the M-N zoning district.

DR. GRAY: Second.

MS. GEUEA JONES: Thank you. Motion made by Commissioner Stanton, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call?

MR. BRODSKY: Yes, you may.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Geuea Jones, Dr. Gray, Mr. Stanton, Ms. Stockton, Mr. Brodsky. The motion carries 6-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Our next case for the evening:

Move to approve the requested CUP for a banking center drive-through facility in the M-N zoning district.

Yes: 6 - Stanton, Geuea Jones, Brodsky, Gray, Stockton and Darr

Excused: 3 - Wilson, Walters and Ortiz

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.

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 conditional use permit to allow the dwelling at 1506 Windsor Street to be operated as a STR subject to:

1. The maximum occupancy of four transient guests;
2. A maximum of 210 nights of annual rental usage;
3. The construction of a driveway/parking pad on-site accommodating two parking spaces prior to the issuance of a STR Certificate of Compliance or Business License.

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 the public hearing, please disclose so now. Seeing none. Are there any questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any member of the public would like to speak on this case, please come forward. Seeing none. Is the applicant here? Yeah. Let me just see if we have -- if you don't mind.

MR. GERMOND: Yeah. I'm Ken Germond -- (Inaudible) -- and I live at --

MS. GEUEA JONES: Can you say it into the mic? I apologize.

MR. GERMOND: Yeah. I'm Ken Germond, 1504 Windsor. I'm the applicant. I live next door to the 1506 property.

MS. GEUEA JONES: Thank you. I just wanted to give the Commissioners a chance to ask you any questions if anyone had any. Commissioner Stanton?

MR. STANTON: It's detrimental [sic] that you showed your face. That's why we're -- I'm glad you came up.

MR. GERMOND: Thank you.

MR. STANTON: That tips the scale quite often. Okay.

MR. GERMOND: Thanks.

MS. GEUEA JONES: Thank you for being here tonight. Any other questions for Mr. Germond? No. Thank you very much. Oh, sorry. Did you --

MR. BRODSKY: It's -- since you're here, I'm just curious where you're going to put the parking?

MR. GERMOND: Well, it's an open question. The -- in the picture there -- so the property line is not clear. Like, I've seen a plat several years ago that kind of showed the property line between the two tracts of James Davis' driveway there. But even the County doesn't have the plats. I don't know where exactly I saw that, but -- and then I have another data point where a survey was done a year or so ago, I think. And they said that in the back of the property, the property line is consistent with the fence. So I don't know that I have access to that shared driveway. And it was kind of the initial hope was they could share that driveway and have a pad just to the -- what would be the east of the house where that kind of -- where the bush is would be Option 1, kind of what I was hoping, or we would have to put it basically in the front yard on the left-hand side of the pathway there. The water meter is in that stone structure there on the left.

MR. BRODSKY: Thank you. It doesn't really affect anything. Just curious.

MR. GERMOND: Okay. Good. Thanks.

MS. GEUEA JONES: Thank you very much for being here tonight. All right. Any other members of the public to speak? Seeing none. We will close public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: We will close public comment, and go to Commissioner comment. Any Commissioner comments on this case? Seeing none. Oh, Commissioner Stanton?

MR. STANTON: Well, Madam Chair, if my colleagues have no further comment relating to this case, I would like to entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 290-2025, I move to approve the requested STR CUP subject to the following: Maximum occupancy of four transient guests; maximum of 210 nights annual rental usage; and the construction of a driveway parking pad on site accommodating two parking spaces prior to issuance of an STR Certificate of Compliance or Business License.

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton; seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call?

Roll Call Vote (Voting "yes": is to recommend approval.) Voting Yes: Mr. Darr, Ms. Geuea Jones, Dr. Gray, Mr. Stanton, Ms. Stockton, Mr. Brodsky. The motion carries 6-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. That concludes our business for the evening.

Move to approve the requested STR CUP subject to the following: Maximum occupancy of four transient guests; maximum of 210 nights annual rental usage; and the construction of a driveway parking pad on site accommodating two parking spaces prior to issuance of an STR Certificate of Compliance or Business License.

Yes: 6 - Stanton, Geuea Jones, Brodsky, Gray, Stockton and Darr

Excused: 3 - Wilson, Walters and Ortiz

VII. PUBLIC COMMENTS

MS. GEUEA JONES: If there are any comments from the public of a general nature, please come forward. Mr. Gebhardt, you know the drill.

MR. GEBHARDT: Good evening. My name is Jay Gebhardt, civil engineer with A Civil Group. But I'm actually just here for myself tonight. And I apologize, you've got an early night and I'm keeping, you, so I'll -- but I've got three things that I'd like to discuss briefly. The first being -- and I haven't talk to Pat about any of this, so -- but I do want to talk about Pat in that he is one of the hardest working City employees there are, and I -- I can't tell you how much I appreciate all that he does. And I, by no means, want you to take what I'm saying as a criticism of Pat in that, because he works very, very hard at his job, and I appreciate everything he does. He helps me a lot. The first thing is this small lot integration into the R-1 zoning. I know in just coming to the work sessions, I've listened and I've heard the process, but -- and I understand the reasoning for why it's being done the way it is. But from a guy looking from the outside in, who stares at the Code every day, and tries to apply it and explain it to clients and things, it would be helpful, I think, not to get this at the end. And then you guys are already vested in your -- your decisions at that point kind of because you've been working on this for 18 months and you've been thinking about things, and for us to come in and, you know, I don't know how long we will have to make comments, but most of us are pretty busy, you know,

working 60, 70 hour weeks, and it's just hard to -- you know, I've made this a -- kind of a purpose of mine to try to help. So -- and I don't have a solution. And it's -- you guys are way into this, and I'm not trying to just upset the apple cart in any way on that. It's just there's a lot of things here, and Pat is really good, and he's actually really good at seeing the perspective of a developer, but he just doesn't do what I do. And so there's -- I think there's things that I could help with, and I don't know if you guys do this -- something like this again that you bring in a consultant to sit through your work sessions and be there to answer questions, or offer opinions, not -- not necessarily to -- I mean, we're not appointed by the -- wouldn't be appointed by the Council necessarily, or anything like that. It would be just there is more of a consulting role just to provide perspective to what you're talking about, because the work sessions, the way that they're structured, and even though I come and I listen, I can't say anything. And it's -- and then by tomorrow, I'll have forgotten everything. And then the third thing is, in general, the -- the UDC in general. It's a -- almost -- we're going on nine years; right, Pat? It will be nine years in March. And, you know, the planning staff is very short staffed in far as I'm concerned and being able to address changes. And I think there's a lot of things that even the City staff has that they would like to see changed, and there's just no time for them to put that together. And don't know what the solution to that is, but I really do think after eight, nine years, it's time to revisit that document. There's some really good things about it. There's some things that could be better. And -- you know, and I have a vested interest in this and, you know, like I say, I use it every day, but it's something that I wanted to bring to your attention and because it was a short meeting tonight, I thought, well, this is a good time to do that. And, again, I just -- I don't want anyone to think that I'm criticizing the -- what's going on, it's just I want to try to be helpful and try to provide information, if I can, in any way that you guys see fit and think is appropriate. So that's really all I had.

MS. GEUEA JONES: If I may, I will say that at least for the short term -- or not short term -- for the small lots, we are viewing this, at least in my mind, and I think in staff's mind, this is the halfway point when we give it to City staff and to the larger community, expecting the developers to get it, break it, and then give it back to us --

MR. GEBHARDT: Okay.

MS. GEUEA JONES: -- before we get to a final version, because we want to see, among other things, visualizations of what would you do if you had this. So we get an idea of what it looks like. So I think we're at the halfway point, not the end.

MR. GEBHARDT: So we'll get 18 months?

MS. GEUEA JONES: A couple of months.

MR. GEBHARDT: All right. I'm --

MS. GEUEA JONES: But I -- I don't think that you're going to be handed a final product so much as a first draft is what I'm saying.

MR. GEBHARDT: I get that. It's just like even tonight when you guys were talking about streets, I mean, the guys that sit there and design streets all day long, they have a lot of ideas of things, but they're boxed by the Code. And, you know, being able to get them involved in having the ability to have unique designs for unique situations that fit, you know, instead of the standard 28-foot street and a 50-foot right-of-way type of thing.

MS. GEUEA JONES: Yeah.

MR. GEBHARDT: And it's interesting I was -- it was -- I learned something tonight. I was telling David when he was talking to me, it's the -- the Code in the appendix A, Pat. I think it's paragraph six, it talks about this being for predominantly new development and doesn't apply basically to -- do you know what I'm talking about? Okay. And that -- that's just something I never really even seen and really thought about before until tonight, and it just happened to be up on the screen. But if that was actually applied where you don't have to come in and get a design adjustment, like I was talking a few weeks ago, I had a project, it was a little survey on Meadow Lane, and we were asking for design adjustments. We had an existing street that was 16 feet wide, and a 20-foot right-of-way, and we were being asked to dedicate right-of-way, and maybe I didn't need to do that because it's already in the appendix. It just says that I don't have to do that if - - because I'm not doing new development, and it's just moving a line on a plat and creating two legal lots. So, anyway, I just bring that up --

MS. GEUEA JONES: Yeah.

MR. GEBHARDT: -- that these things, as you know, if you use the Code very much, you realize you fix one thing and then you realize you've got about two other things that happened unintentionally and -- and it's just -- it gets really complicated pretty quick. And so to have a couple of months to review that really is just kind of the beginning of a discussion because there's so many things that it affects. It touches -- it's a spider-web type thing. It just touches so many things when you go and change one thing. So --

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: How are you doing, sir?

MR. GEBHARDT: Yeah.

MR. STANTON: So I'm -- I'm glad you came up and you discussed this. So I want you to put Pat's hat on, and he's going to give the development community this. You just brought up a good point about kind of taking the gloves off of the development community and letting them be innovative and thinking out of the box relating to that. How would you

do that? How would you get into -- you're Pat. How do we go to the next phase, to the community -- to the development community?

MR. GEBHARDT: Well, one thing, I'm glad I don't have Pat's job, so -- but tell me or answering, I just don't have a good a good answer for you. I wish I did. You know, I -- I spend a lot of time doing layouts and thinking about development and how things should work together, and I find myself bound by the Code many times. And, you know, we've got away from the planned districts, but in the planned districts, I was free to -- to suggest things and do things differently. And now there's a process and I've got to get a design adjustment and -- and sometimes, you know, clients just don't want to do a design adjustment even though they like the idea, just because it introduces the uncertainty of getting what they're asking for approved. So there's -- there's a lot of things like that involved in it. So -- but, you know, talking about utility easements tonight, and Pat had the idea of running it on the property line, well, the utility company is probably not going to like that because, you know, like, electric utility says they have to have everything within 15 feet of pavement or they -- you know, they won't approve it. So, you know, they've got to be able to work off pavement, so they would much rather tear up concrete than tear up someone's yard, and they get their vehicles stuck and things like that trying to fix something in a rainstorm, you know, in the middle of the night, so -- but that's just example after example after example of things that can affect us. And to -- you know, how do you involve us? Maybe, you know, I was -- I came tonight and I kind of changed what I was going to say just because I was listening to Pat, and he's saying, you know, we're going to give it to them to see if they can -- you know, what doesn't work and make suggestions, and I think that's good. But there has to be more back and forth than that, and then it's not just a -- like here, Jay, write up your comments and we'll take them into consideration type thing because it's almost a discussion rather than a -- you know, just here -- here's my comments. And one of them, you know, it's -- the guys that I know that do this are all super busy. And so to carve out time to do this is a big commitment to do, so, you know, whether you're talking about Tim Crockett or myself, I'm sure Tim would agree with me, it's just -- it's important enough that we're willing to do it, but we've got to be able to feel like we're -- what we've got, you know, our comments and stuff are being incorporated into it. And right now, it just feels -- you know, the way the work sessions are set up, it just feels like, you know, even if you participate, you're not -- can't participate, and so that's -- that's just how I feel. So let you get home. That's --

MS. GEUEA JONES: We appreciate that. Sorry. Cody has something for you. Commissioner Darr?

MR. DARR: It's a little tricky, I think, because you're wanting to -- and I think it all comes down to the amount of staff and time and resources we have, which is not very much, is you want input -- we want more input from the development community in some ways, and, you know, 18 months is what we get and you want 18 months. And now we've got -- lengthened the process a whole long time, but we're also wanting to -- and Pat has mentioned this many times, you know. He's got a list of things in the UDC he wants to address. You know, we're taking it step by step. Right now, it's the small lots, and he's got a list of things that he will be addressing. So if we lengthen this small lot process, well, it's even longer before we get to the next thing that we need to change, so we almost need to compress it to get to more things as opposed to lengthening the process.

MR. GEBHARDT: And I agree, Cody, 100 percent, and it's just -- it's just the way it's being done, you know. We're going to come in and throw darts at the end at this instead of being able -- being part of it from the beginning. And if we were part of it from the beginning, then maybe it wouldn't take so long to do. We wouldn't end up with so much back and forth.

MS. GEUEA JONES: And just --

MR. GEBHARDT: But -- but it is very much constrained but -- this man's staff and what they can actually, you know, accomplish. And so --

MS. GEUEA JONES: One last thing that I will say is 18 months, it's not like we were spending 18 months every two weeks. I mean -- and I get it. I just -- since we're being transcribed, I just want to point out for those who haven't been watching the process as closely, this hasn't been the only thing we've been doing for 18 months.

MR. GEBHARDT; I get it. Yeah.

MS. GEUEA JONES: Yeah.

MR. GEBHARDT: But, no. It does -- we do need to go faster, a 100 percent.

MS. GEUEA JONES: Yeah.

MR. GEBHARDT: And I -- I'm -- I guess what I'm saying tonight is, is I'm willing to help if I can help, and I'm not here to criticize or put down what's being done. It's -- I'm just trying to make it better if I can, so -

MS. GEUEA JONES: We appreciate the offer. Any final questions?

MR. GEBHARDT: All right. Thank you.

MS. GEUEA JONES: Thank you. Any other members of the public to speak tonight? Seeing none.

VIII. STAFF COMMENTS

MS. GEUEA JONES: Staff comments, Mr. Zenner.

MR. ZENNER: Thank you very much for the comments, Mr. Gebhardt. We'll talk and see what we can do to incorporate those that need to participate in this process. That is our intent. And the intent is to have dialogue, it's not to just accept comments and then, basically, thank them and then don't do anything with them. This process requires the ability for those that are actually interacting on the day-to-day side to be able to find use out of what we've spent our time discussing. The last thing I want to see happen is is a set of regulations adopted that sit and don't get used. So we -- we will have to cross that bridge, and it'll be a task that we will have to figure out how do we -- how do we make progress. So your next meeting is October 9th, and we have a number of items on the agenda. And unfortunately, what occupies a lot of our time is what will occupy a lot of this agenda space on the 9th. You'll notice that there is only one item out of this entire agenda of nine items, there's actually a rezoning request. These are all short-term rental applications that aren't within 300 feet of another short-term rental, however, they are not owner-occupied dwelling units, and if they are owner-occupied dwelling units, they are seeking more than 210 nights -- or more than 120 nights of rental. So these are all of the short-term rental applications. There are eight short-term rental applications, and then there are -- there is one rezoning application from Ag to IG. That is a parcel that is adjoining and just to the northeast of what was at the corner or is at the corner of U.S. Highway 63 and Paris Road that was rezoned for the purposes of an RV park, a commercial zoning designation. This is the property that is to the northeast of that. So we'll unpack that request of why we need IG in this particular location. It does have frontage along the Paris Road corridor, so that may be a little bit of the explanation for the IG designation. And the rest of this is pretty standard fare for what we are spending a tremendous amount of our time on as a staff. So you have familiarity with the parcels we're talking about, the first two slides on the left of this graphic are short-term rentals, one on Southwest Boulevard, one on St. Michael Street. The A to IG parcel there that is just off the interchange of U.S. 63 and Paris Road, east Ash Street, and North Ninth, and then South Old Highway 63 in an apartment complex, and then our final short-term rental request off of 4216 Forum Boulevard down on the south end of town, just south of Nifong Boulevard. Those are your nine items for the October 9th agenda. The October 20th [sic] agenda at this point has not nearly that many items on it, but if I'm not incorrect, they are -- we will have the October 23rd agenda will have our tabled item for a final plat, and that design adjustment, and then I believe the remaining items on that agenda, which are two or three, are short-term rental requests, as well. Volume on

concept reviews for actual development, I can tell you that that volume is still robust. We are still conducting concept reviews on things that aren't short-term rentals, so we will hopefully over our winter months be able to see some things that are coming in. We are also, of course, exploring areas of where we are looking at planned zoning districts that are seeking to be moved out of planned zone. So we are continuing to -- continue to see requests for that type of activity, as well. As many of you may not be aware, my senior planner, Mariam, has -- she resigned her position in mid-August, so we will -- we are down a senior planner at this point. Mr. Smith will begin his tenure with the City of Columbia for the second tour at the end of this month as our new director. So at this juncture right now, we are in a -- in a moment of transition. Now that moment of transition is having an impact as it relates to moving on to our next major initiative, which is the City's Comprehensive Plan. I would also like to inform you that the short-term rental regulation amendment, which I did indicate was intended to go forward on the October 6th agenda with the City Council first reading, is not being introduced. It will be being held until such time as we are able to have a work session with the City Council to describe the purposes and the intent of that regulatory amendment. We appreciate the correspondence that the Commission has produced that has been provided, however, it was a management decision to hold that off. So we will continue to be processing short-term rental requests as we have them through the Commission until such time as there is some resolution to that amendment. The short-term rental contract for our vendor services, however, will likely be being introduced at the second meeting in October for Council such that we can hopefully secure those services before the end of this calendar year to assist. And so the public understands that may be interested or follows us on television, compliance with the short-term rental regulations began June 1 of this year -- full compliance. We have sent two rounds of notices out to all -- to generally a list of about 293 operators that we are aware of that are operating short-term rentals within the City of Columbia, or have previously had them posted on a listing platform. We are beginning the process of prosecution at this point. So we strongly encourage those that are still not licensed to please avail yourself of this process to avoid the process of having to go through and being cited and being prosecuted with the municipal court. While our staff will work with you to ensure that we can get you through the regulatory process is easily as possible, but we are beginning the process now of enforcing after two notices being sent. And if you have not responded after receiving those notices, you are most likely going to receive a -- a notice of a court hearing date in the near future. With that, I appreciate your attention this evening. As I indicated during work session, we will hold our annual elections for Planning and Zoning Commission officers at our first meeting in

October, and we will be looking at, hopefully, wrapping up the technical component of our evaluation of the UDC at this point, so I could start to bring you back the text changes that are specific to Article 5, and Appendix A. With that, that is all we have to offer.

Thank you very much.

MS. GEUEA JONES: Thank you.

IX. COMMISSIONER COMMENTS

MS. GEUEA JONES: Are there any Commissioner comments this evening? Seeing none. Commissioner Stanton, did you want to say something.

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

XI. ADJOURNMENT

MR. STANTON: Madam Chair, thank you.

MS. GEUEA JONES: Yes.

MR. STANTON: I move to adjourn.

DR. GRAY: Second.

MS. GEUEA JONES: Made by Commissioner Stanton; seconded by Commissioner Gray. Without objection, we stand adjourned.

(Off the record.)

(The meeting adjourned at 7:53 p.m.)

Move to adjourn