

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
September 4, 2025

Case Number 274-2025

A request by Amber and Mark Weigel (owners) to allow 11 S. Heather Lane 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 Section 29-6.4(m)(2) of the Unified Development Code. The three-bedroom, two-bath home has an attached two-car garage and sufficient driveway capacity to support two UDC-compliant parking spaces. The driveway and garage spaces are to be used when the dwelling is in use as an STR. The 0.21-acre subject site is located on the west side of S. Heather Lane, approximately 300 feet south of the intersection of W. Broadway and S. Heather Lane.

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

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the Conditional Use Permit to allow 11 South Heather Lane to be operated as an STR subject to:

1. The maximum occupancy shall not exceed eight transient guests regardless of occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IPME);
2. A maximum of 210 nights of annual usage;
3. The two garage spaces shall be made available while the dwelling is in STR use.

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

MS. ORTIZ: So someone reported this as illegal?

MR. HALLIGAN: The way that it works is the Housing Neighborhood Services identified -- was sent just a list of all the potential short-term rental properties, and if they're identified as being one. If they were non-compliant, they're just kind of marked by our Housing Neighborhood Services as operating as a short -- illegal short-term rental until they gain compliance.

MR. ZENNER: They were also provided that all of our operators that are not registered short-term rentals have been provided two notices at this point of violation. The first notice was sent June 5th, the second notice was sent at the beginning of August. And so we are now preparing for the next phase of enforcement, and that will be to start to collect case information in order to have legal action pursued with the municipal judge. They took two stages. One was all of the short-term rentals that were not already a long-term rental -- registered long-term rental. They broke it into two, so they focused on those

that were not long-term rentals, and those were obviously operating illegally. Long-term rentals, on the other hand, required a little bit more delicate action because they may have been operating as a greater than 30 day long-term situation. So that is how the -- that is how our Neighborhood Services staff is triaged. All of our identified short-term rentals that we have provided them, and then when our vendor is finally acquired, a monitoring of our short-term rental pool within the City of Columbia will be done through that vendor contract, and that will be done on a monthly basis by sweeping roughly 100 to 110 different sites.

MS. ORTIZ: Thank you.

MS. GEUEA JONES: So no one called and complained. This was just found in a sweep?

MR. ZENNER: That is correct.

MS. GEUEA JONES: Okay. Important distinction there in my mind. Commissioner Wilson?

MS. WILSON: But there was a call to ask how violations could be reported?

MR. HALLIGAN: Yes. That is correct.

MS. WILSON: Which is good because that means the system is working. Okay. Excellent.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public who wish to speak on this case, please come forward.

MS. WEIGEL: Hello. I am Amber Weigel, and this is my -- we own this home, my husband and I. Our son went to Mizzou in 2022. We live in San Diego. I came out for I think it was like a summer orientation weekend. I stayed in a hotel and realized there wasn't a lot of options for parents coming from distance with their college kids. We were referred to a local realtor. We purchased this home as a place to come visit with our son, have a place where he could come. We could cook with him. He could stay with us -- better than a hotel room. We called the City at that time. We asked if there was anything required. We were told, no, absolutely not. The only thing that was required at that time was if we were going to do a long-term lease, like a 12-month lease, there was, I believe, a certificate of occupancy was required, and they assured us over and over that for what we were doing, there was no regulations in place. We would have certainly complied with those. We were not aware that anything was going to be put in place until we received the letter in June that said we were out of compliance, and we were surprised by it. We called, we -- my husband called, spoke with Patrick, and we've been going through the process since and we've provided everything that's been requested. I manage the home personally. I take a ton of pride in it. I stay in it myself a few times a year. We have, as mentioned, our neighbors across the street who help me with any random odds and ends. Smart Lock doesn't work, someone is having an issue, he runs over. The neighbors have been very in favor of it. We had one issue when we listed on Vrbo, and we immediately pulled it after that issue. We had some kids throw a party, which, obviously, is against the house rules, but Vrbo doesn't allow as many -- it doesn't allow you to put as

many screening checkmarks in place as Airbnb does with regards to must verify identity, you must be of a certain age, et cetera. So we pulled it from there. We've been with only Airbnb ever since. I will say it's rented every football weekend, many weekends from April through the end of the year, and then the first three months are kind of busy. It's not really booked in the first quarter of the year. But we've really had no issues. We've improved the house. We've improved, I think, the neighborhood. We've probably invested \$25,000 into improving, like I said -- we put in a fence, we've painted, we've done flooring, and we've got nothing but positive remarks on Airbnb. We're a super host on there. When you search Como rentals, we're the first one that comes up as guest favorite. So, yeah. We're happy to comply with whatever the fees or rules are, and -- but we just weren't aware, obviously.

MS. GEUEA JONES: Thank you. Any questions? Commissioner Stanton?

MR. STANTON: Did I see that the person, the contact person lives across the street?

MS. WEIGEL: Yes.

MR. STANTON: And you have been operating this since '22?

MS. WEIGEL: Correct.

MR. STANTON: This has been the hottest topic in Columbia, Missouri for four years.

MS. WEIGEL: It's news to --

MR. STANTON: Like the hottest -- hottest thing. Like, we have been battling short-term rentals for, like, four years. So to hear like you didn't know anything about it, it's kind of like --

MS. WEIGEL: So we're from California.

MR. STANTON: Do you live in California or something?

MS. WEIGEL: Yes.

MR. STANTON: What I'm saying -- what --so -- so I say that to say this. I need to know that the person is watching your property is in the know, like, because for that person not to know that this is the hot -- like, this is on the news, like, every week, like, for four years.

MS. WEIBEL: Yeah. I mean, certainly --

MR. STANTON: So, you know, like, you know listen -- is that person really going to be on top of things and, like, for them not to tell you that this had been the hottest topic --

MS. WEIBEL: I understand. So, I don't -- maybe there's other short-term rentals that have issues or parties or cause disturbances in the neighborhood, but, I mean, I was asked for letters of recommendation from our neighbors. They were all, like, sure, we'll be happy to write you a letter of recommendation. I've had no issues, except for that one which I mentioned, which was, I think, two years ago now.

MR. STANTON: No. I'm talking about the regulations thing.

MS. WEIGEL: No, I understand. And we're -- we live in San Diego. We don't live here. In California, they're much more stringent restrictions for short-term rentals. So when we were in escrow, that's why I called the City, because I -- my realtor said there is no -- there is nothing you need to do, and I was shocked. And so I said I want to call in here for myself, if that's the case. So, obviously, I don't

watch the Columbia news, but as soon as received something from the City, we responded to it. I mean, that's the best that I can do. My understanding in terms of an agent in place, or, I think, the registered agent. I don't know what the term it is for our person across the street. But my understanding of his responsibility to me when he's agreeing to be that person is that he's within the county, which, obviously, he's one minute away. That he's within the county, that he's available 24/7, that it provides some protection for either neighbors or guests if something were to go awry. I don't think that I have an ability, obviously, to make him pay attention to the City Council meetings or otherwise. I don't know. The only way that I knew about this, again, was, like, the letter, which I responded to. I did the best that I could in terms of the information that I had when we purchased, you know. And if I receive anything in future years that something changes, we'll certainly comply with that, as well. Yeah. I don't know how -- what further I can do.

MR. STANTON: No. I'm just -- this is just crazy to hear that.

MS. WEIGEL: Yeah. I do have a 21-year-old who lives here, and I'm sure that he's not aware of it, either. And it'll be that there's been an ability for me to maybe get that kind of news without being informed.

MR. STANTON: Thank you.

MS. GEUEA JONES: Any other questions for this -- Commissioner Ortiz?

MS. ORTIZ: Well, I just -- maybe it's more of a comment, but you have an investment in our community.

MS. WEIGEL: Yes.

MS. ORTIZ: You have this home.

MS. WEIGEL: Yes.

MS. ORTIZ: So I think that having that investment, you should be invested in what's happening in our community, too. So I know that you're doing the right thing; you're here right now.

MS. WEIGEL: Oh, of course.

MS. ORTIZ: And -- yeah. No. And it's great. And, you know, not everyone is doing that, so I commend you for that. But you are, whether or not you live here, you have an investment here, and I would just recommend you pay a little attention outside of the mail with peace and love to you.

MS. WEIGEL: Thank you so much.

MS. GEUEA JONES: Any other questions for this speaker? You sure picked a night to show up, all the way from San Diego.

MS. WEIGEL: I was thinking that all of you would be like pretty tired after that at this late hour. So maybe it was a good thing. I don't know.

MS. GEUEA JONES: I appreciate you traveling to be here. It is very important to us that the owners show up. And thank you very much. Any other final questions? Thank you very much.

MS. WEIGEL: Thank you.

MS. GEUEA JONES: Any other member of the public to speak on this case? Seeing none. We

will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Is there any Commissioner comment on this case? I will just make the comment that I commend our staff on catching this. It is a good sign to me that we're going to be able to catch these folks that are -- you know, that maybe didn't know or are trying to do something malicious. Either way, I'm glad the first one that came forward was someone who went thank you for the letter, please, can I file my application, but good job to you all for catching them. If there's no other Commissioner comment, would someone like to make a motion? Commissioner Wilson?

MS. WILSON: I'll give it a go.

MS. GEUEA JONES: Oh, Commissioner comment or motion?

MS. WILSON: Motion.

MS. GEUEA JONES: Please, yes. Go ahead.

MS. WILSON: In the matter of Case Number 274-2025, I recommend approval of the requested STR CUP subject to a maximum occupancy of eight transient guests, a maximum 210 days of annual rental usage, the two-car garage spaces shall be made available while the dwelling is in STR use. Is that it? I thought there was another thing. All right.

DR. GRAY: Second.

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

MR. STANTON: Yes, you may, Madam Chair.

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

MR. STANTON: Unanimous, Madam Chair.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.