

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**June 4, 2026**

**Case # 157-2026**

**A request by Tyler and Krystle Lorigan (owners) to allow property addressed as 1804 Juniper Drive to operate a 210-night, maximum six-guest short-term rental pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The unit sought for licensure is the eastern half of a duplex, addressed 1804 Juniper, and there is sufficient parking on-site. The 0.24-acre subject site is located at the southeast corner of Rock Quarry Road and Juniper Drive.**

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow the dwelling at 1804 Juniper Drive to be operated as a STR subject to:

1. Maximum occupancy of six transient guests;
2. A maximum of 210 nights of annual rental 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 the public hearing, please disclose so now. Seeing none. Are there questions for staff? Commissioner Gray?

DR. GRAY: Thank you. Sorry. Just to clarify, the illegal operation was with a previous owner?

MR. KUNZ: I am not sure if the -- the code violation that was noted as being illegally operated was under separate ownership. That would be a question that's best suited for the -- the applicant here. I didn't look at the deed, necessarily, but this was in our code violations within our internal software system, and it was marked as closed, for what it's worth.

DR. GRAY: Okay. I'm sorry. I was just looking at that and comparing it to the staff report where it said that operation was with a previous property owner, but it didn't list violations on this one.

MR. KUNZ: Yeah. It was -- it may have been an oversight to not include that code violation, or I may have not included it because it has been closed, but the applicant did note that it was previously operated as a short-term rental under separate ownership.

DR. GRAY: Okay. Thank you.

MR. KUNZ: Yeah. Thank you.

MS. GEUEA JONES: Any other questions for staff? Commissioner Darr?

MR. DARR: Just following up with Commissioner Gray. The deed was April 13th this year, it changed ownership.

DR. GRAY: Okay. Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will open the floor to public comment. Any members of the public who would like to come forward, please do. We allow six minutes for the applicant and groups, three minutes for individuals. Please state your name and address for the record and get comfortable with that microphone.

**PUBLIC HEARING OPENED**

MR. LORIGAN: Perfect. Well, I'm Tyler Lorigan, 20731 West 68th in Shawnee, Kansas. I appreciate the time, the consideration for this. As noted, that was, I guess, first I've heard of any kind of the issues with the previous case. That was previous ownership. I'm in town quite a bit just from, I have a couple of pretty big clients here that I'm in town on at least a monthly basis. We come in town for football games, different things. That's part of the reason for doing this. And then obviously if we're not here, this is, you know, kind of another -- another big part of it. Ryan Krueger is the property manager. He's here as well. So if there's any questions that you guys have, we're happy -- happy to answer that.

MS. GEUEA JONES: Any questions for this speaker? Commissioner Darr?

MR. DARR: How close is Ryan to this location? Like how quick can he get there?

MR. LORIGAN: Like 3.8 miles, so five to ten minutes.

MR. DARR: Thank you.

MS. GEUEA JONES: Any other questions? Seeing -- oh, sorry. Go ahead, Commissioner Darr. MR.

DARR: Have you operated any other short-term rentals -- like not in --

MR. LORIGAN: I have not.

MR. DARR: So this would be your first time?

MR. LORIGAN: Yeah. The first. And that's -- that was the primary reason why we have the property manager for that just to make sure we're navigating everything correctly.

MR. DARR: Okay. Thank you.

MR. LORIGAN: Yeah.

MS. GEUEA JONES: I Have a question.

MR. LORIGAN: Yeah.

MS. GEUEA JONES: You -- I guess April wasn't that long ago. It feels like April was forever ago.

MR. LORIGAN: Yeah.

MS. GEUEA JONES: I was going to say, what have you been doing with it since, but it's only been a couple of months.

MR. LORIGAN: Well, so we've actually -- the picture that was brought up from the outside, that one, we've spent \$10,000, \$15,000 just cleaning up the landscaping, despite all the stuff inside. So we've had -- we've done a lot of cleanup, I think, just for that corner, if nothing else. It -- it's still in progress but it's already looking a whole lot better. Took out -- took out a couple of trees, cleaned up all the brush and kind of smoothed a lot of it out. So I think the -- the lot, itself, just from -- definitely from the outside looks much different than the picture right now.

MS. GEUEA JONES: Thank you.

MR. LORIGAN: Yeah.

MS. GEUEA JONES: Commissioner Gray?

MR. LORIGAN: Yeah.

DR. GRAY: So you bought the entire duplex?

MR. LORIGAN: Yes. We own -- yes.

DR. GRAY: What is your plan for the other?

MR. LORIGAN: That's going to be a long-term tenant.

DR. GRAY: Okay.

MR. LORIGAN: That's -- that's the goal for it.

DR. GRAY: And what do you plan to do to ensure that that is like a cohesive environment?

MR. LORIGAN: Ooh, that's a great question.

DR. GRAY: You're welcome.

MR. LORIGAN: Yeah. I think part of it is when we go through with the management company, when they're screening the applicants, part of that application process will be to obviously inform them, let them know that that is the intention for that. And then from there, I guess, if that's -- it's their purview of not wanting that next door, they'd know that. But in -- in all reality my assumption is that's not going to be occupied probably the 210 nights, one way or the other. So I would expect minimal -- minimal pushback to that, but that's expectations. Right?

DR. GRAY: Thank you.

MR. LORIGAN: Yeah.

MS. GEUEA JONES: Any final questions? Thank you very much.

MR. LORIGAN: Yeah. Thank you.

MS. GEUEA JONES: Next speaker on this case, please come forward.

MR. KRUEGER: Ryan Krueger, 1000 West Nifong, also owned RTK Rentals. Not the same building as Tim Crockett. Same area. So anyway, just thought I'd follow up to -- to back it up. But, I mean, we have RTK Rentals, so we've managed several units throughout the city. So we would be managing the long-term rental as well as the short-term rental and just helping to ensure that everybody -- anybody who rents the short-term rental, assuming it's approved, would be fully aware of what's going on there and that there's a long-term tenant, and also that the long-term tenant would be aware that their neighbor would potentially be a short-term rental. Tyler and I have known each other our whole lives, so that part is nice. It just makes it a little easier to work together on a project like this. We don't typically deal with a lot of short-term rental stuff. This is kind of a unique situation for us. I have had a little bit of experience with it prior to there being an ordinance. This was ten years ago, not completely --

MS. GEUEA JONES: Could you state your name and address for the record again, please?

MR. KRUEGER: Yes. Ryan Krueger, 1000 West Nifong.

MS. GEUEA JONES: Thank you.

MR. ZENNER: Microphone down.

MR. BRODSKY: Pull the mic down.

MR. KRUEGER: Oh, I'm sorry.

MS. GEUEA JONES: Thanks. Any questions for Mr. Krueger? Seeing none. Thank you very much for being here.

MR. KRUEGER: Thank you.

MS. GEUEA JONES: Anyone else 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? If not, would anyone like to make a motion? Commissioner Brodsky?

MR. BRODSKY: I don't want to make a motion. As secretary, I usually leave that to my fellow Commissioners. But I did just want to say to the applicant, thank you for coming in and doing this the right way from the get-go. As it was noted you just purchased the property in April, and are already doing better than the previous property owner.

MS. GEUEA JONES: Anyone like to make a motion? Commissioner Gray?

DR. GRAY: As it pertains to case 157-2026, 1804 Juniper Drives, STR conditional use permit, I move to approve the requested STR CUP subject to maximum occupancy of six transient guests, maximum of 210 nights of annual rental usage, and keeping one spot in the garage available for transient guests.

MS. GEUEA JONES: Is there a second?

MR. DARR: Second.

MS. GEUEA JONES: Seconded by Commissioner Darr. 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. Brodsky, Mr. Darr, Ms. Geuea Jones, Mr. Grabau, Dr. Gray, Mr. Walters. The motion carries 6-0.**

MR. BRODSKY: Motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Next, public comments for the evening