



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, May 4, 2023
5:30 PM

Work Session

Conference Rooms
1A/B
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

Present: 8 - Tootie Burns, Sara Loe, Anthony Stanton, Michael MacMann, Valerie Carroll, Sharon Geuea Jones, Peggy Placier and Shannon Wilson

Excused: 1 - Robbin Kimbell

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

Meeting agenda adopted unanimously

Move to approve

IV. APPROVAL OF MINUTES

April 20, 2023 Work Session

Attachments: [Work Session Minutes](#)

Move to approve April 20 work session minutes

V. NEW BUSINESS

A. Short-term Rental Survey Response Review

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Appendices I-V](#)

Mr. Zenner covered housekeeping items for the evening's work session and outlined background information for the audience. He indicated that City Council had reviewed the draft ordinance and wanted more public input in prior to future public hearings for the proposed ordinance. He stated that the intent of the evening's meeting was to review the public input that had been collected through planning staff's survey.

Mr. Cantin greeted the Commission and introduced the survey results. He began by covering the format of the survey which included seven survey questions. Mr. Zenner noted that the survey had been republished. Mr. Cantin resumed diving into the data analysis by sharing the survey responses and pie charts that had been sent out as attachments with the May 4th agenda. Commissioner Loe asked if non-residents had been separated out from the charts and reiterated that she would like to see that analysis. Staff overviewed responses by Wards. Mr. Cantin provided an analysis of the written comments. He noted that ChatGPT was used to summarize and analyze the written comments which he validated by analyzing

individual responses.

After seeing the data analysis and hearing staff's analysis, the Commission provided their comments. Individual Commissioners noted that BeHeard was not effective, the small number of responses was not representative of the community, and that questions could be improved. Commissioners also noted that Council will need a backbone when this is introduced to them for their vote. A Commissioner suggested that there may be limited responses because the average person is apathetic to this issue and comments may vary from the first draft ordinance due to effects of the pandemic in that more people may be looking for a second stream of income.

Mr. Zenner offered closing thoughts and laid out the next steps for the draft ordinance. Considering that there was little time left for the work session, Chairperson Geuea-Jones allowed one STR owner and one non-owner to speak.

VI. PUBLIC COMMENTS

Jesse Yankee, an STR owner, was frustrated that this meeting was open to public comment while prior work sessions were not. She implored Commissioners and the City to define "affordable housing" as it was mentioned frequently in STR discussions. She disliked the word "minimum" used in survey questions as it is subjective. She stated that the general public doesn't know what's happening during the Planning Commission's work sessions. Maria Oropalla, not an STR owner, was not against allowing STRs in general. She stated the survey questions were misleading and suggested that the Commission or staff should have met with neighborhood associations at their meetings.

VII. NEXT MEETING DATE - May 18, 2023 @ 5:30 pm (tentative)

VIII. ADJOURNMENT

Meeting adjourned at approximately 6:59 pm

Move to adjourn