



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, October 23, 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 Thursday, October 23rd, 2025 meeting of the Planning and Zoning Commission.

II. INTRODUCTIONS

MS. GEUEA JONES: Mr. Brodsky, may we please have a roll call?

MR. BRODSKY: Commissioner Gray?

DR. GRAY: Here.

MR. BRODSKY: Commissioner Ortiz?

MS. ORTIZ: Here.

MR. BRODSKY: Commissioner Stanton?

MR. STANTON: Present.

MR. BRODSKY: Commissioner Stockton?

MS. STOCKTON: Here.

MR. BRODSKY: Commissioner Walters?

MR. WALTERS: Here.

MR. BRODSKY: Commissioner Wilson is absent. I am here. Commissioner Darr?

MR. DARR: Here.

MR. BRODSKY: And Commissioner Geuea Jones.

MS. GEUEA JONES: Here.

MR. BRODSKY: We have a quorum of eight.

MS. GEUEA JONES: Thank you.

Present: 8 - Anthony Stanton, Sharon Geuea Jones, Robert Walters, McKenzie Ortiz, David Brodsky, Les Gray, Kate Stockton and Cody Darr

Excused: 1 - Shannon Wilson

III. APPROVAL OF AGENDA

MS. GEUEA JONES: Mr. Zenner, are there any changes to our agenda for the evening?

MR. ZENNER: No, there are not, ma'am.

MS. GEUEA JONES: Very good. Is there a motion to approve the agenda?

MR. STANTON: I move to approve the agenda.

MS. ORTIZ: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner Ortiz. Thumbs-up approval of the agenda, please? Unanimous?

(Unanimous vote for approval.)

MS. GEUEA JONES: Unanimous.

Move to approve.

IV. APPROVAL OF MINUTES

October 9, 2025 Regular Meeting

MS. GEUEA JONES: We all received a copy of the October 9th, 2025 regular meeting minutes. Are there any changes or adjustments to the minutes? Seeing none.

Is there a motion to approve?

MR. STANTON: I move to approve the minutes from October 9th, 2025.

MS. ORTIZ: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner Ortiz. Thumbs-up approval of the minutes, please?

(Unanimous vote for approval.)

MS. GEUEA JONES: Unanimous. Thank you. Our first item on the agenda for this evening is a tabling request.

Move to approve.

V. TABLING REQUESTS

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. **(A request to table this matter to the Planning Commission's November 20, 2025 meeting has been submitted).**

MS. GEUEA JONES: May we have a staff report on the tabling motion?

MR. ZENNER: Yes. This is a -- this is the applicant's second tabling request.

There were some additional challenges that were identified as we were preparing for this particular meeting with a private utility easement that was located within our public

right-of-way that needed to be relocated. And therefore, that utility needs to be out of the public road right-of-way before we take the plat, and a replacement easement for that private utility has to be recorded. And so all of those activities, the relocation by Boone Electric of a facility they had, plus the recording of additional documentation needs to be addressed. This additional delay will allow for that to occur. Given that the -- to be held - - Planning Commission date is two months beyond the original advertised date full renotification, both newspaper and property owner will be required. The applicant is aware of that, and will be charged accordingly. So we are supportive of this in order to ensure all of the technical requirements of the City's dedications are being addressed properly.

MS. GEUEA JONES: Thank you. Are there any questions for staff about the tabling request? Seeing none. Although this was advertised for public hearings, I will call for public comment, although we are not talking about the merits of this case tonight, just whether or not to move it to November 20th.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Are there any public comments on the tabling motion this evening? Seeing none. We will close public comment and go to Commissioner comments.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on the tabling motion? Would anyone care to make a motion on the tabling motion? Commissioner Stanton?

MR. STANTON: As it relates to Case 284-2025, 1500 North Seventh Street, design adjustment and final plat, I move to -- I move to table this until November 20th, 2025.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. We'll just do -- do we do a roll call on these? I'm -- I don't know why I'm suddenly blanking. Legal? We do usually do a roll call on these.

MR. CRAIG: I believe we usually do.

MS. GEUEA JONES: Yeah. Thank you. Sorry. Commissioner Brodsky, may we have a roll call? This is why I had coffee brought.

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

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That case will be tabled until November 20th,

2025.

Move to table.

Yes: 8 - Stanton, Geuea Jones, Walters, Ortiz, Brodsky, Gray, Stockton and Darr

Excused: 1 - Wilson

VI. PUBLIC HEARINGS

Case # 312-2025

A request by Chelsea Petree (owner) to allow 318 Anderson Avenue 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 3-bedroom, 1-bath home has a carport and driveway with sufficient capacity to support 2 UDC-compliant on-site/off-street parking spaces. The 0.19-acre subject site is located on the east side of Anderson Avenue approximately 90-feet south of Again Street and 186-feet north of Broadhead 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 318 Anderson Avenue to be operated as an STR subject to:

1. The maximum occupancy of four 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 any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there any questions for staff? Commissioner Ortiz?

MS. ORTIZ: I -- I saw on the application there's like -- so it says R-1. They indicated it was R-1. You all have R-2, and then on the map, it looks like it's R-1 around, but maybe that property is R-2?

MR. ORENDORFF: Yes. That property is R-2.

MS. ORTIZ: Okay.

MR. ORENDORFF: It's a part of that West Ash neighborhood that's a little bit checker-boarded, if you will --

MS. ORTIZ: Okay.

MR. ORENDORFF: -- between R-1 and R-2, but the property itself is R-2.

MS. ORTIZ: Okay. Thank you.

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

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here to speak on this case tonight, please come forward. We do three minutes for individuals, six minutes for the applicant or groups. We will need your name and address for the record. Just come -- come on. You're good.

MS. PETREE: Okay.

MS. GEUEA JONES: We don't have a list, you just have to pop up.

MS. PETREE: My name is Chelsea Petree; I am the owner of this property. This was my very first home that I ever bought.

MS. GEUEA JONES: And what is your address for the record?

MS. PETREE: The address that I live at now is 3705 Bethel Street.

MS. GEUEA JONES: Thank you.

MS. PETREE: Yeah. Yeah. So I bought this house as my very first homeowners purchase, and, at that time, I was doing travel nursing. And so it was always, like, my dream to buy that -- buy a house to be able to rent whenever I was gone on assignment and then be able to live in whenever I came back instead of paying rental prices to someone else, and I fulfilled that dream and it's been amazing. And then my husband and I got married, and instead of having to figure out whose stuff was getting kept and whose was going, I just thought, oh, I'll just continue renting it, and it's been a really enjoyable experience. I not only get to personally interact with all the guests that apply or that request to book, because I don't just have it on instant booking. They have to tell me, like, who they're coming with, why they're staying, all that kind of stuff. And, yeah, it's been a great way to introduce them to other places in the community. I give a little gift card for a local business so that they can go and get -- enjoy something to eat or drink at a local spot. And I have nothing but amazing reviews and brought lots of them to share in case anyone is interested. A couple -- actually there were a couple that I do want to share. So this one was February 16th, 2023. I've had the privilege of traveling a lot, and I've stayed in lots of different Airbnbs. Your home, definitely the best vibe of them all. I'm grateful for your hospitality and I hope you become a super host. P.S., the plants around the tubs are a great touch. Another one that stood out was, Thank you for sharing such a peaceful home for us to reach our Jen. It was wonderful to come back to after such -- to such a homey place that fit our style after a long day of taking the bar exam. You truly made a positive impact on us and have inspired us to go see the String Cheese Incident live sometime and do some more propagating. All of the notes and small touches really made a difference. For Chelsea: "I grew up in Columbia. Your home is just a stone's throw from my childhood home on Glenwood Avenue. I have many

wonderful memories of my childhood and your home reminds me of special places like Peace Park, Aardvarks, The Shack, Ninth Street Deli, the Blue Note, and Booches. I believe the Apothecary is a perfect name for a lovely and imaginative home. My family of four, plus my 90-year-old mother, whose b-day we were celebrating pronounced it's perfect, delightful, and so very mystical in the best sense of the word. Thank you for a lovely stay weekend in November. We were cheered by the plants, soothed by the tub, curious about string cheese, and warmed by the special touches. Thank you for loving the earth and its future so much." And then, "Grateful. I can't even express how much I appreciate the sweet home and our time here. My daughter and I arrived exhausted from a rough flight, and a long trip from Washington, but we felt rested and happy here. I love the decor and the vibes are so good. Love the tub. Thank you from Anna and Autumn. Hope to be back soon." So, those are just some of the comments, and they're -- I just really feel like the -- as someone that's traveled a lot, and has been able to stay in Airbnbs, that they really offer guests and outsiders the opportunity to see, like, a little touch of town, and yeah -- encouraging people to come back through and not be just a flyover state.

MS. GEUEA JONES: Great. Before I ask for further questions, who owns the house on Glenwood?

MS. PETREE: Our friend, Jason Jones.

MS. GEUEA JONES: Okay. Has he applied for a license yet?

MS. PETREE: We have the application, but he lives in Maryland, and so he has to get it notarized, I guess, is what we were told is that he has to get it notarized there and then send it back to us before we can finish submitting all the stuff.

MS. GEUEA JONES: Yeah. Okay. So you're in that process?

MS. PETREE: Uh-huh.

MS. GEUEA JONES: Okay. Any other questions? Commissioner Stanton?

MR. STANTON: How well do you know your neighbors at this current -- at this location?

MS. PETREE: Pretty well. Like, the ones that are right next door to us really well, and then the house on the other side, pretty well. They're -- it's, like, two renters. The next house, I don't know, and then a house right across the street is the owner of the two rentals that are back to back, and we know them pretty well, yeah.

MR. STANTON: We had -- there's some opposition --

MS. GEUEA JONES: Support --

MR. STANTON: Okay. For this to work, you have to be good neighbors. Like, get to know them so that --

MS. PETREE: Oh, 100 percent. Yeah. I think the one that was in opposition, she was like -- it sounds to me that she's opposed to Airbnbs in general because she thinks that it's causing a problem with the housing -- affordable housing.

MR. STANTON: That's it. Thank you.

MS. GEUEA JONES: Any other questions? Commissioner Brodsky?

MR. BRODSKY: Not so much a question, but, you know, we are past the July time to -- to get these registered. Previous applicants that have come up to us after the deadline mysteriously missed their first letter and did not supply their applications in a timely manner. You, however, did, so this is more of a thank you for -- I have a lot of sympathy that a standard member of the public might not have known that short-term rentals needed to be registered, but you got the letter and you acted, so thank you.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you very much for being here.

MS. PETREE: All right. Thanks.

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

MS. DOKKEN: Dee Dokken, 804 Again. I guess I'm within 200 feet of this. I had no idea it was a short-term rental. I've never met her. I live next door to a -- I'm five feet away -- my window, from a mid-term rental where health workers come and stay for a month or two, and go. So anyway, I'm not opposed to the STR. I'm sure she's doing a great job. Just in general, and I know this isn't under your purview, but I would rather see it be a starter home for another person than an STR. I'm glad she got her start there, but it seems like a good house for people to buy. And I love the huge sign that was in the yard. That's the first time I ever knew it was an STR, and I hope that -- I think it's useful for a neighborhood to have the big sign so everyone knows what's going on. I had no idea. I mean, the postcards are good, too, but it's good for the whole neighborhood to know and be able to speak out if there is a problem. But it seems like there has been no problems with this, so, thank you.

MS. GEUEA JONES: Thank you, Ms. Dokken. Any questions? Seeing none. Any other member of the public who wishes to speak on this case, please come forward. Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

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

MR. STANTON: Madam Chair, I'd like to entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 312-2025, 318 Anderson Avenue, STR conditional use permit, I move to approve the requested STR-CUP subject to the following: Maximum occupancy of four transient guests; and a maximum of 210 nights of annual rental usage.

MS. ORTIZ: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner Ortiz. 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: Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton, Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones. Motion carries 8-0.

MR. BRODSKY: Motion carries.

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

Move to approve the requested STR-CUP subject to the following: Maximum occupancy of four transient guests; and a maximum of 210 nights of annual rental usage.

Yes: 8 - Stanton, Geuea Jones, Walters, Ortiz, Brodsky, Gray, Stockton and Darr

Excused: 1 - Wilson

Case # 316-2025

A request by Matthew Hake (agent), on behalf of Rock Bridge Rentals, LLC (owner), to allow 1409 Wilkes Boulevard, Apartment 103 to be used as a short-term rental for a maximum of 8 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. This request seeks authorization to offer one unit of a four-unit multi-family structure as a short-term rental. The 4-bedroom, 4-bathroom dwelling utilizes the parking lot that serves the entirety of the complex. The parking lot has sufficient on-site/off-street parking spaces to support the request without taking away from the required parking for the remaining long-term units. The 0.33-acre subject site is located on the north side of Wilkes Boulevard, approximately 340 feet west of Paris Road.

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 1409 Wilkes Boulevard, Apartment 103, to be operated as a STR subject to:

1. The maximum occupancy shall not exceed eight transient guests; and
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 a public hearing, please disclose so now. Seeing none. Any questions for staff? Seeing -- I -- just a clarification, and I -- I think this is what I heard you say, the AC was not for this unit, it was something else?

MR. HALLIGAN: Yes. It was for a -- for a different unit. Correct.

MS. GEUEA JONES: Okay. Very good. I just wanted to make sure I understood that. Seeing no other questions for staff, we will go to public comment, and open the floor to public comment.

PUBLIC HEARING OPENED

MA. GEUEA JONES: If any member of the public would like to speak on this case, please come forward now. State your name and address for the record.

MR. HAKE: Matt Hake, and I live at 1503 Keegan Court.

MS. GEUEA JONES: Go ahead.

MR. HAKE: Well, thank you. I'd like to address why my application was late so you can't get me for it, first of all. My application was late because I wasn't going to submit it in the first place. I was going to take myself out of the short-term rental game. But then after talking to these kind people over here, they actually didn't encourage me, but they gave me motivation to do it. I've been renting in Columbia since 19-- I moved here in '89, went to school, and a college professor talked me into getting into real estate, so that's what I did. And I own properties throughout Columbia. This is the only short-term rental I do. I do them at the Lake of the Ozarks, and this lady did a very good job of talking about the short-term rental game and business. It's very personal. For me, I have at my lake -- Lake of the Ozarks, my lake house, I have a short-term rental on either side of me, and it's very fun to get to know the people and all that good stuff. It's a little different up here for me. I'm in a -- she's almost -- it's easy to visualize bed and breakfast, you know. It's that kind of cool vibe and that's what she's after. I'm not after that. I'm -- I -- this rental here is for the people that you could imagine the -- every football weekend is rented by the parents coming up to be with their kids, graduation weekends and all those. Those are the obvious ones. The ones that might not be so obvious to you are the construction workers that come into town, the Brightspeeds needed a place to stay for four employees and they're here a couple of months, and they don't want to stay in a hotel, so they look for housing outside that. Brightspeed and there's a couple -- FedEx, when FedEx lost the contract here in town, and their employees, they were contracted out from people throughout the state to cover FedEx, to deliver everybody's products here, it was from contracted employees. So companies that need places for their employees to stay, rather than the employees staying in a hotel, they like to look for

places where they're out of the hotel scene, saves them a lot of money, too. All the people that come to the events, you get them out of the hotel. Over in this neighborhood where we are, they're close to Benton-Stephens, or close to Stephens Park. They get to see the community if they're off the I-70 corridor and the hotels. And I don't even know the new popular scene right two blocks away from me where all the people hang out -- all the cool people. I've never been there, but -- so it's just a way to -- that's -- that's who our clientele is. The four-bedroom, we average -- we average the number of guests is five. If we look at everybody over time, it would be about five. I am the owner. I am actively involved. That's -- I've been doing this for a long time, so I have a manager, but I'm -- I'm the guy -- I'm the guy here. I'm the guy that screened tenants today. We're still very actively involved in our operation. I actually built this building on this property, like, ten or twelve years ago, and the lady that lived in the green house right next to me, I don't know the current occupant, but Pat -- I was a respiratory therapist in town, and I used to deliver home oxygen to her back when I was a respiratory therapist. So we -- and on the other side of it is multi-family. We have never -- I think you mentioned the one complaint about the air conditioner which wasn't this property. Since we have been there -- am I running out of time?

MS. GEUEA JONES: You're good. Go ahead.

MR. HAKE: Okay. Since we have been there, I have not heard -- there are tenants on either side of this property. These are not partying people that come into town. These are people that come here, go out, enjoy the town, come home, sleep, and then leave town. Very often, it's college kids' parents. We have -- I've had one bad experience -- almost had a bad experience in town, that a lot of people that are scared of Airbnbs, they think of. Somebody advertised it on Facebook that they were going to have a bash, and it was at my place. And a friend called me at 1:00 that afternoon, and at 3:00 that afternoon, these people were setting up to have a big party, and I showed up at the door. And I said here's one thing I'm going to guarantee you. You are not having a bash at this house tonight, I guarantee it. Cops were there about ten minutes later, they were gone. Very active in the management of it, and, again, people on either side, none of the neighbors, I have never heard of a complaint, and even the residents right next door, never heard a complaint.

MS. GEUEA JONES: Thank you. It looks like you've got four listings on Airbnb right now; one is at the Lake, one is in Ashland, and then there are two in Columbia. So where's the two-bedroom-one-bath and who owns that?

MR. HAKE: It's in the county.

MS. GEUEA JONES: It's in the county.

MR. HAKE: And it's not actually owned by me. Well, actually, it's owned by a company that I own, yeah. So -- oops, sorry. Yeah. It's -- we opened that in Boone County, and -- and by your guys' policy has been great for our stuff in the county. It's been wonderful. That thing is booked like crazy. The Lake of the -- the Ashland is an Airbnb we just set that up. I bought an old nursing home and converted it to 26 apartments. I'm one of those guys that the housing shortage, I bought a nursing home that was shut down, and we're converting it to 24 apartments to people, and 17 are occupied. There is one more point I want to make and I can't forget it. I'll come back to it.

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

MR. STANTON: When the stuff hits the fan, who do I call and how fast are they going to get there?

MR. HAKE: I'm the guy that's on the -- on the form, yeah.

MS. GEUEA JONES: Did any -- Commissioner Stockton?

MS. STOCKTON: You kind of explained, but why short-term versus long-term for this one unit?

MR. HAKE: I'm not even going -- if you guys approve this, I'm not even going to use it at a short-term rental. I'm just doing it for the venture.

MS. STOCKTON: Okay.

MR. HAKE: I wanted to see what this was all about. I've already rented this unit to four college kids for next year, making more money than I'll make as an Airbnb. But I want to have the option to have it, and my rents increased dramatically over the last year. Yeah, it's already rented. I've got the money, and lease is in hand from four college kids. So I got this so that if the market would change, I could do it. And what my recommendation would be when you guys review your policy, I know there's that 300 foot rule. It's so arbitrary, I don't know where it comes from. And I know in a year or two, you're going to review and revisit the policies. This -- this unit is multi-family with another multi-family next to it. It just seems to be so arbitrary, that hopefully there's -- we have a lot of humans here, and it's a consideration, but it's not black and white, from what I understand. Thanks for your time.

MS. GEUEA JONES: Thank you. Anybody else? Oh, sorry. Commissioner Stanton?

MR. STANTON: Since you went down that road, let's go.

MR. HAKE: Yes, sir.

MR. STANTON: The main -- our -- our thought -- I've been here from day one.

MR. HAKE: Yeah.

MR. STANTON: The primary thought is that we're trying to control density.

MR. HAKE: Yeah.

MR. STANTON: I don't want a whole block full of short-term rentals.

MR. HAKE: Yeah.

MR. STANTON: That's a major concern with the community.

MR. HAKE: Yeah.

MR. STANTON: So what is your solution now that you know what my concern is?]

MR. HAKE: That's a tough one. I just don't know -- you know, the way this thing sits, Anthony, this -- it's a four-plex, your single-family house and this sits long way on that block, and over here, it sits this way, parallel to the street. So when you look at this house from the street, it looks like another house. So -- and then the -- this looks like a multi-family, because there's eight or ten units right next to it. I don't know what the answer is for that, man. I wish I had a --

MR. STANTON: That's not -- we just had to start somewhere.

MR. HAKE: Yeah. Yeah. And that house is here, and that's why I was hoping to plead my case and go, okay. Because that's why I didn't submit it because I knew I was dead in the water. Right? And then these people over here are, like, man, it's -- I'm going to see people in front of me, you know. And this house over here on -- because this is orientation. This house over here doesn't even abut to the same street. That house butts over -- goes over on Paris Road; correct me if I'm wrong. Yeah. It's -- it's a tough spot to be in and thank you guys for being in it.

MR. STANTON: Thank you.

MR. HAKE: Yeah.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you for being here tonight.

MR. HAKE: Thanks.

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

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Commissioner Stanton?

MR. STANTON: I'd like to entertain a motion if everybody is ready.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 316-2025, 1409 Wilkes Boulevard, Apartment 103, STR conditional use permit, I move to approve the request for the STR CUP subject to the following: A maximum occupancy of eight transient guests; and a maximum of

210 nights annual rental usage.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, and seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none.

Commissioner Brodsky, when you're ready, may we have a roll call?

MR. BRODSKY: You said Commissioner Gray on the second for that one. Right?

MS. GEUEA JONES: Correct.

MR. BRODSKY: All right.

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

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Moving on to our final case for the evening.

Move to approve the request for the STR CUP subject to the following: A maximum occupancy of eight transient guests; and a maximum of 210 nights annual rental usage.

Yes: 8 - Stanton, Geuea Jones, Walters, Ortiz, Brodsky, Gray, Stockton and Darr

Excused: 1 - Wilson

Case # 318-2025

A request by Lori Brockman (owner) to allow 2609 Wee Wynd to be used as a short-term rental for a maximum of 6 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 3-bedroom, 1-bath dwelling has an attached 1-car garage and a driveway sufficient to support 2 UDC-compliant parking spaces. The 0.13-acre subject site is located on the north side of Wee Wynd approximately 125-feet southeast of its intersection with Thistledown Drive.

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 2609 Wee Wynd to be operated as an STR subject to:

1. The maximum occupancy of six transient guests; and
2. A maximum of 210 nights of annual rental usage; and
3. The one-car garage be made available when the dwelling is used for STR purposes.

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 open the floor for public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public who are here this evening and wish to speak on this case, please come forward now. Excellent. Name and address for the record, please.

MR. VARVARO: Yeah. Jamie Varvero, and we reside at 105 Thistledown Drive. So good evening. Thanks for the opportunity to just share some thoughts here. I've been the designated representative from the neighborhood to come and speak in opposition. My wife, or Norma Rae, as I've been calling her the last couple of weeks, as she's been talking to neighbors and just discussing about this particular situation. I have, and I'm happy to share these with you, I do have a petition of 30 individuals that have signed this petition in opposition, as well, to this happening, and I'll just give you some highlights on - on what we would like to share with you. We are a quiet neighborhood. My wife and I have lived at Thistledown Drive, which is just a stone's throw from this particular house for over 40 years, and we're not unlike many of the residents in that neighborhood. A lot of -- it's a quiet neighborhood, some young families with children, middle-age retirees, and several older couples with limited abilities. We've always welcomed young families into the neighborhood, and always looked out for each other and the children playing in the neighborhood. Our neighbors are familiar with the occupants in our neighborhood, and strive to continue to keep our neighborhood safe. The home being petitioned for is located, as you well know where it is -- that's also -- Wee Wynd is also where a number of kids ride their bikes or learn to ride their bikes. That green space that you saw, too, has also been taken care of by these kids and their families. These kids have planted trees there. We've talked to the City, and it's just been kind of a neat little green space for them to be able to play safe because, as you well know, the West Broadway runs in front of the tip of Thistledown there and, a lot of times, if traffic is backed up at West Broadway and Fairview, people will cut through. And so it's not -- it's pretty ordinary to see a mom or a grandmother that's put out one of those little green statutes that say slow down, just to keep, you know, people from speeding down the street. So it's always been a great place for the children to gather and to play. Let's see. The addition of the untold number of transient renters and cars driving in and out of Wee Wynd brings a potential increase for a child to be hurt. Again, the parents and the children have maintained that green space. The children themselves helped plant three trees last summer to replace the Redbuds that had died over the years. We've invested in our

neighborhood, and we just -- just feel that having this is just going to add additional burden and vehicles and especially in that area where children play, more traffic in that particular corridor of that -- of the resident's area there, so that's all I have to say. If you have any questions for me, or I am happy to share -- I know you act pretty quickly on this, so I don't know if you want to see this petition or anything like that.

MS. GEUEA JONES: Yeah. If you could at least give a copy to staff so it could be included with the packet for City Council, that would be great.

MR. VARVARO: Yeah.

MR. ZENNER: Thank you very much, sir.

MS. GEUEA JONES: Any questions for this speaker?

MR. VARVARO: Yes?

MS. GEUEA JONES: Sorry. Mr. Stanton, go ahead.

MR. STANTON: What's your general position on STRs?

MR. VARVARO: General -- you know, that's -- it's difficult to say. It's -- it's not like we've never used them before in other cities, you know. And I think in looking at other places where we've stayed and this particular area, you know, because my wife and I talked about this long and hard, you know. And I think -- I think, generally, if it makes sense in -- in neighborhoods, specific neighborhoods, I think it's -- they're fine. I think there has to be -- sometimes when you look at a safety scenario, as -- as this particular Wee Wynd is, you know, and it's a small, little area with -- and just knowing that children play in that area, I think sometimes you just have to look at the public safety aspect, so -

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MR. STANTON: Thank you.

MS. GEUEA JONES: Any further questions for this speaker? Seeing none. Thank you very much for being here.

MR. VARVARO: Thank you for the opportunity. I appreciate it, you all.

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

MS. BROCKMAN: My name is Lori Brockman.

MS. GEUEA JONES: Oh, hang on.

MS. BROCKMAN: Okay.

MS. GEUEA JONES: You have to get to the mic first.

MS. BROCKMAN: Okay. My name is Lori Brockman, and I think there are only --

MS. GEUEA JONES: I'm sorry. What's your address, for the record?

MS. BROCKMAN: My home address is 4004 Baurichter.

MS. GEUEA JONES: Thank you. Please go on.

MS. BROCKMAN: Okay. I have had this as a rental for I'm going to say eight years.

I don't know how long, but anyway I upgraded it, painted the shutters, and I have also maintained that common space. But I would -- I would not want this to be a short-term rental if it is going to cause any kind of problem to the neighbors. Like I said, I've had it as a rental for eight years. I was going to try the short-term rental as a way to expand my -- I have a lot of rentals and I also sell real estate. And so I don't know if there's a way to try it and if there's ever one violation, you know, I just can't imagine it being the kind of people that would come in there and party, but I could be wrong. So, I don't know. Any questions that you guys would have? Yeah.

MS. GEUEA JONES: Mr. Stanton?

MR. STANTON: So you're a rookie to this game; is that what I'm hearing?

MS. BROCKMAN: Yeah. I've not done the short-term. I've done long-term rentals, yeah.

MR. STANTON: So technically, you can get the short-term and then kind of like the previous testified, you know, just to have that option, you could do that. But no -- you heard the neighbors, you've seen the vibe, you know.

MS. BROCKMAN: Uh-huh.

MR. STANTON: You have a right to do it. I'm not saying we're going to give it to you or not, but learn the craft, like -- and really the main thing is be a great neighbor if you do it.

MS. BROCKMAN: Uh-huh.

MR. STANTON: You see what I'm saying? I mean, really attentive. You've heard -- heard the testimony of other people that have applied.

MS. BROCKMAN: Right. I -- yeah.

MR. STANTON: It's essential that you're good neighbors. That's how this is going to work. If you're not going to be attentive and not really --

MS. BROCKMAN: Right.

MR. STANTON: If the effort --

MS. BROCKMAN: And I -- yeah. And I totally understand that and agree with that, and I wish there was a way to show all my rental properties and how many violations I've had on any, and what -- how I take care of them. And I think I even have one Wilkes. And so --

MR. STANTON: It's a different game. It's a little -- more hands on, more immediate, more --

MS. BROCKMAN: It's a different game.

MR. STANTON: -- so I'm going to get to my next question.

MS. BROCKMAN: Okay.

MR. STANTON: Stuff hits the fan, who am I calling? How fast are they getting there?

MS. BROCKMAN: Me. And I've got a -- I've got a list of people that can help me, but I was out last week with a sewer line backup on Saturday, so I'm out there, too, all the time. And again, I took care of that median common area, too, when I first bought it, so -
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MR. STANTON: Thank you.

MS. GEUEA JONES: Other questions for this speaker? So I just want to clarify, you've also got a long-term rental license on this that you've been using for some number of years?

MS. BROCKMAN: Yes, Uh-huh. Uh-huh. Uh-huh.

MS. GEUEA JONES: Yeah. So are you -- is it currently rented or --

MS. BROCKMAN: She's moving out --

MS. GEUEA JONES: Okay.

MS. BROCKMAN: -- and I was kind of also going, oh, maybe I'll just do this as an option so I'll have a little bit more diversity in what I -- what I have to offer.

MS. GEUEA JONES: Sure. Well, I personally would be interested to hear how it goes at some point, unofficially.

MS. BROCKAN: We'll see.

MS. GEUEA JONES: But it would be interesting. I think you're the first person to come to us that hasn't been using it. I think at least the first one through public hearing. There may have been some administrative ones, but --

MS. BROCKMAN: It kind of reminds me of her house in a way. It's a quaint, little house in a nice little neighborhood, and my intention would not be to have people speeding around. I mean, again, I wish you could know the way I manage property. If you've got a flat tire, is you -- whatever. It's gone. I don't -- I'm -- no baloney. But -- so anyway, part of me doesn't even want to -- to make -- upset the neighbors, and I would definitely stop the use if it caused a problem. So anyway, that's all I can say.

MS. GEUEA JONES: Yeah. Well, as -- I'm going to steal your thunder, Commissioner Stanton.

MR. STANTON: Yes, ma'am.

MS. GEUEA JONES: Give them your contact information before you leave. It sounds like he knows everybody.

MS. BROCKMAN: Yeah. Yeah. Yeah.

MS. GEUEA JONES: If he doesn't have it already.

MS. BROCKMAN: Right. Right. I plan to.

MS. GEUEA JONES: Get it to him.

MS. BROCKMAN: Okay. Thank you.

MS. GEUEA JONES: Yeah. Yeah. Thank you. Anybody else, last call? Thank you very much, Ms. Brockman. Oh, anybody else to speak on this case, come forward. You're going to have to say your name and address again. Thank you.

MR. HAKE: Matthew Hake, 1503 Keegan Court, Columbia, Missouri.

MS. GEUEA JONES: Thank you.

MR. HAKE: The Airbnb process has -- there's a process once attendant books, you put selection criteria in there, So effective owners, hands-on owners, look at the criteria and they make sure that they're going to meet them. So the screening for her, the learning curve is so steep because of what's set up there, and you can quickly tell, you know, if they're 22 years old, and there's six 22-year-olds, she's not -- they're not going to meet her criteria and she's going to boot them out immediately. It takes five minutes.

MS. GEUEA JONES: Well, it's a great networking opportunity for all of our STR owners. Any questions for this speaker? Seeing none. Anyone else to speak on this case, please come forward. Name and address again for the record.

MS. PETREE: Chelsea Petree, 3705 Bethel Street. The gentleman that spoke earlier was talking about there being older people in the neighborhood, and I just want to say that that of the Airbnb that we have, that we've had multiple family members who are actually coming to town to take care of other family members, and having elderly people in the neighborhood, it could offer a whole another aspect for them to be able to come and stay, because we've also been able to offer family members who have been in the hospital for an extended amount of time, them to have a place to stay, and we've -- since we're not a hotel and we own it, we've been able to negotiate. You know, they say, oh, we can't afford. You know, we've already been here for two weeks, and we can't -- we didn't even plan on this. Like, we had a kid, one of the MU students fell and hurt his neck, and his parents had to come here like immediately and they didn't have savings or anything. And they reached out and they're, like, sorry, like, we're going to have to go. We just can't afford it. And we worked with them, and we worked with other family members who have parents that have been in the hospital for an extended amount of time. And so it's really just a wonderful opportunity and it sounds like such a nice neighborhood for family members that are going through something tough like that. I've been an ICU nurse for over 15 years, and for them to be able to go to a nice calm, quiet neighborhood, it really relieves some of the stress. And it's really a great offering, so I just wanted to say that.

MS. GEUEA JONES: Thank you. Any questions for this speaker? No. Thank you

very much. Oh, sorry. Commissioner Stanton?

MR. STANTON: My heart is so warm and fuzzy that the short-term rental community is coming together to support each other. Isn't that just lovely?

MS. GEUEA JONES: Any other member of the public who wishes to speak on this case, please come forward. Go ahead. Name and address for the record. We allow three minutes for individuals.

MS. STUBBS: My name is Mary Stubbs; I live in another place with my children on -

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MS. GEUEA JONES: Can you pull the microphone closer. Sorry.

MS. STUBBS: Mary Stubbs. My -- I live in another place, but my children and I own 8 Thistledown, which is two houses away.

MS. GEUEA JONES: We can't hear you at all. I am so sorry.

MR. CRAIG: I'm sorry. Can you -- can you state the address again for the court reporter? We didn't get that.

MS. STUBBS: 8 Thistledown.

MR. CRAIG: 8 Thistledown. Thank you.

MS. STUBBS: So it's about two houses north of this property. This will be my second STR involvement. I live on Francis Drive, so two weeks ago, I was involved with the St. Michael, 1306 St. Michael is directly across the street from me." I just am not -- my experiences with STRs are not good, and I just don't want to live near one for multiple reasons I don't want to go into, but I -- that's all I have to say.

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

MS. ORTIZ: I think the court reporter needs your address.

MS. STUBBS: Oh. I live at 1220 Frances Drive. I also own 8 Thistledown.

MS. GEUEA JONES: Okay. Thank you. Any other questions? Seeing none.

Thank you very much. Any other member of the public to speak on this case? Last call.

Seeing none, we will close public comment.

PUBLIC HEARING CLOSED

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

MR. STANTON: Madam Chair, I would like to entertain a motion.

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 318-2025, 2609 Weeward [sic], STR Conditional Use Permit, I move to approve the requested STR CUP subject to the following: Maximum occupancy of six transient guests; maximum of 210 nights of annual usage; and a one-car garage made available when dwelling is used as an STR.

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner Gray.

MR. CRAIG: If we could, Madam Chair, a quick correction to that motion.

MS. GEUEA JONES: Yes.

MR. CRAIG: It's Wee Wynd, not Weeward; is that what the reporter --

MS. GEUEA JONES: Wee Wynd accepted?

MR. STANTON: I accept it.

MR. CRAIG: Okay.

MS. GEUEA JONES: Accepted?

DR. GRAY: Accepted.

MS. GEUEA JONES: Accepted as amended. Very good. Any discussion on the motion? I would just say that this is a little bit of a unique situation where we have someone who is not in operation yet, and -- but meets all of the criteria, and it sounds like it may or may not ever go into operation. We have had some neighborhood opposition, but not based on any activity of the unit because, obviously, it's not in operation yet. So I think this may be the first time that we have done this without any information about how the owner will operate as a short-term rental owner, and just putting on the record that despite that, we're going to give -- or at least I suspect -- I will be voting yes -- to give her a chance to be a good neighbor in this operation. Just putting that on the record because I know that usually when there is neighborhood opposition and very little support, we tend to be a little more -- apply more scrutiny, and this is a little bit unique because there's nothing to scrutinize yet, so -- anyone else? Commissioner Stanton?

MR. STANTON: I concur, Madam Chair. It's -- it's a business move. It's just -- given her options, and she's definitely said that, hey, if it's too much resistance from the neighbors, we won't pursue it, you know. So it's -- it's a business option that she has, she meets the criteria, and I think she'll make the decision based on not only her neighbors, but her ability to conduct this business properly, and she'll do her homework and she'll figure out -- she's a businesswoman, she'll figure out if this is going to be viable for her or not.

MS. GEUEA JONES: Anyone else before we vote? Seeing no further -- oh, sorry. Commissioner Stockton?

MS. STOCKTON: Just one additional -- I mean, you can set up -- I've never run an Airbnb, but I have a friend that has, and in addition to the settings, I mean, you can look at the requests. Right? I distinctly remember my friend saying a group of girls were

asking how close was the vodka bar to her Airbnb, and she just quickly went and booked those days to they were blocked, and it was taken care of. So just a tidbit note on there, you can do a little extra censoring, I guess.

MS. GEUEA JONES: Any further discussion? Seeing none. Commissioner Brodsky, when you're ready, may we have a roll call?

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

MR. BRODSKY: The motion carries.

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

Move to approve the requested STR CUP subject to the following: Maximum occupancy of six transient guests; maximum of 210 nights of annual usage; and a one-car garage made available when dwelling is used as an STR.

Yes: 8 - Stanton, Geuea Jones, Walters, Ortiz, Brodsky, Gray, Stockton and Darr

Excused: 1 - Wilson

VII. PUBLIC COMMENTS

MS. GEUEA JONES: If any members of the public are here to make general comments, please come forward now. Seeing none. We will close general Public Comments, and go to Staff Comments.

VIII. STAFF COMMENTS

MS. GEUEA JONES: Mr. Zenner, what do you have planned for us?

MR. ZENNER: Well, the November 6th meeting contain a work session at 5:30, and that will have annual training on Sunshine Law and open records policies, so it'll probably be a pretty low key work session for you. And then we will pick back up on November 20th with our discussion of lot integration, so we will hopefully be able to move some progress forward there. That is what your work session will be. And then on your November 6th agenda, you will have five -- I'm sorry -- six -- five short-term rentals, and one standard rezoning action taking a PD to an R-MF. So we are turning the tide on some of these old planned district projects. All of the -- all but one of our short-term rentals is actually R-1. The one non-R-1 short-term rental is actually two parcels removed from the one that was at 308 North Ninth that you had on your last agenda. And so, it will be a very similar situation to our project this evening off of Wilkes that was just 155 feet away from our Paris Road project. Just so you know where we're talking about, Grant Lane, R-1 STR, our Eastham Drive, R-1, STR, the rezoning request for Broadway

Village Apartments. This is across from the Broadway East Shopping Center, Walmart, Academy Sports, all of the commercial development in that particular area. So this is a very large planned zone that they are desiring to do some development in the southeast corner of this project site, and believe that it would be more appropriate to do so under an R-MF zoning classification than it would be under the planned district. It would definitely be a more efficient process in which to do that, and the PD as existence is the early '80s, and so the project itself really is very well established. The area to be developed would have very little potential impact, and the development property, if redeveloped, would be an ideal candidate for straight zoning, as well. So Mr. Orendorff will unpack all of the details with that for you on November 6th. Our last three short-term rentals, again, Woodmoor Court, R-1, Campusview Drive, which we have had a number in this general area. This, however, is not within 300 feet of another short-term rental that we have previously considered, and then our final one there on North Ninth, which is the R-MF zoned one -- two doors down from what we had taken up previously at 308 North Ninth. And we are into the 2026 case numbering at this point. Just as a point of clarification for the Planning Commission, as well as the public, the volume of cases that we handled last year inclusive of all of our work was close to 340 cases last year. That is probably one of the highest case volumes that we have processed in my almost 17 years. So we had a lot of activity last year, and this year, we're already up to about Case 15 --16, so we're off to a roaring start and we're not even through a month at this point. With that, that is all we have to offer. I thank you very much for your contributions this evening during work session. We will produce correspondence as we discussed, and then we'll be making effort to move forward. So with that, have a good evening.

MS. GEUEA JONES: Thank you.

IX. COMMISSIONER COMMENTS

MS. GEUEA JONES: Are there any Commissioner comments of a general nature. Seeing none.

X. NEXT MEETING DATE - November 6, 2025 @ 7 PM (tentative)

XI. ADJOURNMENT

MS. GEUEA JONES: Would someone like to move to adjourn?

MR. STANTON: I move to adjourn.

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner Gray. Without objection, we will stand adjourned. Thank you all.

(The meeting adjourned at 8:02 p.m.)

(Off the record.)

Move to adjourn.