

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 10, 2025

Case Number 213-2025

A request by Scott Claybrook (agent), on behalf of 905 Hirth Ave LLC (owner), to allow 905 Hirth Avenue to be used as a short-term rental for a maximum of four transient guests 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 0.13-acre, R-2 (Two-family Dwelling) subject site is located at the southwest corner of Hirth Avenue and Sexton Road, and is addressed 905 Hirth Avenue.

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 905 Hirth Avenue to be operated as an STR subject to:

1. The maximum occupancy of four transient guests regardless of occupancy permitted by the most recently adopted edition of the International Property Maintenance Code (IPMC); and
2. A maximum of 210 nights of annual 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 none.

PUBLIC HEARING OPENED

MS. GEUEA JONES: We will open the floor to public comment. Any members of the public who wish to speak on this case, please come forward. State your name and address for the record. We allow six minutes for the applicant and a group, and three minutes for individuals.

MR. CLAYBROOK: Good evening. My name is Scott Claybrook; I live at 602 Florence Avenue, and I'm the owner of 905 Hirth Avenue. My family has owned this since 2021. When we purchased this property, we did it in the midst of coming out of Covid. We had had a business shut down, and we were looking to work deeply into our neighborhoods and trying to find a way to do so. We were trying to get not only into our neighborhoods, but also finding a way to provide hyper local employment where we lived. We saw this as an opportunity to learn how to renovate properties and ultimately to achieve a goal of utilizing equity, which we've done so in this property to create other affordable housing options. So that's been kind of our thrust of utilizing this property as a short-term rental. This property has been able to be a cornerstone of the business of Ms. April Fisher, A Okay-Cleaning. You've received a letter that's

attached to your report from her. And I was encouraged by when the letters went out, my neighbors, actually friends of ours who we've gotten to know deeply, contacted us, said, hey, what's going on? So this is what's happening in the City. We're trying to make application, trying to do what has been asked of us. And it was actually interesting, Ms. Charlotte, who is just due south of us, she said, well, why don't you have a petition signed? I can't get out; I'm homebound. Why don't you write something and then bring it to us neighbors, and -- and do it that way. I said okay. So we had six neighbors that had responded, all of which are directly around the property, and that was the way that most of the folks were able to bring voice and wanted to bring voice. We've been overjoyed to be able to be a deeper part of our neighborhood. We're about four blocks from here, my home is, and ride my bike around the neighborhood with my kids regularly. We're constant fixtures on the street, and so it's been a -- it's been a good experience, and we've been thankful to be deeper involved in our neighborhood. So with that, I just want to say thank you for your time.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Commissioner Wilson?

MS. WILSON: Hey, Scott. I just want to say thank you because so often our concern is have you interacted with the neighborhood. Have you spoken to the people who are around your property. Are you being a good neighbor. And so I definitely appreciate you being proactive with sharing that information with us because it makes a big difference in how we, you know, view and understand what's happening not just for you as the property owner, but for your neighbors, as well, and their well-being and their happiness, so I appreciate that. Thank you.

MR. CLAYBROOK: Thank you.

MS. GEUEA JONES: Any other questions? Seeing none. Thank -- oh, I'm sorry. Commissioner Ortiz, go ahead.

MS. ORTIZ: Okay. So I see on your Airbnb profile that you have multiple properties that you manage; is that true?

MR. CLAYBROOK: We've been involved in managing a couple of properties, yes.

MS. ORTIZ: Okay. But you own this one; this is, like, your one?

MR. CLAYBROOK: Yes.

MS. ORTIZ: Okay. Cool. And I also wanted to compliment the petition. I thought that was the sweetest thing today. So thank you for talking to your neighbors.

MR. CLAYBROOK: You bet. Thank you so much.

MS. GEUEA JONES: Any other questions? I -- maybe this is wrong, but it looks like you're currently advertising for a minimum of 30 nights as a mid-term rental; is that right, or is Airbnb just getting you a weird message?

MR. CLAYBROOK: No. So what we did was, until we were approved, we stopped utilizing this as an STR. So since May 30th or whatever the date was, yeah, we have not used it that way, and have not intended to do so until we have approval.

MS. GEUEA JONES: I appreciate that, and would be curious to know if you got any bites, because I know that traveling nurses and professors use that kind of property all the time.

MR. CLAYBROOK: We've gotten none through the platform with that feature, yeah.

MS. GEUEA JONES: Yeah. Any other questions? Seeing none. Thank you for being here.

MR. CLAYBROOK: Thank you so much.

MS. GEUEA JONES: Anyone else to speak on this case? Going once, going twice. Very good. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on this case? Seeing none. Would anyone like to make a motion?

MR. STANTON: Don't break my string, Madam Chair.

MS. GEUEA JONES: Anyone?

MR. STANTON: As it --

MS. GEUEA JONES: Sorry. Commissioner Stanton. Sorry I thought you said you would break your string.

MR. STANTON: No. I said don't break my string.

MS. GEUEA JONES: Don't break your string. Please, go ahead, Commissioner Stanton.

MR. STANTON: As it relates to Case 213-2025, 905 Hirth Avenue, STR Conditional Use Permit, I move to approve the requested STR CUP subject to the following conditions: The maximum usage shall not exceed 210 nights annually, and a maximum of four transient guests regardless of the allowance permitted by the IPMC.

DR. GRAY: Second.

MS. ORTIZ: I'll second.

MS. GEUEA JONES: That's a 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?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Ms. Stockton, Dr. Gray. Motion carries 9-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That's a unanimous vote. That recommendation will be forwarded to City Council.