

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 11, 2026

Case # 166-2026

A request by Tracy Buesing (agent) for approval of a Conditional Use Permit (CUP) to allow 1309 W Worley Street to be used as a short-term rental for a maximum of four transient guests 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 approximately 0.23-acre subject site is zoned in the R-1 (One-family Dwelling) district, and is located around 80 feet east of the intersection of Pennant St and W Worley St, and includes the address 1309 W Worley St.

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 1309 W Worley Street to be operated as a 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 contact with the parties outside of this public hearing, please disclose so now. Seeing none. Questions for staff? Seeing none. Is anyone -- will go to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Is anyone here to speak on this case tonight? Please come forward. I believe it's just you ma'am.

MS. BUESING: Hi, everybody. I'm Tracy. I'm the owner.

MS. GEUEA JONES: Could you state your address for the record, even though we have it?

MS. BUESING: 1309 West Worley Street, Columbia, Missouri 65203.

MS. GEUEA JONES: Thank you.

MR. CRAIG: And can we get your full name as well for the court reporter?

MS. GEUEA JONES: Oh, yeah. Can you say your full name?

MS. BUESING: Tracy Buesing.

MS. GEUEA JONES: Thank you, Ms. Buesing.

MS. BUESING: No problem.

MS. GEUEA JONES: Please go ahead.

MS. BUESING: I don't really have much to say or don't know what I should say. I do know with the staffing report, it did say in the letter that by signing below you're simply acknowledging that I have informed you and that you have no objections to me operating a short-term rental. So I do have those five signed signatures saying there are no objections, and they have been informed. Most of the other properties around me, from my personal experience, are long-term rentals and are managed by management companies. I have tried reaching out to them, but I have not gotten any answers. I think it's Jacobs Realty and -- what's the other one? I can't remember the other one. But if you have any questions for me, I'm happy to answer them.

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

MR. STANTON: So what took you so long to come to the light when you know that we had a deadline for applying for short-term rentals and you basically had to get a summons before you came before us? What was the problem?

MS. BUESING: I did not know there was a City ordinance, and I got the letter and I responded. I called the City within -- I think they gave me, what, 30 days to reply. I called them within 15 days to see what needed to happen, and I am -- on that phone call, I asked them what I needed to do and they said to shut down the Airbnb, which I did. I did also state that I do have reservations already in the future, which those are still in place at this moment.

MR. STANTON: Okay. I'm going beat you up a little bit more.

MS. BUESING: Okay.

MR. STANTON: So what you're telling me is that short-term rentals has been a major subject in Columbia for like four years, like major. Like outside of parking, short-term rentals, like, right there.

MS. BUESING: Okay.

MR. STANTON: So out of these four years, you were unaware of any developments or any possibilities that there was going to be new laws relating to short-term rentals at all?

MS. BUESING: Honestly, no. I got off of internet -- well, not internet, but social media, and I don't follow the news over two years ago. So if anything was happening before that, I didn't care or remember. And as soon as I learned I was doing something wrong, I'm here to fix it.

MR. STANTON: Okay.

MS. GEUEA JONES: Other questions for this speaker? Seeing none. Thank you for being here tonight. Anyone else to speak on this case, please come forward. Mr. Norgard?

MR. NORGARD: Peter Norgard, 1602 Hinkson Avenue, 3rd Ward. I was looking at the presentation that staff gave, and I saw a photograph from the street. And I've -- as a member of the Board of Adjustment, I do not recall getting a variance request for a side parking lot that went all the way up to the property line. So I'm wondering -- maybe I missed that meeting, but could you -- I mean, my recollection is that there's not supposed to be cars parked within five or six feet of a lot line, and so I'm curious if this parking is to maintain compliance with the -- the CUP requirements. Is -- did it get installed correctly?

MR. KUNZ: That's a good question. Without looking at the -- without being able to look up the records from the parcel, I don't know if there was a variance. I -- and I don't want to speculate if I recall one or not.

MR. NORGARD: I'm just --

MR. KUNZ: But, yes, you're correct.

MR. NORGARD: -- asking the question.

MR. KUNZ: No. You're correct that it's a five-foot set back from your -- your lot line for where parking should occur and where you're allowed to pave for driveways. Yeah.

MR. NORGARD: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward.

MR. LOWE: Hello. Shane Lowe, 1660 High Ridge. I'm sorry. Just a quick procedural comment. I know on a lot of these STRs and such, we've got the overhead aerial view that's kind of at an angle, and there's the little red line that outlines it. I just wanted to bring up, like, I'm colorblind -- red/green colorblind, and then I know quite a few folks are. And I cannot see that line at all. Just bringing it up as kind of like an accessibility kind of thing that a higher contrasting color or a thicker line or things that can help a lot. I know that's a small, tiny little thing. I'm sorry.

MS. GEUEA JONES: Thank you. That's helpful. Anyone else to speak on this case tonight? 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: Commissioner Darr, we're looking at the same thing. And in your -- in your analysis of this STR, did you verify that that was a properly installed additional parking spot? And, yeah, was this used in the determination of approval or disapproval, or support -- lack of support or support of this said property?

MR. KUNZ: I -- again, I do not recall if a variance was issued for this paving or not. If we would like to make it a condition that the garage be made available for transient guest, then they could park one vehicle in front of the garage and one in the garage and still fulfill their parking requirement. But, yeah, good question.

MR. STANTON: Okay. So that -- that's great. So what you're saying is we can stay with what they're asking for if they make the garage available or how would they prove or disprove that this is a properly created parking spot on the side of the house -- a compliant parking space?

MR. KUNZ: Yeah. I mean, I -- I would need someone to pull a Board of Adjustment letter of approval that indicates that they got a variance for this potentially encroaching into the side yard exception for paving. Again, I apologize for not having that on me at the moment.

MS. GEUEA JONES: If I may, I'm not sure, and -- and I'm waiting for legal to get done with their conversation. I'm not sure that weighs into our decision as such because the four guests to parking space requirement, should that not be a legal parking space, the number of guests would just be reduced down upon final inspection; is that right?

MR. CRAIG: I believe so. Yes.

MR. PALMER: So there is still licensing --

MS. GEUEA JONES: Yeah.

MR. PALMER: -- on back end. So that would be confirmed upon inspection of the licensing process, during the licensing process.

MR. CRAIG: Yes.

MS. GEUEA JONES: Commissioner Stanton, go ahead. Sorry. I just thought that he might have some feelings --

MR. STANTON: I'm going to put them on the line, but I'm going to have to disagree with Madam Chair and/or Counsel, because it does have something to do with this. Because unless reading -- reading what she -- what the applicant is looking for, they would have to provide the parking spaces. At this point, they're going to use that side parking lot space as part of their solution. Correct? They would have to require two parking spaces on site. Correct? That would be one, but if that one is compromised, like staff said, then she would have to allow the garage to be used as one and then one behind the garage. So that's the answer. But she would have to prove or be disproved that that side parking spot is legal. So it does have something to do with it. The solution is she opens up the garage, she could still move forward or if she doesn't want to open a garage then the side parking space has to be verified that it's legal. Are we getting -- are we on the same spot?

MS. GEUEA JONES: Yeah. My -- my point is --

MR. STANTON: -- so the numbers don't change, but the parking requirements would.

MS. GEUEA JONES: Correct. My point is that that's done upon final inspection with the leasing or with the licensing. So our -- can we go to the conclusion slide?

MR. KUNZ: Yes. Sorry.

MS. GEUEA JONES: So -- oh, we used to have a sentence on here that said upon confirmation --

MR. STANTON: Usually they -- yes.

MS. GEUEA JONES: -- of parking.

MR. STANTON: Well -- or they have a solution where they're going to allow you to use the -- park in the garage as part of that. That's why I said what I said, but it's not.

MS. GEUEA JONES: So can we add --

MR. CRAIG: Is that condition --

MR. WALTER: That's the wrong page.

MR. KUNZ: Yeah. We need one more page.

MR. CRAIG: Oh. There we go.

MS. GEUEA JONES: There we go.

MR. CRAIG: Yeah. The Commission could add a condition that the garage be utilized for parking should the --

MS. GEUEA JONES: So do we want to say the garage or do we want to say upon verification of two legal parking spaces available?

MR. STANTON: The applicant --

MS. GEUEA JONES: Can we --

MR. STANTON: Yeah.

MS. GEUEA JONES: Because I don't want to force her to use the garage if it turns out that the side lot or the side spot is legal.

MR. STANTON: Do we want to open it up public --

MS. GEUEA JONES: Yeah. Yeah.

MR. STANTON: -- hearing for her to answer that --

MS. GEUEA JONES: Yeah.

MR. STANTON: -- directly?

MS. GEUEA JONES: I'm just waiting to see if Jesse has anything before we do that --

MR. CRAIG: I think --

MS. GEUEA JONES: -- because he may tell me no.

MR. CRAIG: No. I mean, we -- we could craft some language in the event that, you know, the side -- the side parking is unavailable, garage shall utilize --

MS. GEUEA JONES: All right.

MR. CRAIG: -- need to be, you know --

MR. PALMER: So real quick --

MR. CRAIG: I'm not sure what the best language is for them. I'm trying to work it out.

MR. PALMER: David looked it up. It does appear that there was a BOA case. It's unclear whether it was fully approved or not. It's got conflicting statuses in two different locations, so reopening the public hearing may -- may be a benefit --

MS. GEUEA JONES: Yes.

MR. PALMER: -- to the conversation.

MS. GEUEA JONES: Ms. Buesing, could you come back up here, please?

MR. BRODSKY: Can I ask a question of staff real quick --

MS. GEUEA JONES: Yes.

MR. BRODSKY: -- just to try to bring some clarity. So my look -- when I look at their -- her picture of the exterior, it looks like she has three spots on the exterior, and then she also has the garage. And maybe you can answer that as well, but is that your --

MR. PALMER: The driveway would have to be 40 feet deep to have to --

MS. GEUEA JONES: It's not deep enough.

MR. PALMER: Yeah. We just -- we don't know how deep it is. So there is a potential there, but just, you know, standard 25-foot front yard setback, it's probably safer to assume that it's not 40 feet.

MR. BRODSKY: Well, I guess what I -- I see the spot on the far left that may or may not be legal, and then two -- it looks to me like you could easily fit two cars in front of the garage.

MR. PALMER: That's my point is that I don't think it's probably 40 feet, which it -- but then from the - but then you block the other one. So that's kind of a judgment call in terms of using the flare-out as a parking space. To me, I see one in the garage, potentially, but then you have one beside the garage and probably one in the driveway. Now again, if that driveway were to be even 36 feet deep, we might be able to consider it, but we wouldn't allow you to block the sidewalk, so you have to take that in consideration. And again, the flare-out is not going to be wide enough for another parking spot until probably at least halfway back. So again, you're probably running out of room. Regardless, the two required spaces are accounted for with or without the side parking, so the question of it being -- having a variance is really a separate issue. The condition would be added that if this was not an approved parking space on the outside, then the garage has to be utilized to meet the parking requirement. So you can add that condition if you like, but we can maybe get some confirmation from the property owner here.

MR. BRODSKY: And because this is also her primary residence, how does that affect the parking requirement?

MR. PALMER: I don't believe it does this.

MR. BRODSKY: It does not. No. Yeah.

MS. GEUEA JONES: Sorry. Ms. Buesing, this may be very confusing to you. Can you start by giving us your name and address again for the record?

MS. BUESING: Tracy Buesing, 1309 West Worley Street, Como, Missouri.

MS. GEUEA JONES: Thank you.

MS. BUESING: Yeah. 2023 I think is when I came for the --

MS. GEUEA JONES: Variance --

MS. BUESING: -- meeting here for the variance for the other driveway. And I believe I left it with all thumbs up. I did not hear anything otherwise, so that's all.

MS. GEUEA JONES: Okay. Would you be okay with us putting in some language that says that should it turn out that's not a legal spot, you have to let them use the garage?

MS. BUESING: It would not make me super happy, but I mean I'm not going to tell you no.

MS. GEUEA JONES: Okay. Okay. Any other thoughts or things that we need from Ms. Buesing? Okay. Thank you very much.

MR. WALTERS: Point --

MS. GEUEA JONES: So, Commissioner Walters, go ahead.

MR. WALTERS: Point of order, maybe, that I have the assessor's website and I used their measurement tool, which may or not be accurate. And it so it says it's 44 feet from the sidewalk to the garage in case that's --

MR. BRODSKY: I think that is the old structure. She's built a new house.

MR. WALTERS: I just thought that it was the driveway that is different.

MR. BRODSKY: If you look at Google Maps --

MS. GEUEA JONES: Okay. So we're --

MR. WALTERS: Okay. All right.

MS. GEUEA JONES: -- not going to be worried about that part.

MR. WALTERS: Okay.

MS. GEUEA JONES: That will all be taken care of in licensing.

MR. WALTERS: Okay.

MS. GEUEA JONES: They will measure it and do the final inspections. Do we want to require her -- or do we want to put some language in as a condition that if that's not a legal space, she has to allow parking in the garage? Commissioner Stanton?

MR. STANTON: Madam Chair, yes. And the only reason is because it's been brought up publicly. Imagine this happening again, and someone just puts in a driveway.

MS. GEUEA JONES: Uh-huh.

MR. STANTON: Just me, I've already seen it happening. So if people don't have the permits and the

variances in place and people -- not saying this applicant did, but this is already -- the cat has already been let out of the bag on this one. And so we have to address it or we set a precedence of. I'll do it and ask for forgiveness later.

MS. GEUEA JONES: Attorney Craig, is there a way you want us to word this?

MR. CRAIG: I don't know that I have, you know, a silver bullet for this situation.

MS. GEUEA JONES: Can we get back to conclusion, please David? Yeah. Sorry. David, do you have something?

MR. KUNZ: No. I am -- I am reviewing the minutes from the June 11 2024 Board of Adjustment right now, and I am seeing that there was five votes yes for a variance to allow this driveway to encroach four feet into the side yard.

MS. GEUEA JONES: Are you satisfied, Commissioner Stanton?

MR. STANTON: That's what we need. It's all about facts.

MS. GEUEA JONES: So we don't have to come up with --

MR. STANTON: We're Missouri.

MS. GEUEA JONES: -- pretty language?

MR. STANTON: Hey, staff showed me. I'm from Missouri.

MS. GEUEA JONES: I love it.

MR. STANTON: Okay.

MS. GEUEA JONES: I love it.

MR. STANTON: Okay. We're good.

MS. GEUEA JONES: The good news here is that Ms. Buesing has shown that she is doing everything the right way. Okay. Fair enough. Would someone like to make a motion? Commissioner Brodsky?

MR. BRODSKY: I just had one last comment. I know, Commissioner Stanton, you've mentioned this at several of these STRs, and I don't disagree with you that, you know, it does seem to us that are steeped in this stuff that it's surprising that folks might not have heard about this. But -- but I do think that that is very plausible. But the cases that bother me is when they know because they've received notice, and then they continue to rent out as the STR. Whereas, in this scenario, you know, as far as we can tell, as soon as she was alerted to the situation, she ceased operations and -- and got on board with what she needed to do.

MS. GEUEA JONES: Any further comment or -- or Commissioner Gray, go ahead.

DR. GRAY: And, sorry, I may have misheard that she had reservations in place?

MS. GEUEA JONES: She has them in the future, assuming this gets approved.

DR. GRAY: Okay. I'd like to make a motion, if we're done.

MS. GEUEA JONES: Please go ahead.

DR. GRAY: Okay. As it pertains to case number 166-2026, 1309 West Worley Street, STR conditional use permit, I move to approve their request -- their requested STR CUP, subject to maximum occupancy of four transient guests and maximum of 210 nights of annual rental usage.

MR. WALTERS: Second.

MS. GEUEA JONES: Moved by Commissioner Gray, seconded by Commissioner Walters. Is there any further 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. Darr, Ms. Geuea Jones, Dr. Gray, Mr. Stanton, Mr. Walters, Mr. Brodsky. The motion carries 6-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. We have one more case on the docket. How many folks are here for case 169? This is the short-term rental on Richardson. Okay. Perfect. Shall we soldier on? Let's do it.