

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

Case Number 205-2025

A request by Dean Klempke, Jr. (agent), on behalf of Dean and Amber Klempke (owners) for approval of a Conditional Use Permit (CUP) to allow 910 Madison Street to be used as a short-term rental for a maximum of two transient guests for 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 subject property contains approximately 0.11-acres, is located approximately 180 feet south of the intersection of Jackson Street and Madison Street, is zoned R-2 (Two-Family Dwelling), and is addressed 910 Madison Street.

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

Staff report was made by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the CUP to allow 910 Madison Street to be operated as a STR subject to:

1. Maximum occupancy permitted within the dwelling shall not exceed two transient guests regardless of potential occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IMPC) 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. Are there any questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES : If you would like to come forward, any members of the public who wish to speak on this case?

MR. KLEMPKE: Good evening. I'm Dean Klempke; I'm the applicant. I don't know if this is the right time for me to come up here for questions.

MS. GEUEA JONES: It is. It's perfect.

MR. KLEMPKE: Okay. Great.

MS. GEUEA JONES: Could you state your address for the record, Dean?

MR. KLEMPKE: Absolutely. We live at 2512 Kyle Court, Columbia, Missouri 65203.

MS. GEUEA JONES: Great. Go ahead.

MR. KLEMPKE: We are -- my wife and I are local realtors here. We've lived in this town for

several years, and we are really interested in continuing to make an investment in the community. We saw that this property was being used as an Airbnb, and are hoping to continue to do that.

MS. GEUEA JONES: Great. Are there any questions for the applicant? Seeing none. Very straightforward. Thank you very much.

MR. KLEMPKE: Thank you.

MS. GEUEA JONES: Any other members of the public who wishes to speak on this case, please come forward. Going once, going twice. 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: If my colleagues have no further questions, I would entertain a motion, Madam Chair.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 205-2025, 910 Madison Street, STR Conditional Use Permit, I move to approve the request for the STR CUP subject to the following: 210 nights of rental and a maximum of two transient guests.

MS. GEUEA JONES: Is there a second?

DR. GRAY: I'll second.

MS. GEUEA JONES: Thank you. We've got a motion from Commissioner Stanton, and a second from Commissioner Stockton; is there any discussion on the motion? Right. Oh, I'm sorry, Commissioner Gray. See this is what I've been saying. I didn't look up, and I can't distinguish your voices yet. For the record, that was a second by Commissioner Gray. 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. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Ms. Stockton, Dr. Gray. The Motion carries 9-0.

MR. BRODSKY: The motion carries.

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