

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

**Case Number 234-2025**

**A request by Kamau Bilal (owner), to allow 484 Maple Grove Way to be used as a short-term rental for a maximum of five 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 0.37-acre, R-2 (Two-family Dwelling) subject site is located at the southeast corner of Apple Tree Lane and Maple Grove Way, and is addressed 484 Maple Grove Way.**

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 484 Maple Grove Way to be operated as a STR subject to:

1. The maximum occupancy of five 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 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. Any questions for staff? Seeing none. We will open the floor to public comment.

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: If you are a member of the public who wishes to speak, please come forward. The room is clearing slowly.

MR. BILAL: My name is Kamau Bilal; I am the owner of the property. I brought my sunglasses because it was bright when I left the car. I would not have brought them in if I had known I was going to be here until 10:00. So, yeah. As it was stated earlier, we live right next door. We've rented it out as a long-term rental. We moved there in 2020 and just decided this year we wanted to try short-term rental, so that's really all there is to it.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. I will tell you that the last time we had a meeting, we were here until 1:30 a.m., so this is short one.

MR. BILAL: I have to work tomorrow.

MS. GEUEA JONES: Thank you for being here tonight. Thank you very much for being here. Thanks. Any other member of the public to speak on this case? Seeing none. We will close public

comment.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments on this case? Seeing none. Commissioner Stanton?

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

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 234-2025, 484 Maple Grove Way, STR Conditional Use Permit, I move to approve the requested STR CUP subject to the following: The condition that maximum use of 210 nights annually and a maximum of five transient guests, regardless of the allowance permitted by the IPMC.

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton; seconded by Commissioner Ortiz. 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.**  
**Motion carries 9-0.**

MR. BRODSKY: The motion carries unanimously.

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