

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

**Case Number 132-2025**

**A request by Allison Nelson (agent), on behalf of Nelson Property Investments, LLC (owner), for approval of a Conditional Use Permit (CUP) to allow 608 N. West Boulevard to be used as a short-term rental for a maximum of six transient guests and up to 210-nights annually pursuant to Section 29-3.3(vv) and 29-6.4(m) of the Unified Development Code. The approximately 0.26-acre subject site is zoned R-2 (Two-family Dwelling), is located southwest of the intersection of West Boulevard and Donnelly Avenue and is addressed as 608 N. West Boulevard.**

MR. STANTON: Staff report, please?

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the CUP to allow 608 N. West Boulevard to be operated as an STR subject to:

1. Both garage parking spaces within the detached two-car garage be made available at all times the dwelling is used for STR purposes; and
2. Maximum occupancy not to exceed six transient guests regardless of potential occupancy allowed by most recently adopted edition of the International Property Maintenance Code (IPMC), or on-site/off-street parking, and
3. Maximum of 210 nights of annual usage.

MR. STANTON: Any questions for staff? As I've stated before, if any of my fellow Commissioners have any ex parte information relating to this case, and would like you to share that information with his fellow Commissioners, you can do so at this time. Seeing none. I'll open the public hearing.

**PUBLIC HEARING OPENED**

MR. STANTON: Anybody wishing to discuss this case, come up, say your name and address into the microphone clearly, three minutes for individuals, six for organizations.

MS. NELSON: Good evening. My name is Allison Nelson; this my husband, Ben Nelson, and we're both the only members of Nelson Property Investments, and we both live at 4106 South Wappel Drive here in Columbia. I just had a few quick points I wanted to make. First, I understand that there was one complaint in 2023. I guess that there was an illegal rental. My understanding from reading the staff report was that since we have until June of 2025, that was just dismissed because of the fact that it wasn't an illegal rental. I just wanted to make sure that I was understanding that correctly. Also, we -- Mr. Zenner had e-mailed to clarify that we would offer the garage for parking for the rental, and we will. It's

available to be used at any time. And I want to just comment briefly on the location, because a lot has been brought up tonight about homes in neighborhoods, et cetera. So this house is located on West Boulevard North, and it is almost directly across a little bit off of -- from Doug Perry, the gas station/service station. Being on the edge of a neighborhood, too, makes it great both for our guests because they're right in the middle of a residential neighborhood, but also, I think for the neighborhood itself. And that's one of the aspects we really liked about this home when we were considering how to use it. I think that's all I had for comments. I'm not sure if Ben has anything he wanted to add, but we definitely can answer questions, too.

MR. STANTON: Any questions for this speaker?

MR. WALTERS: Are you aware of the -- the complaint letter that we received?

MS. NELSON: Are you speaking of the one in '23 or the latter?

MR. WALTERS: Somebody recently sent a letter. I just was going to suggest that if you're not familiar, get a copy and you might reply to her.

MS. NELSON: I was not familiar with it, no.

MR. WALTERS: Okay.

MR. NELSON: I haven't seen that.

MR. WALTERS: Okay. I mean, she lives on Hardin Street close by.

MS. NELSON: How would I get a copy of that?

MR. ZENNER: We can provide one to you.

MS. NELSON: Okay. Yes. I'll do that. Thank you.

MR. STANTON: I strongly suggest you do that, too. You guys are the pioneers. I haven't said this speech yet. You screw this up, it screws the process up, and the big thing that we really support is being good with the neighbors.

MS. NELSON: Yeah. We agree.

MR. STANTON: Find that person, work that out, because your success makes the success of our program or its failure, so, yes.

MS. NELSON: We will do that. Thank you.

MR. STANTON: Any other questions for this speaker? Thank you.

MS. NELSON: Thank you.

MR. STANTON: Anyone else want to speak on this case? Going once, going twice, three times. Closing public hearing.

## **PUBLIC HEARING CLOSED**

MR. STANTON: Commissioner discussion, ladies, gentlemen? Ms. Peggy?

MS. PLACIER: Well, just as a side comment, moving forward, I've noticed that of the proposals we've had tonight, five are in the First Ward. And we did hear when we were developing the ordinance that about 40 percent of the STRs that we knew of at that time were in the First Ward. And so if we're looking at disparate impact, that is something we are conscious of. I don't know that our ordinance could

take care of it, but I just want to keep it on top of mine.

MR. STANTON: That's a good point. I'm -- I'm a First Ward baby, so I like the distribution. They're not, like, clustered on one street, they're not clustered in a particular census tract. I'm -- I'm comfortable with how they're distributing right now. And, you know, my neighborhood is hot. Everybody wants to be there, at least short-term rental wise, so, you know, as long as there are not too many. But thank you. We are keeping an eye on that, and I definitely don't want my neighborhood to be taken advantage of in that fashion. Any other comments from my fellow Commissioners? Mr. Walters?

MR. WALTERS: Well, I was going to give Commissioner Loe a break and make a -- make a recommendation to approve.

MR. STANTON: This is ripe for a motion, sir.

MR. WALTERS: Okay. I make a motion to approve Case Number 132-2025 for 608 N. West Boulevard STR Conditional Use Permit subject to the following recommendations or criteria: one, approve the requested CUP, no less than two parking spaces within the attached two-car garage be made available at all times the dwelling is used for STR purposes; 210 nights of rental; three, maximum of six transient guests regardless of allowance permitted by the IPMC.

MS. LOE: Second.

MR. STANTON: It's been moved and properly seconded. Any discussion on the motion? Yes, ma'am?

MS. WILSON: The only note that I will make is that even though we have a letter of complaint, this was a previously operated STR, and so the person's complaint is that they feel uncomfortable that this is coming, but it's been there.

MR. STANTON: Yeah.

MS. WILSON: So it's my only note.

MR. STANTON: Yeah. Duly noted. Any other questions, comments, concerns relating to this case from my fellow Commissioners? We do have a motion on the floor, Mr. Secretary. Correct?

MR. WILLIAMS: We are ready to go.

MR. STANTON: Let's get it. Let's take a vote.

MR. CRAIG: I'm sorry. Did we get a second on that? Is it --

MR. STANTON: Yes, sir. It was properly seconded.

MR. CRAIG: Okay. Thank you. Pardon me.

MR. STANTON: Yes, sir. Ms. Loe seconded it, Mr. Walters presented.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Ms. Placier, Mr. Stanton, Mr. Williams, Ms. Loe, Ms. Wilson, Mr. Walters. Motion carries 7-0.**

MR. WILLIAMS: That's seven yeses, zero nos, the motion carries.

MR. STANTON: Right. The motion will be forwarded to City Council. Mr. Zenner, I would like to take a five-minute break, if that is okay. Is that okay, Ms. Wilson, are you cool, or to you want to rock on?

MS. WILSON: Please and thank you.

MR. STANTON: Okay.

MS. WILSON: Seconded.

MR. STANTON: All right. Five minutes. Be prompt and efficient in the five minutes, please.

(Off the record)

MR. STANTON: We are restarting our meeting here. Thank you for your patience when we take a break. As you -- we're going to start at Case 133-2025.