

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 23, 2025

Case Number 316-2025

A request by Matthew Hake (agent), on behalf of Rock Bridge Rentals, LLC (owner), to allow 1409 Wilkes Boulevard, Apartment 103, to be used as a short-term rental for a maximum of eight transient guests and up to 210 nights annually pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. This request seeks authorization to offer one unit of a four-unit multi-family structure as a short-term rental. The four-bedroom, four-bathroom dwelling utilizes the parking lot that serves the entirety of the complex. The parking lot has sufficient on-site/off-street parking spaces to support the request without taking away from the required parking for the remaining long-term units. The 0.33-acre subject site is located on the north side of Wilkes Boulevard, approximately 340 feet west of Paris Road.

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

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow 1409 Wilkes Boulevard, Apartment 103, to be operated as a STR subject to:

1. The maximum occupancy shall not exceed eight transient guests; 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 contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Any questions for staff? Seeing -- I -- just a clarification, and I -- I think this is what I heard you say, the AC was not for this unit, it was something else?

MR. HALLIGAN: Yes. It was for a -- for a different unit. Correct.

MS. GEUEA JONES: Okay. Very good. I just wanted to make sure I understood that. Seeing no other questions for staff, we will go to public comment, and open the floor to public comment.

PUBLIC HEARING OPENED

MA. GEUEA JONES: If any member of the public would like to speak on this case, please come forward now. State your name and address for the record.

MR. HAKE: Matt Hake, and I live at 1503 Keegan Court.

MS. GEUEA JONES: Go ahead.

MR. HAKE: Well, thank you. I'd like to address why my application was late so you can't get me for it, first of all. My application was late because I wasn't going to submit it in the first place. I was going to take myself out of the short-term rental game. But then after talking to these kind people over here, they actually didn't encourage me, but they gave me motivation to do it. I've been renting in Columbia

since 19-- I moved here in '89, went to school, and a college professor talked me into getting into real estate, so that's what I did. And I own properties throughout Columbia. This is the only short-term rental I do. I do them at the Lake of the Ozarks, and this lady did a very good job of talking about the short-term rental game and business. It's very personal. For me, I have at my lake -- Lake of the Ozarks, my lake house, I have a short-term rental on either side of me, and it's very fun to get to know the people and all that good stuff. It's a little different up here for me. I'm in a -- she's almost -- it's easy to visualize bed and breakfast, you know. It's that kind of cool vibe and that's what she's after. I'm not after that. I'm -- I -- this rental here is for the people that you could imagine the -- every football weekend is rented by the parents coming up to be with their kids, graduation weekends and all those. Those are the obvious ones. The ones that might not be so obvious to you are the construction workers that come into town, the Brightspeeds needed a place to stay for four employees and they're here a couple of months, and they don't want to stay in a hotel, so they look for housing outside that. Brightspeed and there's a couple -- FedEx, when FedEx lost the contract here in town, and their employees, they were contracted out from people throughout the state to cover FedEx, to deliver everybody's products here, it was from contracted employees. So companies that need places for their employees to stay, rather than the employees staying in a hotel, they like to look for places where they're out of the hotel scene, saves them a lot of money, too. All the people that come to the events, you get them out of the hotel. Over in this neighborhood where we are, they're close to Benton-Stephens, or close to Stephens Park. They get to see the community if they're off the I-70 corridor and the hotels. And I don't even know the new popular scene right two blocks away from me where all the people hang out -- all the cool people. I've never been there, but -- so it's just a way to -- that's -- that's who our clientele is. The four-bedroom, we average -- we average the number of guests is five. If we look at everybody over time, it would be about five. I am the owner. I am actively involved. That's -- I've been doing this for a long time, so I have a manager, but I'm -- I'm the guy -- I'm the guy here. I'm the guy that screened tenants today. We're still very actively involved in our operation. I actually built this building on this property, like, ten or twelve years ago, and the lady that lived in the green house right next to me, I don't know the current occupant, but Pat -- I was a respiratory therapist in town, and I used to deliver home oxygen to her back when I was a respiratory therapist. So we -- and on the other side of it is multi-family. We have never -- I think you mentioned the one complaint about the air conditioner which wasn't this property. Since we have been there -- am I running out of time?

MS. GEUEA JONES: You're good. Go ahead.

MR. HAKE: Okay. Since we have been there, I have not heard -- there are tenants on either side of this property. These are not partying people that come into town. These are people that come here, go out, enjoy the town, come home, sleep, and then leave town. Very often, it's college kids' parents. We have -- I've had one bad experience -- almost had a bad experience in town, that a lot of people that are scared of Airbnbs, they think of. Somebody advertised it on Facebook that they were going to have a bash, and it was at my place. And a friend called me at 1:00 that afternoon, and at 3:00

that afternoon, these people were setting up to have a big party, and I showed up at the door. And I said here's one thing I'm going to guarantee you. You are not having a bash at this house tonight, I guarantee it. Cops were there about ten minutes later, they were gone. Very active in the management of it, and, again, people on either side, none of the neighbors, I have never heard of a complaint, and even the residents right next door, never heard a complaint.

MS. GEUEA JONES: Thank you. It looks like you've got four listings on Airbnb right now; one is at the Lake, one is in Ashland, and then there are two in Columbia. So where's the two-bedroom-one-bath and who owns that?

MR. HAKE: It's in the county.

MS. GEUEA JONES: It's in the county.

MR. HAKE: And it's not actually owned by me. Well, actually, it's owned by a company that I own, yeah. So -- oops, sorry. Yeah. It's -- we opened that in Boone County, and -- and by your guys' policy has been great for our stuff in the county. It's been wonderful. That thing is booked like crazy. The Lake of the -- the Ashland is an Airbnb we just set that up. I bought an old nursing home and converted it to 26 apartments. I'm one of those guys that the housing shortage, I bought a nursing home that was shut down, and we're converting it to 24 apartments to people, and 17 are occupied. There is one more point I want to make and I can't forget it. I'll come back to it.

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

MR. STANTON: When the stuff hits the fan, who do I call and how fast are they going to get there?

MR. HAKE: I'm the guy that's on the -- on the form, yeah.

MS. GEUEA JONES: Did any -- Commissioner Stockton?

MS. STOCKTON: You kind of explained, but why short-term versus long-term for this one unit?

MR. HAKE: I'm not even going -- if you guys approve this, I'm not even going to use it at a short-term rental. I'm just doing it for the venture.

MS. STOCKTON: Okay.

MR. HAKE: I wanted to see what this was all about. I've already rented this unit to four college kids for next year, making more money than I'll make as an Airbnb. But I want to have the option to have it, and my rents increased dramatically over the last year. Yeah, it's already rented. I've got the money, and lease is in hand from four college kids. So I got this so that if the market would change, I could do it. And what my recommendation would be when you guys review your policy, I know there's that 300 foot rule. It's so arbitrary, I don't know where it comes from. And I know in a year or two, you're going to review and revisit the policies. This -- this unit is multi-family with another multi-family next to it. It just seems to be so arbitrary, that hopefully there's -- we have a lot of humans here, and it's a consideration, but it's not black and white, from what I understand. Thanks for your time.

MS. GEUEA JONES: Thank you. Anybody else? Oh, sorry. Commissioner Stanton?

MR. STANTON: Since you went down that road, let's go.

MR. HAKE: Yes, sir.

MR. STANTON: The main -- our -- our thought -- I've been here from day one.

MR. HAKE: Yeah.

MR. STANTON: The primary thought is that we're trying to control density.

MR. HAKE: Yeah.

MR. STANTON: I don't want a whole block full of short-term rentals.

MR. HAKE: Yeah.

MR. STANTON: That's a major concern with the community.

MR. HAKE: Yeah.

MR. STANTON: So what is your solution now that you know what my concern is?]

MR. HAKE: That's a tough one. I just don't know -- you know, the way this thing sits, Anthony, this -- it's a four-plex, your single-family house and this sits long way on that block, and over here, it sits this way, parallel to the street. So when you look at this house from the street, it looks like another house. So -- and then the -- this looks like a multi-family, because there's eight or ten units right next to it. I don't know what the answer is for that, man. I wish I had a --

MR. STANTON: That's not -- we just had to start somewhere.

MR. HAKE: Yeah. Yeah. And that house is here, and that's why I was hoping to plead my case and go, okay. Because that's why I didn't submit it because I knew I was dead in the water. Right? And then these people over here are, like, man, it's -- I'm going to see people in front of me, you know. And this house over here on -- because this is orientation. This house over here doesn't even abut to the same street. That house butts over -- goes over on Paris Road; correct me if I'm wrong. Yeah. It's -- it's a tough spot to be in and thank you guys for being in it.

MR. STANTON: Thank you.

MR. HAKE: Yeah.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you for being here tonight.

MR. HAKE: Thanks.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward. 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: I'd like to entertain a motion if everybody is ready.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 316-2025, 1409 Wilkes Boulevard, Apartment 103, STR conditional use permit, I move to approve the request for the STR CUP subject to the following: A maximum occupancy of eight transient guests; and a maximum of 210 nights annual rental usage.

DR. GRAY: Second.

MS. GEUEA JONES: 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?

MR. BRODSKY: You said Commissioner Gray on the second for that one. Right?

MS. GEUEA JONES: Correct.

MR. BRODSKY: All right.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton, Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones. Motion carries 8-0.

MR. BRODSKY: The motion carries.

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

Moving on to our final case for the evening.