

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

Case # 169-2026

A request by Jessica Foote (agent) on behalf of BJEM Properties LLC (owner) for approval of a Conditional Use Permit (CUP) to allow 1505 Richardson Street to be used as a short-term rental for a maximum of eight 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 0.27-acre subject site is zoned R-MF (Multiple-family Dwelling) and is located around 100 feet east of the intersection of Richardson Street and Ripley Street, and includes the address 1505 Richardson.

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 1505 Richardson Street to be operated as a STR subject to:

1. The maximum occupancy of eight transient guests, subject to addition of one paved on-site/off-street parking space, otherwise maximum guest occupancy would be limited to six guests; and
2. A maximum of 210 nights of annual rental usage

MS. GEUEA JONES: 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 questions for staff? Commissioner Darr?

MR. DARR: Have you received any drawings or plans that would show how they would fit an additional space on this property?

MR. KUNZ: Not any drawings, but I believe the applicant has stated that it would be to pave behind these doors, which can open. And then they would be left open for additional parking. So it would be four tandem parking spaces.

MR. DARR: Thank you.

MR. KUNZ: Yeah.

MS. GEUEA JONES: Any other questions for staff? Seeing none. Actually, Jesse, we can reduce the number of guests. Right?

MR. CRAIG: Yes.

MS. GEUEA JONES: Okay. Thank you. Any other questions for staff? Seeing none. If anyone would like to speak on this case, please come forward.

PUBLIC HEARING OPENED

MS. FOOTE: Hi. I'm Jessica Foote, and I live at 20 Anderson. And I'm really happy you're still here. So I was worried I was going to wait all night and then get delayed. As far as the parking goes, when I bought the house, it was not fenced. And the parking -- or the driveway went back behind -- it was in the backyard. So actually, they were driving through Richardson to Brighton, the people who lived there. But I put in the fence, and then I shortened the driveway and put in a double gate in case, like, sometimes people would stay there and they'd have it -- I don't know extra cars or trailer or something. They'd open it and they can park back there. It's gravel. I have like a fire pit there now, so it could easily be parking again.

MS. GEUEA JONES: Any questions for the applicant? Commissioner Stanton?

MR. STANTON: You already know where I am going with it.

MS. FOOTE: I'm ready.

MR. STANTON: So I've got two questions.

MS. FOOTE: Okay.

MR. STANTON: Do you plan to pursue the additional paving, and if so, how do you plan to do it? And do you have plans, estimates all the stuff ready for all it?

MS. FOOTE: I mean, if I'm told it needs to be paved, then I will look into paving it. I wasn't aware that it needed to be a -- I needed -- I had to have a concrete driveway for the short-term rental. So that's -- whoever I spoke to on the phone said the -- yeah, you have -- you have plenty of parking. So this is the first time hearing

that. So no, I don't have an estimate for a paved driveway. That would change things. That's -- but, I mean, how would I do that? I guess I would call a concrete company.

MR. STANTON: Okay. So I guess -- so you're open for us reducing the number of occupants due to the parking? You're okay with that? Or do you want us to vote --

MS. FOOTE: Oh.

MR. STANTON: -- as it's proposed right here?

MS. FOOTE: Are you saying you want me to say if I would rather pave it or reduce the number of guests? I mean, I would rather pave it.

MR. STANTON: So --

MS. FOOTE: I don't have a plan at -- right at this moment, but I think that would be pretty simple.

MR. STANTON: For you to get a win -- for you to get a win tonight --

MS. FOOTE: Yeah. Yeah.

MR. STANTON: -- you may not get eight occupants. Are you okay with that?

MS. FOOTE: I mean, if that's the only way it's going happen, I'd rather have less occupants than get a no. But --

MR. STANTON: And why -- you already know that question I'm going to ask you. Obviously, you weren't living under a rock. You knew about the STR situation. You continued or you ignored the deadlines the City had for all of this. What took you so long to get on board and why?

MS. FOOTE: Well, I think in hindsight that was definitely a mistake, and I should have applied the day it came out. I think I was receiving a lot of conflicting information from everywhere. I'm a real estate agent, and all the other agents and people I knew who had short-term rentals were saying, no, they're going change -- I heard they're going to do this and they're going to change the rules again and just wait and they'll be less stringent. And obviously, that didn't seem to work in my favor, so I would say now I regret that. I mean, I wish I weren't here at 11 p.m. right now and I already had it.

MR. STANTON: Okay. And my last question.

MS. FOOTE: Okay.

MR. STANTON: Stuff hits the fan and someone needs to be called to address an issue with a guest, the house, or whatever --

MS. FOOTE: Yeah.

MR. STANTON: -- who is it and how long is it going to take for them to get there.

MS. FOOTE: I mean, that's me, and I live right on the other side of downtown. So that's what I've had been doing, and, I mean, I'm not running it now, but whenever I bought the house in 2021, I've been the only person running it the whole time. So, I mean, if I go out of town, I either block off the calendar or I appoint someone to do it. But, I mean, answering the phone at like midnight, whatever, you know, people are calling me, like, I'm locked out, how do I get the World Series, whatever it is, I mean, I'm -- yeah. I'm always doing it.

MR. STANTON: Thank you.

MS. FOOTE: Yes. Thank you.

MS. GEUEA JONES: Any other questions? Commissioner Gray?

DR. GRAY: Just to clarify, you said you have friends that are realtors that did not let you know about the ordinance?

MS. FOOTE: I didn't say I had friends that didn't let me know about the ordinance. I think what it was like everyone was saying they heard from someone who heard from -- it was like, I guess, you would say rumors, but it's not like I didn't know about it. It's more like the advice I was receiving was they're going to change the ordinance in -- at the beginning of the year or something like that, you know. And it's like, oh, okay. And it's easy to say now that was something that didn't happen, but at the time it's like, I don't know. That's the decision I made.

DR. GRAY: Yeah.

MS. FOOTE: Yeah.

DR. GRAY: And are these people that also manage STRs?

MS. FOOTE: I mean, I'm not going name a name of anyone who told me anything. I'm just talking about like --

DR. GRAY: That's not the question.

MS. FOOTE: -- words of people around town, I guess. Everyone I talked to had different -- had different information about what they thought was going on or what was going to happen. And then I would look at the application, and I was thinking, okay, this is really confusing. Even when I finally applied, I was -- I didn't know where -- I came up here to drop it off. They're telling me, no, we're not taking it. And then -- and then, anyway, they told me I completed the entire thing wrong. I mean, yeah, the whole thing was confusing to me, so --

DR. GRAY: Sorry. You brought your application here and they refused to accept it?

MS. FOOTE: I mean, that was kind of a side note, but, yeah.

DR. GRAY: It's a critical part of the story for me here. Okay.

MS. FOOTE: They said they don't take paper applications so, which, I get that. I mean, I -- when I get paper, you know --

DR. GRAY: Okay.

MS. FOOTE: Who knows where it's going go.

DR. GRAY: Okay. And since your municipal violation, have you continued to operate at all?

MS. FOOTE: No. It's just -- I mean, my house has been sitting there. I have other projects I've been working on. I've been -- it was actually --- kind of been nice because I have so many, like, it was -- I was so busy with it, I never really had time to do maintenance stuff. So now I have time to do that, and, like, painting and, you know, whatever else.

DR. GRAY: Great. Thank you.

MS. FOOTE: Thank you.

MS. GEUEA JONES: Any other questions for this speaker? I have a couple. So do you know the folks that live around you at all?

MS. FOOTE: I see, I mean, the -- to the east, there's two guys that live there. I knew the guys who lived there before and I had their number, and I would tell them to call me if there's ever an issue. They never did. I knew the people who lived to the southwest for a while, and her sister would stay at the house. But currently, I don't -- I think everyone has switched over, and I haven't even been there in months. So I'm not really familiar with any of the neighbors right now.

MS. GEUEA JONES: And the neighbor who has the shared driveway access with you --

MS. FOOTE: Uh-huh.

MS. GEUEA JONES: -- have you ever gotten any complaints with them -- from them?

MS. FOOTE: No. No. They are renters, and I have met the owner of that house actually. He's been over there doing work, and we've talked and stuff. And he's totally fine with it. That's how it was when I bought it, and it has never been an issue.

MS. GEUEA JONES: So I'm asking because somebody that lives in the neighborhood sent in an email to us saying that there are a lot of problems with parking and dropping -- blocking driveways.

MS. FOOTE: Uh-huh.

MS. GEUEA JONES: And, you know, not parking on both sides of the street, so cars --

MS. FOOTE: Yeah.

MS. GEUEA JONES: -- you know, trucks can't get through and things like that.

MS. FOOTE: Yeah.

MS. GEUEA JONES: What would you say to that?

MS. FOOTE: Are you saying --

MS. GEUEA JONES: I'm saying one of your neighbors is very unhappy with the fact that this is a short-term rental.

MS. FOOTE: Oh.

MS. GEUEA JONES: And they're saying it's very disruptive and is causing a lot of problems in the neighborhood.

MS. FOOTE: I would -- I'm not sure what they're referring to. I would say, gosh, it's hard for me to answer this because I don't think that's happening.

MS. GEUEA JONES: This is specifically about parking illegally and blocking neighbor's driveways.

MS. FOOTE: Yeah. Okay. I'm not aware of that happening. I know there was one -- I will say when I've been there, because I'm the only person who cleans it, so after every time somebody has stayed there, I go there. And every time I've been there, and there are no guests there, because I'm there cleaning it, there are cars parked illegally on that yellow curb. And I've also noted that there's not a sign to say no parking, so I think that it's hard to say that it's due to this one house. I've actually taken photos of cars parked illegally there because somebody did say that it was my guest, and it's been multiple different times when I had no guests staying there. And I have advised people, yeah, if somebody's parked illegally, I don't know, call whoever you call to move illegally parked cars. Like it's not -- it's not my car.

MS. GEUEA JONES: Okay. So I am also disturbed by the fact that you -- you said you're a realtor. Correct?

MS. FOOTE: Yes.

MS. GEUEA JONES: I'm very disturbed by the fact that you are a realtor in this town, knowing other people that run short-term rentals and you did nothing to try to get compliant.

MS. FOOTE: I think that maybe I've misrepresented what I was trying to say. It was --

MS. GEUEA JONES: It's not misrepresenting what you're trying to say.

MS. FOOTE: Okay.

MS. GEUEA JONES: It's the fact that you did nothing to try to get compliant. We had to send you a municipal, not just a letter of notice --

MS. FOOTE: Yeah.

MS. GEUEA JONES: -- you went all the way to court --

MS. FOOTE: Yeah.

MS. GEUEA JONES: -- which means that you didn't go, oh, my bad, let me file my application. You went, come get me.

MS. FOOTE: I could -- I could see how it looks that way. Yeah.

MS. GEUEA JONES: Yeah.

MS. FOOTE: I hired a lawyer, and that's what they told me to do. Now I wish I had just obviously filed the thing.

MS. GEUEA JONES: But even before that, the Realtors Association in this city was incredibly involved.

MS. FOOTE: Yeah.

MS. GEUEA JONES: I know they were sending notices out to folks. It's not like you didn't -- in fact, you said you knew we passed it, you just thought we would change it. So you were trying to wait it out?

MS. FOOTE: Yeah. I think I got bad information, and I acted irresponsibly on it.

MS. GEUEA JONES: Yeah.

MS. FOOTE: Yeah. I agree. I do regret that.

MS. GEUEA JONES: Okay. Any other questions for the speaker? Seeing none. Thank you. Next speaker on this case?

MR. NORGARD: Peter Norgard, 1602 Hinkson Avenue. I do not live on this street, but I do live a street, maybe a block away. Just a comment on parking. So back in 2015, the parking survey was completed. This is part of the area that was encroached by all the Brookside parking, and it used to be parking on both sides of the street, but the fire department came through and discovered that the road width is inadequate to support two-side parking to maintain fire safety. So that's why one side is no parking concern, as obviously, we have several higher-density homes. There's a quadplex right under the R-MF symbol on the south side of Richardson. That is to say, there's always a lot of cars parked on this street, so I would be in support of anything to either require additional on-site parking or limit occupancy, so that we don't have additional parking encroachment.

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

MS. FLEISCHMANN: Hi. My name is Rita Fleischmann. I live at 1602 Hinkson Avenue. Don't you guys feel like you're Judge Judy right now? I just want to say at one point in time we stepped out on a front porch and there were seven Airbnbs around us. We no longer had a -- had a neighborhood. We are very active in getting our neighborhood together and making the community again. We fight really hard and we adhere to that. If you have any questions for me? I'm happy to --

MS. GEUEA JONES: Any questions for this speaker.

MS. FLEISCHMANN: Please?

MS. GEUEA JONES: Not tonight. I'm sorry.

MS. FLEISCHMANN: I know you guys are ready to go home. Anyway--

MS. GEUEA JONES: Thank you for being here.

MS. FLEISCHMANN: Thank you for your patience all the way around. Bye.

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: So I'm just going to start off and say I'd be fine with four, I'm not giving her eight. Next comment?

MR. WALTERS: What -- repeat? What did you say?

MS. GEUEA JONES: I said I'd be okay with four, not eight. Mr. Darr?

MR. DARR: Yeah. I definitely wouldn't support going to eight where she would have to pave. I definitely would not support that, but I -- I would probably go for six, but if four is the consensus, I'm definitely happy with four too.

DR. GRAY: I'll support --

MS. GEUEA JONES: Commissioner Gray?

DR. GRAY: Sorry. I'll support four.

MS. GEUEA JONES: Okay. Commissioner Brodsky?

MR. BRODSKY: Personally, I'm kind of -- I think I'm a no vote on this --

MS. GEUEA JONES: Uh-huh.

MR. BRODSKY: -- regardless of the number of visitors. You know, I did notice the applicant works at Russell Boyt real estate firm, and we just consistently have had trouble with every -- every STR that we've seen that is represented by people from this real estate firm, we've had issues with. Almost -- almost everyone. So I just -- I find it a little disingenuous that this has gotten to this point, and even after the prosecution, you know, we can't really see because the listing has been taken off VRBO, but it's very likely that this was rented after the prosecution and you just can't see it. So I'm a no vote on this one.

MS. GEUEA JONES: Well, I can be talked into that too. Anyone else? Commissioner Stanton?

MR. STANTON: So I like a win-win, and that's why I asked about the reduction in guests. The questions that I asked are not only to understand why you're behind in compliance, but it also tells me on how you run your business. I'm in concrete and construction. I can't use the excuse of not knowing, oh, I didn't know I had to make it four inches thick or, oh, I didn't know I had to be, you know, five feet off the property line. I can't use ignorance as an excuse. And I kept asking questions to see the true business nature and the business model that's going to be used to run this short-term rental, and every -- every answer I received -- and I could be wrong, and my -- my companions can convince me otherwise, everything was off the cuff, everything was off the fly, off the hip. Nothing to me said a clear solid answer, and I'm have to disagree with staff, yes, it does matter if you're out of compliance and you catch up and you see the light. Yes, that does have weight on the decision because that tells me off bat do you respect the law or not? And in any other legal situation, your past dealings with the law matter; doesn't it? If that's right or wrong, I can't -- I can't open a daycare if I've got three child abuse cases. I can't. I mean, that's got to be considered. So that's -- this has to be considered in the equation, not necessarily for the legal situation, but for the way I feel you're going to run the business. And I'm not convinced that this applicant is going to run the business properly being that she is in the real estate world, and if anybody that was in the battlefield when we were dealing with these regulations, it was the real estate world. The way I look at this is, she was, like, yeah, catch me if you. They got too much other stuff going on. I'm going get my money until they catch me, and then I'll deal with it from there. I'll hire a lawyer to pay the fines, and I'll keep doing what I got to do because I'm making big money on my short term until they catch me. That's how I looked at it.

MS. GEUEA JONES: Anyone else. So do we want to vote on eight or four?

MR. WALTERS: I'll make a motion.

MS. GEUEA JONES: Commissioner Walters?

MR. WALTERS: Regarding case number 169-2026, a STR conditional use permit for 1505 Richardson Street, I'd recommend approval the requested STR CUP subject to maximum occupancy of four transient guests, maximum of 210 nights of annual rental income, and that's it.

MR. STANTON: Second.

MS. GEUEA JONES: Motion made by Commissioner Walters for four transient guests and seconded by Commissioner Stanton. 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, Mr. Walters. Voting No: Dr. Gray, Mr. Stanton, Mr. Brodsky. The motion is tied 3-3.

MR. BRODSKY: The motion fails.

MS. GEUEA JONES: Thank you. No recommendation shall be sent to City Council on that. That means that it will be off of the consent agenda and have two full hearings at City Council.