EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
September 19, 2024

Case Number 218-2024

A request by Nicholas Hermann (owner) for approval of a Conditional Use Permit (CUP) to allow 210 Bourn Avenue to be used as a short-term rental for a maximum of 210 nights annually pursuant to Section 29-3.3(vv) and Section 29-6.4(m) of the Unified Development Code. The 0.28-acre subject site is zoned R-1 (Single-family Dwelling), is located approximately 600 feet northeast of the intersection of Concordia Drive and Bourn Avenue, and is addressed 210 Bourn Avenue.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow the dwelling addressed as 210 Bourn Avenue to be operated as a 210-night short-term rental for a maximum of 4 transient guests subject to:

1. The 1-car garage being made available at all times when the dwelling is being used for STR purposes.

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? Commissioner Williams?

MR. WILLIAMS: Mr. Zenner, if you could just clarify. The comment that you received regarding halfway houses, that was a phone call? I didn't see an e-mail or anything.

MR. ZENNER: Yes. They were all -- all of the inquiries were phone.

MR. WILLIAMS: Okay. Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will open the floor to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Pleas come forward. State your name and address for the record. If you are the applicant or representing a group, you have six minutes, otherwise you have three. Please go ahead.

MR. HERMANN: Nicholas Hermann, my address is 3000 Woodkirk Drive here in Columbia, and I am the applicant. So, yeah. I purchased this home primarily to have my -- my mom and stepfather be able to stay there, hopefully. I don't know exact periods of time. They live in South Dakota. We recently had a baby, so I'm hoping to have my mom here more and more for that help. So I'm hoping probably around four, six months or so out of the year, maybe more. But so while they're not there, we're then

hoping to do the short-term rentals out and possible some other, like, travel nurse stuff, you know, similar to the other applicant, as well. So with that, I'm open to questions. As far as the halfway house comment, I -- I think where that probably arose from is that our neighbors directly to the south, they -- they are part of the halfway house, and so I've gotten to know them some, and I have paid them to do some work on the house, so they've been over there a lot, so I'm thinking maybe that's why that led to that comment, but other than that, there is no intent or plan to -- to do that anyways.

MS. GEUEA JONES: Thank you. Any -- okay. Get started with Commissioner Stanton. Go ahead.

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

MR. HERMANN: They would call me. And I live about five to seven minutes away.

MR. STANTON: Thank you.

MS. GEUEA JONES: Any other questions? Seeing none. Thank you very much.

MR. HERMANN: Thank you.

MS. GEUEA JONES: Anyone else wish to speak on the case? Seeing none.

PUBLIC HEARING CLOSED.

MS. GEUEA JONES: We will go to Commissioner comment. Are there any Commissioner comments?

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: If my colleagues have nothing else to say, I'd entertain a motion.

MS. GEUEA JONES: Please?

MR. STANTON: As it relates to Case 218-2024, 210 Bourn Avenue, STR conditional use permit, I move to approve the requested 210 short-term rental, CUP, for a maximum of four transient guests, subject to the condition that the one-car garage shall be made available while dwelling is offered for STR purposes.

MS. GEUEA JONES: Is there a second?

MS. LOE: Second.

MS. GEUEA JONES: Commissioner Stanton has moved to approve the case, and that was seconded by Commissioner Loe. Are there -- is there any discussion on the motion? Seeing none. Commissioner Williams, when you're ready, may we have a roll call?

MR. WILLIAMS: Yes, you may.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Stanton, Mr. Williams, Ms. Geuea Jones, Ms. Placier, Mr. Walters. Motion carries 6-0.