EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

COLUMBIA CITY HALL COUNCIL CHAMBER

701 EAST BROADWAY, COLUMBIA, MO

SEPTEMBER 10, 2026

Case # 226-2026

A request by Hunter Wenger (agent), on behalf of Jason E. Jones (owner), for approval of a Conditional Use Permit (CUP) to allow 7 N Glenwood Avenue to be used as a short term rental for a maximum of five 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 1,970 square foot subject structure is in condominium, and is zoned R-2 (Two-family Dwelling). This structure sits on a 0.56-acre parcel located northwest of the intersection of W. Broadway and N. Glenwood Avenue, and includes the address 7 Glenwood as the southern half of the duplex.

Staff report was given by Mr. Josiah Bonifant of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow the dwelling at 7 N Glenwood Avenue to be operated as a STR subject to:

1. The maximum occupancy of five transient guests; and
2. A maximum of 210 nights of annual rental usage

MR. STANTON: Thank you for that report. Before we go on the questions for staff, if there's any fellow Commissioners that have had contact with parties in this case outside of the public -- outside of this public hearing or need to recuse themselves from this case, please do so at this time or disclose that at this time. I see none. I have one question for staff. So what was the result of the case that they say was closed? What happened?

MR. BONIFANT: The case was closed, essentially. The only note I saw was that the address was no longer on Avenue, which is the tracking software. So potentially, the STR was removed for a few weeks on Airbnb, and they didn't see it anymore, so they closed the case, meaning that they could then apply legally. That is all the information I got.

MR. STANTON: Thank you. Any questions for staff? Dr. Gray?

DR. GRAY: Thank you. I just had a question about the parking. So you said that that is split between the -- both sides of the duplex, and so for the calculation for the purposes of this is three in total, not three available to this side?

MR. BONIFANT: No. So there are three available spots for this side, and maybe I made that a little unclear. So this is the garage with the two lanes of parking. Our parking requirement is only eight and a half feet of width and 18 feet of length, so you can easily fit three cars on this driveway leading up just to that right side of the garage. And all three of those spaces should be for 7 North Glenwood. So this is adequate off-street parking. There would also probably be some parking for that other property, which 703 West Broadway. The other side of the duplex has a totally different garage and driveway.

DR. GRAY: Got it. Thank you so much.

MR. STANTON: Any other questions for staff? All right. I'm going to open up for public hearing.

PUBLIC HEARING OPENED

MR. STANTON: Anybody would like to just come up and talk about this case. We have three minutes for individuals, six minutes for an organization. Please state your name and your address for the record, please. You may have to adjust that mic, ma'am, so we can hear you.

MS. O'HARA: Yeah. I will. Say hi again to everyone. I talked to -- I'm Doris O'Hara, 715 West Ash Columbia, Missouri. I talked to several people on the street because if you drive down the street, it's really dense with cars. And the east side fills up really fast at night, you know, so it's amazing how many cars there could be in that space. When I looked -- like if you look at the driveway for number nine, there's two trucks and for the trucks to park in that driveway, the farthest one in the line is at the end of the structure, and then the other truck in front of it. So really it's only holding two vehicles to the end. So we were concerned about the space between the structure and the garage being long enough for a third car, and that's what the residents were concerned about. Any resident I talked to was just parking that

they were concerned about. And so when I talked with the long term resident, he said that the driveway and the garage were divided. But I recently met the manager of the property out in the waiting area, and I guess the owner of this property has made it -- has purchased the other side of that driveway from the blue house person, and so now there definitely is enough parking, so I can't say that that's a problem anymore. And the other issue the whole neighborhood kept bringing up, and we can't find the answer to this, and I figured you guys would know it, at the opposite end of the block, there's a house 119. It's a corner house, and it was a short term rental that was not registered. Has that changed to a long term rental? They were asking me that. If unknown, then that would be one to check into.

MR. PALMER: We don't have that information handy, but it's something we can look up and respond back to you.

MS. O'HARA: What?

MR. PALMER: It's not something we have on hand. We would have to do some research. MS. O'HARA: We'd like you to check into it if that's possible.

MR. PALMER: Absolutely. Yeah. And if you speak anymore, be sure to step up to the mic, please.

MS. O'HARA: Okay. That's all I had to say because we were -- I was representing the neighbors due to the parking. Oh, and the people who parked on the wrong side of the road, I found from the long term rental guy at nine, it was the contractors working on the blue house.
It was not the short term rental people. Okay.

MR. STANTON: Any questions for the speaker?

MS. O'HARA: Yeah?

MR. STANTON: We have a question for you.

MS. O'HARA: Yes?

MR. GRABAU: Thank you so much. I appreciate it. Just one quick question. When you talk to some of the other neighbors, since this is operated as an STR for quite some time, any concerns or complaints about noise or tenant people coming there or anything else, or was parking the only express concern?

MS. O'HARA: None. The only thing they kept going on about was the parking, which I found out what, who was doing it, and then the concern was 119 Glenwood, whether that was a short term rental or not. That was the only concern. Even the person who lives in nine -- there are two people that live there. They say they have received -- had no problems with the short term rental people there. You know, I was here before talking against one, so -- but I have to, you know, be honest, and this is what I found out when I investigated.

MR. GRABAU: Thank you so much.

MS. O'HARA: Okay.

MR. STANTON: Anybody else want to speak on this case? Going once. Please state your name, address, for the record.

MR. WENGER: Yeah. Good evening. My name is Hunter Wenger. My address is 3705 Bethel Street. I am the one that is applying for the application. And good evening, and I suppose to answer a couple questions, or just to kind of give you a brief history, I'm born and raised in Columbia.
I've been operating long term rental properties here since 2000. I'm a steward of Columbia. We love this property. Jason Jones, the owner of the property, is my longest friend. We met in elementary school at Benton Elementary when we were six years old. He lives in Maryland, and we rent and watch over the property while he and his family live in Maryland. The long term renters on the right side are good friends of ours, and they help us with -- Curtis, who lives there, helps us with any repairs when those things are needed. If we are ever out of town -- so we have somebody on site to help our guests. They've done that a number of times. We've gotten really positive feedback from the neighborhood on the street. We've actually rented that -- our unit to several family members of residents on Glenwood, including number 11. They've rented it actually a number of times for family coming in to visit, which made it super convenient. We love the short term rental opportunity for the community. It allows us to connect with guests coming into Columbia. It allows us to direct them to local businesses. We have a welcome letter on our table, along with gift certificates to local businesses. Have them go out, get a local cup of coffee, that kind of thing, try to direct them to local businesses. As far as the parking goes, we are very clear on our welcome letter to our guests that this is the parking, stay in the driveway, don't park on the street. There's never been a situation where we've had three cars in our driveway. It's always been two with a number of five people. It's generally like a family of five or maybe two groups of people using the unit. So we've

gotten really positive feedback. I wish we had a better picture of the house, because right now, we've got a bunch of zinnias that are blooming and it looks really nice. But, yeah, I just wanted to say, you know, we've really enjoyed the short term rental. If there's anyone here in the community that would like to get my phone number, if you have any questions or you have any concerns, I would love to field those phone calls. I'm -- We're an open book and we like to host people, and we like to welcome people to Columbia. So that's all I've got.

MR. STANTON: Any questions for the speaker? Dr. Gray?

DR. GRAY: Hi. Thank you.

MR. WENGER: Yeah.

DR. GRAY: So this has operated as an Airbnb since what year?

MR. WENGER: Since 2023, before this whole thing started, before the regulations and the conditional use permits began.

DR. GRAY: Okay. Why was there such a delay in the application?

MR. WENGER: We've been working towards an application for long before that, June 1st, 2026. As I said, the owner of the property lives out of state. He was living in California and then his family moved to the East Coast, so there had been kind of a delay in getting paperwork. We have turned in paperwork numerous times, thinking that it was okay before. It had to be digital. We have emails from someone in the department that said you can get the permit or the owner authorization form signed and notarized, which we did that, and then I sent it to Jason in California. He went and got it notarized and took a picture of it. I was told that that was okay to use. We turned in our application. We turned in the paperwork. Then weeks or months later, it was returned and said, well, now it's got to be in a digital format. And then something else came back and said, well, now we need it in this form. Then we turned it in. I believe Patrick was the last person that we have been in contact with. It's my understanding that he was out of the office for a month or more. And so it's just kind of some life things all happened at once. The owner had some life -- some personal situations happening during their move and with their newborn child. And so it was just kind of one thing snowballing after another. So I do apologize for the delay. We were operating and trying to move it along as quickly as possible and fielding whatever questions that you all had and tried to get that paperwork in as quickly as we could.

DR. GRAY: Yeah, thank you for that clarification. I think the we is you and Chelsea?

MR. WENGER: That's correct. Yeah.

DR. GRAY: Okay. I do remember her coming forward and this particular property was asked about in October of 2025.

MR. WENGER: Yeah.

DR. GRAY: So I was very curious about the delay between October and June.

MR. WENGER: Yeah.

DR. GRAY: And have you continued to operate since then?

MR. WENGER: We have had guests in the property. Yes, that is correct.

DR. GRAY: Why'd you do that?

MR. WENGER: I had not received a letter that -- saying that we needed to pull the house from the program. We haven't received any letters of like a cease and desist or anything like that.
We've had guests that have rented this property like months and months and months in advance. And this is our livelihood and this is how we make a living. And, you know, we knew that we were going to be coming up for this meeting sooner than later. And so we just continued operating as -- you know, to continue keeping our guests in the property. If we shut down our property and cancel a bunch of reservations, it reflects poorly on us and it removes us potentially from the VRBO or Airbnb program, and then it affects our livelihood.

DR. GRAY: Thank you. So I just -- I want to make sure that I'm understanding. So you had a notification and potentially consequences with the City in April of 2026?

MR. WENGER: I don't recall a letter coming to us saying that at all. I hadn't seen a letter saying that you should stop operating.

DR. GRAY: Okay.

MR. WENGER: 'm unaware of that. Otherwise we would have, you know, stopped operating. But there might have been something going to the owner of the property and maybe there -- and I know that there was some situations in that deal that Jason was receiving information from the City and then it would finally get passed on to us, and things weren't coming to us. The ones that were operating the property as a short term rental, things were coming to him, and it wasn't always making it to us. If that's --

DR. GRAY: That's helpful content. I guess I just want to make sure that you understand as the designated agent if there were anything that happened that you were also legally responsible moving forward.

MR. WENGER: I recognize that.

DR. GRAY: Okay. Thank you.

MR. STANTON: I've got a couple questions, sir.

MR. WENGER: Yes, sir.

MR. STANTON: Okay. I'm going to piggyback on Dr. Gray's questioning. So according to the staff report, you received legal notice. You were made aware that you were operating illegally, and I guess what you did was pulled the property off the list for an amount of time which made the case be dropped from our end and then you pop back up. So I'm going to use some ebonics here. You can't hustle a hustler. So it seems like -- like you try to work the system, and you're kind of -- I don't doubt your ability to operate because I haven't heard any bad things about your operation. I have deep concerns about your awareness of the law and your requirements to run a business. This has been a very hot topic for over four years in Columbia, and if you lived here and you said you're a native Columbian, there's no way you wouldn't have heard about short term rental issues.

MR. WENGER: Well, I'm -- I'm aware of the short term rental issues that came up --

MR. STANTON: So --

MR. WENGER: -- and to my knowledge, we've never pulled it off the program. So there was no trying to hide anything or dodge anyone. We've been in contact with the Neighborhood Association Program for months. Unfortunately, I don't have the paper trail in front of me to show that, but, you know, we've been sending letters, asking questions, filling out applications, turning in applications, redoing applications, re-redoing applications. We've been trying to, you know, stay on top of everything. But to my knowledge, we've never pulled off of the program to hide or reset the system at all. So we've been operating and that's, you know -- again, you know, we're not trying to do anything shady. Like I said, I've been renting a long term property here for 26 years. I have never been uncompliant on any of my long term rental properties. Everything is to code. I'm in good standing with the City, and I'd like to stay in good standing with the City. I'm not trying to bring more problems onto myself or anyone else.

MR. STANTON: Okay. So I need to be convinced that even though you are operating illegally for an extended amount of time, that you are going to be a good steward of this opportunity.

MR. WENGER: Oh, absolutely.

MR. STANTON: Because basically it's like, okay, I get a letter in the mail and said my license, my driver's license is expired. And using your logic, you're like, well, I'm going to keep driving until I get a car.

MR. WENGER: But I didn't receive that -- I didn't receive that letter.

MR. STANTON: Okay. So as a business -- as a businessman or somebody that operates any business, it is the responsibility of the business owner to know all aspects of their business -- legal, regulations, all of that. I do concrete. There's certain regulations I have to adhere to. I can't play ignorance to a particular standard. So I'm concerned that if you didn't know and you're pleading you had no information, you didn't know this and that, are you an astute enough of business person to understand the rules right now and stay on top of what is required of you to run this type of business in Columbia, because these rules have been out for over a year.

MR. WENGER: Absolutely. One hundred percent.

MR. STANTON: And --

MR. WENGER: That's why I'm standing here today. Because we --

MR. STANTON: But that's a year later. Like you've been illegal till -- you're illegal right now unless we give you this permit. You get where I'm coming from.

MR. WENGER: One hundred percent.

MR. STANTON: Okay.

MR. WENGER: And that's why I'm here -- again, that's why I'm here today to become legal so you don't have to turn me down.

MR. STANTON: Okay.

MR. WENGER: El Capitan.

MR. STANTON: Thank you. Any other questions from the Commission? Thank you, sir.

MR. WENGER: Yes, sir. Thank you. Thank you all.

MR. STANTON: Anyone else like to speak on this case? Going once. Going twice. Closing public hearing on this case.

PUBLIC HEARING CLOSED

MR. STANTON: Commissioners? Commissioner Darr?

MR. DARR: To step back from the compliance issue for a second, I have a separate, just maybe, concern. Since we just did another short term rental and we actually recommended denial on it on somebody that didn't have any compliance issues, but it was because of the density of short term rentals in this region, although not within the stated criteria of 300 feet or guideline of -- guideline criteria of 300 feet. It was the Commission's overall opinion -- the Body's opinion that there was just -- it had risen to a level that the density exceeded what we were comfortable with and what was the intent of the Code. Now, this is just right down the street, so I think that same philosophy would still apply. However on the previous case, there was a lot of neighbors that came out and spoke against it, whereas on this one, we didn't really have that. So I kind of struggle trying to be consistent on this and trying to weigh this. So I'd like to hear what the other Commissioners have to say. It may be the compliance issue is the scale that tips it, but --

MR. STANTON: Commissioners? Mr. Andrew?

MR. GRABAU: Okay. Thank you. I'm going to echo quite a bit of that too. I'm not happy about the non-compliance issue and the clear guidelines that were available -- that were out there. And because there wasn't an enforcement knocking on the door, things just operated status quo. And so that's really concerning because the work that Commissioners before I was on the Commission and the City has done to create these regulations were done to legitimize STRs, and I feel like you flew under the radar, and did so knowingly. Having said that, I also recognize that it appears under the testimonial from the neighbor that it sounds like the neighbors are happy with the current setup, that the individuals right next door are okay with it. I do have some concerns about parking and looking at the mapping and looking at what it means for parking - excessive parking, if it does happen on the street over on Broadway. But I'm going to maybe -- on this one look at the neighbors and the comments. And I really appreciate the person who came up here and spoke and that she took the time to ask and ask neighbors and get their thoughts and feedback. I think that was some really good grassroots work to do that. So I'm going to support this, but I'm not happy about how this was done, and I think that not only if you have future STRs that you want to explore, you work with other clients, duly note it. Like this is notice I think that the process has to be followed and that's how we are going to have this. If it's not followed, then the whole system is thrown into chaos and none of us want that.

MR. WENGER: I 100 percent agree.

MR. STANTON: Sir, we've closed public hearing --

MR. WENGER: Okay. (Inaudible.)

MR. STANTON: So, yeah. Commissioner Lowe?

MR. LOWE: Yeah. I think as I weigh this, one of the things I just want to put a pin in is, like, I know we've had the neighborhood speak like, yeah, we haven't had too many issues. I want to be a little bit hesitant on that, that we don't create an incentive structure to operate illegally so that you can get good favor with your neighbors and then apply. That just doesn't rub me the right way and I concur, I mean, the issues we've, the issues here with compliance are definitely a significant issue for me. With that being said, I don't see too terrible many other things that would suggest denial of this application. I think had they been there and the compliance thing, I would be very concerned with this one. In this case, hopefully not again, we're going to have a compliance issue, but --

MR. STANTON: Dr. Gray?

DR. GRAY: Yeah. I want to echo some of the things that have come up outside of the compliance issue. I think I still have concerns about density, even if we are not looking at a registered STR within 300 feet. I have some questions about the neighborhood support, because we are talking about neighborhood support by proxy. I do appreciate that this neighbor was doing her due diligence and also followed through on the suspicion about who was the cause of the parking problem. I really appreciate that. And then the compliance issue, I don't think I can get over because I think oftentimes when we look at a history of non-compliance, it's not this long that we were kind of on notice about this if you were on the Commission in October, and that there wasn't an application until June is kind of wild to me. That it doesn't seem like it resulted in any prosecution is also kind of wild. I empathize with the fact that this is your livelihood, but you're also not paying taxes, which is a part of this regulation. And while in other scenarios I would trust that enforcement would kind of remedy any of these circumstances, it seems like you have evaded it for a very long time. And that is disheartening to me as a person who lives in this neighborhood. I don't plan on supporting this application.

MR. STANTON: I'm also torn. I do appreciate that you come into the light. We want you to come out and get legal. So I commend you on that. And this is really not particularly for this applicant, but people that are watching this, you know, in the universe. The system doesn't work if we don't have compliance. And I don't know. It's like you're not the first one to like kind of just like not worry about the law. This is kind of like there's no repercussions. There are, but just like people are like kind of willing to just take the hit. I'm on the fence about it. I've got to pray on it real quick. But I see your hand open. We've kind of closed that discussion.

MR. WENGER: If I may -- if I may address the tax issue?

MR. STANTON: Okay. Stop. I have to open up public hearing again and I have to get that compliance. Do we want to hear what he has to say, Commission? Do we open up public hearing or are we good? Yeah. We've got enough information and it is what it is. Any other comments?

MS. STOCKTON: I haven't spoken on this yet.

MR. STANTON: Commissioner Stockton?

MS. STOCKTON: I agree with -- thank you -- with my fellow Commissioners, the deliberation between -- we encourage you to come up and be honest and forthright. My concern is, well, the density in this particular neighborhood is a special case, but also there could be other applicants within 300 feet of you that haven't been profiting over the last year and have either subsided their business or are planning one. And so I'm trying to project out if somebody perhaps, you know, across the street as the lady referred to might be non-compliant as well, but if there's somebody that comes out of the woodwork and wants to apply, they have followed the rules and all of a sudden they can't get the permit because you had gotten it somewhat illegally. So that is my concern. So I do appreciate and I realize that we need to support people coming out of the woodwork, but I'm leaning more against it because of that particular instance.

MR. STANTON: Any other comments from the Commission? I would entertain a motion if we are ready.

MR. CRAIG: I'm sorry. I'd just like to remind the Commissioners just to stick to the criteria as written and when doing their evaluation of these applications. Other than that, I'll let you go ahead and make the motion.

MR. DARR: I'll try for a motion. Regarding case number 226-2026, 7 North Glenwood Avenue, short term rental conditional use permit, I recommend approval.

DR. GRAY: Second.

MR. STANTON: It has been moved and probably seconded. Discussion on the motion?

DR. GRAY: Thank you. I would like to clarify the criteria by which I am abiding and what is weighing on my decision. One is density, and two is the previously operated as an STR and a history of non-compliance in that. And I don't plan on supporting the motion still. Thank you.

MR. STANTON: Any other discussion on this motion? Madam Secretary?

Roll Call Vote (Voting "Yes" is to recommend approval.) Voting Yes: Mr. Lowe, Mr. Stanton, Mr. Grabau. Voting No: Dr. Gray, Ms. Stockton, Mr. Darr. The motion fails 3-3.

DR. GRAY: That is three yeses and three noes.

MR. STANTON: So, Counsel, if I'm correct, we are split vote. Did we not forward a recommendation?

MR. CRAIG: Split vote is a failure to pass, so it will be forwarded with a recommendation for denial to Council.

MR. STANTON: Okay. As noted.

DR. GRAY: So the motion fails?

MR. STANTON: Yes. If I'm right, if I'm correct, Counsel, the applicant can reapply. Is there a time limit in which he can reapply?

MR. CRAIG: No. Unlike zoning applications, conditional use permits, there's no prohibition against -- there's no minimum time period between applications. So, of course, Council will make the ultimate decision on this recommendation but there is no prohibition on reapplication.

MR. STANTON: All right.