



# City of Columbia, Missouri

## Meeting Minutes

### Planning and Zoning Commission

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Thursday, June 9, 2022  
5:30 PM

Work Session

Conference Rooms  
1A/1B  
Columbia City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

**Present:** 9 - Tootie Burns, Sara Loe, Anthony Stanton, Michael MacMann, Valerie Carroll, Sharon Geuea Jones, Robbin Kimbell, Peggy Placier and Shannon Wilson

#### II. INTRODUCTIONS

#### III. APPROVAL OF AGENDA

Meeting agenda adopted unanimously.

**Approve agenda as submitted.**

#### IV. APPROVAL OF MINUTES

##### May 19, 2022 Work Session

**Attachments:** [Work Session Minutes](#)  
[FY 23 PZC CIP Correspondence](#)

May 19, 2022 work session minutes adopted as presented.

**Approve May 19 minutes as submitted**

#### V. NEW BUSINESS

##### A. Short-term Rental Snapshot Update

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Snapshot Update Slides](#)

Mrs. Smith presented an updated report on data regarding local Short-term Rental (STR) trends since last fall. She noted that the listings have remained stable with the STR distribution among wards and zoning districts not changed significantly. One significant trend had been the operational growth of new operators listing 'entire home' rentals while the number of 'private room' listings has remained stable. Many of the current operators were ones that had been operating for a while. There were notable seasonable trends. Other data points were discussed. See attached staff report and PowerPoint slides for references.

Following her presentation, the Commissioners asked Mrs. Smith about the number of listings in each zoning district, the number of individual owners, and additional trends. She noted that many listings no longer show photos on the front of the house. Commissioners discussed super hosts and the concept of an entity

buying up homes and listing them as STRs as a business model. Mr. Zenner stated that going down the path of limiting an individual's ability to invest in the community may have challenges when going before the Council for approval.

The Commission inquired about the draft ordinance including a list of use-specific standards that they had previously voted on. Mr. Zenner indicated that this draft is being compiled as time allows but would still be incomplete as some items have yet to be addressed. He informed the Commission that STRs would appear on the agenda again in July and a draft could be provided within that timeline. The Commission stated that they preferred concurrent work sessions on this topic as they had seen concurrent work sessions result in more progress and productive discussion. Chairperson Loe stated that the Commission should provide more direction for Mr. Zenner so that a draft ordinance could be produced. Mr. Zenner provided information on the draft as developed so far by bringing it up on the screen for Commissioner review.

Commissioners began discussing how to move forward. Commissioner Stanton suggested revisiting the old draft ordinance that Council had denied. The intent would be to revise that document to include new information discussed at the Commission level for the new Council to consider. Commissioner Stanton noted that the current process was taking significant time to complete and is akin to reinventing the wheel. Other Commissioners noted that while this process is taking a long time, it would result in a new draft ordinance which is what Council is expecting and requested. There may be elements of the previous drafts that may be useful moving forward, such as use-specific standards or definitions, but there were new commissioners with additional input and the conversation had evolved in many areas. Some commissioners cited parts of the old ordinances and noted how some portions took a significantly different approach to regulation. Mr. Zenner said he would prepare a draft ordinance for the Commissioners in July. He noted that Commissioners should send him their top priority standards or regulations for inclusion in the draft so that he may continue drafting the use-specific standards.

## **VI. NEXT MEETING DATE - June 23, 2022 @ 5:30 pm (tentative)**

## **VII. ADJOURNMENT**

Meeting adjourned approximately 6:58 pm

**Move to adjourn**