

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
September 18, 2025

CASE NUMBER 290-2025

A request by Ken Germond (agent), on behalf of Germond-Eggener Family Trust (owners), to allow 1506 Windsor Street to be used as a short-term rental for a maximum of four 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. The two-bedroom, one-bath home will have to install a driveway accessing Windsor Street to accommodate the required two UDC-compliant on-site/off-street parking spaces if this request is approved. The 0.17-acre subject site is located approximately 125 feet east of the intersection of Ripley Street and Windsor Street.

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

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow the dwelling at 1506 Windsor Street to be operated as a STR subject to:

1. The maximum occupancy of four transient guests;
2. A maximum of 210 nights of annual rental usage;
3. The construction of a driveway/parking pad on-site accommodating two parking spaces prior to the issuance of a STR Certificate of Compliance or Business License.

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 the public hearing, please disclose so now. Seeing none. Are there any questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any member of the public would like to speak on this case, please come forward. Seeing none. Is the applicant here? Yeah. Let me just see if we have -- if you don't mind.

MR. GERMOND: Yeah. I'm Ken Germond -- (Inaudible) -- and I live at --

MS. GEUEA JONES: Can you say it into the mic? I apologize.

MR. GERMOND: Yeah. I'm Ken Germond, 1504 Windsor. I'm the applicant. I live next door to the 1506 property.

MS. GEUEA JONES: Thank you. I just wanted to give the Commissioners a chance to ask you any questions if anyone had any. Commissioner Stanton?

MR. STANTON: It's detrimental [sic] that you showed your face. That's why we're -- I'm glad you came up.

MR. GERMOND: Thank you.

MR. STANTON: That tips the scale quite often. Okay.

MR. GERMOND: Thanks.

MS. GEUEA JONES: Thank you for being here tonight. Any other questions for Mr. Germond? No. Thank you very much. Oh, sorry. Did you --

MR. BRODSKY: It's -- since you're here, I'm just curious where you're going to put the parking?

MR. GERMOND: Well, it's an open question. The -- in the picture there -- so the property line is not clear. Like, I've seen a plat several years ago that kind of showed the property line between the two tracts of James Davis' driveway there. But even the County doesn't have the plats. I don't know where exactly I saw that, but -- and then I have another data point where a survey was done a year or so ago, I think. And they said that in the back of the property, the property line is consistent with the fence. So I don't know that I have access to that shared driveway. And it was kind of the initial hope was they could share that driveway and have a pad just to the -- what would be the east of the house where that kind of -- where the bush is would be Option 1, kind of what I was hoping, or we would have to put it basically in the front yard on the left-hand side of the pathway there. The water meter is in that stone structure there on the left.

MR. BRODSKY: Thank you. It doesn't really affect anything. Just curious.

MR. GERMOND: Okay. Good. Thanks.

MS. GEUEA JONES: Thank you very much for being here tonight. All right. Any other members of the public to speak? Seeing none. We will close public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: We will close public comment, and go to Commissioner comment. Any Commissioner comments on this case? Seeing none. Oh, Commissioner Stanton?

MR. STANTON: Well, Madam Chair, if my colleagues have no further comment relating to this case, I would like to entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 290-2025, I move to approve the requested STR CUP subject to the following: Maximum occupancy of four transient guests; maximum of 210 nights annual rental usage; and the construction of a driveway parking pad on site accommodating two parking spaces prior to issuance of an STR Certificate of Compliance or Business License.

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton; seconded by Commissioner Gray. Is there any 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, Dr. Gray, Mr. Stanton, Ms. Stockton, Mr. Brodsky. The motion carries 6-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. That concludes our business for the evening.