

September 18, 2025

Re: Case # 290-2025 – 1506 Windsor Street, STR Conditional Use Permit
9/18/25 Planning and Zoning Meeting

To: Kirtis Orendorff, Planner (Community Development)
and Members of the Planning and Zoning Commission

My wife and I sold Ken Germond (applicant) the home at 1506 Windsor Street approximately eight years ago. We were told at that time that he planned to live in the house. If we had known he was going to turn it into a short-term rental, we would not have sold it to him.

The house is a perfect match for young faculty or graduate students. We rented the home to Susan Eggener (designated agent), her now-former husband, and their two young children starting in 1999. They liked the residential character of the neighborhood and the fact that their children could walk two blocks to the elementary school and one block to Lions-Stephens Park. This house is economically viable as a residential rental or could be sold to a homeowner for about \$50,000 more than Ken purchased it from us.

We have spoken with the owner of 1508 Windsor Street (adjacent property to the east), and he is not interested in a shared driveway. Any driveway on the east side of 1506 would have to be built over a water line, a gas line, and the sewer line.

We oppose the STR application for this 125-year-old home.

Sincerely,
Kurt and Patrice Albert
Owners, 1512 Windsor Street



Patrick Zenner <patrick.zenner@como.gov>

Fwd: 1506 Windsor Street case#290-2025

Kirtis Orendorff <kirtis.orendorff@como.gov>
To: Patrick Zenner <patrick.zenner@como.gov>

Tue, Sep 16, 2025 at 8:49 AM

Kirtis Orendorff, Planner (He/Him)
City of Columbia - Community Development Department
[701 E. Broadway](#)
[Columbia, MO 65201](#)
[\(573\)-874-7611](#)

----- Forwarded message -----

From: **Kathy Doisy** <knoisy33@gmail.com>
Date: Sun, Sep 14, 2025 at 3:39 PM
Subject: 1506 Windsor Street case#290-2025
To: kirtis.orendorff@como.gov <kirtis.orendorff@como.gov>
CC: Ken Germond <germond@sbcglobal.net>

To whom it may concern,

As a long-time homeowner in the Benton-Stephens neighborhood, I am writing in support of Ken Germond and Susan Toth Eggner's request to obtain zoning approval, a Certificate of Compliance and a business license for their AirBandB at 1506 Windsor Street (case #290-2025).

I walk by this house almost every morning and I have never seen any problems due to their guests or their vehicles. They must carefully vet these people because they are quiet, polite and tidy. The property is kept up and as a friend of theirs I have attended many charming neighborhood events at this residence. I am happy that they bought this place and are using it in this way.

I wish all the AirBandBs in our neighborhood were managed this well.

Kathy Doisy
1404 Richardson Street (since 1985)



Patrick Zenner <patrick.zenner@como.gov>

Fwd: 1506 Windsor STR request

Kirtis Orendorff <kirtis.orendorff@como.gov>
To: Patrick Zenner <patrick.zenner@como.gov>

Tue, Sep 16, 2025 at 8:49 AM

Kirtis Orendorff, Planner (He/Him)
City of Columbia - Community Development Department
[701 E. Broadway](#)
[Columbia, MO 65201](#)
[\(573\)-874-7611](#)

----- Forwarded message -----

From: **Kristen Heitkamp** <mkheitkamp@gmail.com>
Date: Mon, Sep 15, 2025 at 10:33 AM
Subject: 1506 Windsor STR request
To: kirtis.orendorff@como.gov <kirtis.orendorff@como.gov>

To the Columbia Planning & Zoning Commission:
RE: 1506 Windsor STR request

This Airbnb is one of the oldest in our neighborhood, and has established an excellent track record. The property is well-kept and quiet. The owners live next door, so the rental is overseen 24/7; the owners are active members of the neighborhood association, and contribute their time and resources to our community.

As a Benton Stephens resident, I support this request.

Respectfully,

Kristen Heitkamp
[600 Paris Court](#)
[Columbia](#)



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case # 290-2025 1506 Windsor short-term rental CUP

1 message

Jenny McDonald <jennymcdo@gmail.com>

Wed, Sep 17, 2025 at 11:06 PM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>, Ken Germond <germond@sbcglobal.net>

I'm writing to express my support for the CUP sought by the owners of 1506 Windsor St. I live nearby on William St., and can attest that I've never witnessed any issues with the operation of this property as a short-term rental. I think Ken and Susan are very conscientious operators, and their vantage point living right next door allows them to keep a very close eye on it. I hope you will approve their request.

Jenny McDonald
212 N. William St.



Patrick Zenner <patrick.zenner@como.gov>

1506 Windsor St. case#290-2025

Kittie Rogers <kounselorkittie@yahoo.com>

Mon, Sep 15, 2025 at 8:17 PM

To: Patrick Zenner <patrick.zenner@como.gov>, "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Gentlemen,

Please make sure all the members of Planning and Zoning are forwarded this email before the meeting on Thursday.

I have known the owners of 1506 for several years, through our community garden, neighborhood meetings and as personal friends. Since I have several Air B and Bs in close proximity, (I'm at 504 North William and 503 and 507 are both Air B and Bs), and see how it SHOULDN'T be done, I am happy to support Susan and Ken doing it as it SHOULD be done.

They live right next door, to their Air B and B, they are attentive, and they often volunteer that space for community gatherings. They, and the Air B and B, are an asset to Benton Stephen's.

Thank you,

Kittie Roger's

504 North William St.

**Kirtis Orendorff** <kirtis.orendorff@como.gov>

1506 Windsor, case # 290-20251 message

Ugarte, Michael <ugartem@missouri.edu>

Wed, Sep 17, 2025 at 12:36 PM

To: "Kirtis.Orendorff@como.gov" <Kirtis.Orendorff@como.gov>, "germond@sbcglobal.net" <germond@sbcglobal.net>

To Columbia City Council:

I have lived on 1505 Windsor in Columbia since 1993. Since I've retired from the faculty at the University of Missouri I spend half the year in Spain.

My neighbors, Susan and Ken who live across the street, are requesting that the city council accept their request to continue to operate their AirBandB, a rental just next to their property. I have seen how Ken and Susan take care of their property, constantly working on up-keep, cutting grass, shoveling snow, cleaning. I have also met many of their tenants who stay a few days or a week.

Everything seems to run smoothly. I have never seen any evidence of improper behavior (parties, loud music, irresponsible caretaking). At times I have had pleasant chats with the tenants.

We in Benton Stephens take pride in our neighborhood. Ken and Susan are pillars of the neighborhood: they demonstrate their friendliness, community responsibility, and interest in the neighborhood every day.

Please accept their request.

If you need further information please contact me at: ugartem@missouri.edu.

Thank you.

Michael Ugarte

Professor Emeritus, Univ. of Missouri

1505 Windsor