

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 9, 2025

Case Number 303-2025

A request by Curt Krehbiel (agent), on behalf of Curt Krehbiel Properties, LLC (owner) to allow 1205 East Ash Street, Unit A, to be used as a short-term rental for a maximum of two 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. This request seeks authorization to offer one-half of a two-family structure as a short-term rental. The one-bedroom, one-bathroom dwelling has driveway capacity to support two UDC-compliant on-site parking spaces. The 0.14-acre subject property is located on the north side of East Ash Street, approximately 120 feet east of the St. James Street and East Ash Street intersection.

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

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow 1205 East Ash Street, Unit A, to be operated as an STR subject to:

1. The maximum occupancy shall not exceed two transient guests regardless of the occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IPMC);
2. A maximum of 210 nights of annual usage.

MS. GEUEA JONES: 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. Questions for staff? Commissioner Brodsky?

MR. BRODSKY: You said that this was a multi-unit property. Where -- where are the other tenants, I guess, is what I'm trying to figure out. Are they behind the building or --

MR. HALLIGAN: Yes. So it's off to the -- so the entrance to the one -- the short-term rental is to the left, and the entrance to the other side of the dwelling, the long-term side, would be on the right side kind of following that red rectangle where the driveway is located. There is another door located on that side of the structure.

MR. BRODSKY: Okay. So it's within the same -- the same building.

MR. ZENNER: Front -- front to back -- front to back duplex.

MR. BRODSKY: Okay. Perfect. Thank you. I think I know the answer to this, but I'm going to ask it anyway. There's nothing in the ordinances about mixing uses with parking and the conflict between potential long-term tenants and an STR tenant?

MR. HALLIGAN: No, there is not. It's just, again, as I kind of alluded to. As long as they're not

taking away from the required parking for the other use, should be good to go.

MR. BRODSKY: That's all I had. Thank you.

MS. GEUEA JONES: Any other questions for staff? Commissioner Stanton?

MR. STANTON: What is your final statement relating to the owner or the agent not being present?

MR. HALLIGAN: He is present. He informed me that he was involved in an accident prior to the rezoning and he is not going to be able to speak. He is in attendance today at the meeting still.

MR. STANTON: Is his agent or -- here?

MR. ZENNER: He -- he is the agent as well.

MR. HALLIGAN: He's here.

MR. STANTON: Oh, okay. So if something hits the fan, he's the one that's going to come and fix it? Okay.

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

PUBLIC HEARING OPENED

MS. GEUEA JONES: Are there any members of the public that are here to speak on this case, please come forward. Seeing none. And I understand you can't speak, but would the owner please wave. Hi. Thank you for being here tonight. We appreciate you and hope you get to feeling better soon. Any other questions or comments from staff or from -- or the public -- sorry. Public first. Sorry, McKenzie. Public, no one else, closing. Commissioner Ortiz?

MS. ORTIZ: Have we talked to the person that lives in the other, like, unit?

MR. HALLIGAN: I have no notification regarding that if it's currently occupied or the status of that.

MS. ORTIZ: Okay. Okay. Thanks.

MS. GEUEA JONES: Any other comments from Commissioners? Commissioner Brodsky?

MR. BRODSKY: Generally speaking, I think I'm okay with this. My only concern and it's in relation to what I asked staff, is the fact that we have one parking lane and that the short-term rental person is going to have to coordinate with the long-term tenants. And, you know, if the short-term tenant is blocking the long-term tenants, and they're gone doing whatever they're doing for the day, you know, how is that going to work out? So that -- I am a little concerned about that.

MS. GEUEA JONES: Any other Commissioner comments? Commissioner Stanton?

MR. STANTON: The reality is they'll probably park on the street.

MS. GEUEA JONES: Uh-huh.

MR. BRODSKY: Sorry to say -- I cut you off. The -- I do. I live very close to this. All of the street parking on this street, and I could be wrong about this, but I believe that is all permit parking on that street.

MR. STANTON: Oh.

MR. HALLIGAN: That does sound correct. I believe I recall there's a city ordinance sign posted relating to the parking, so it follows that -- an ordinance.

MR. BRODSKY: The -- the -- my -- I believe the closest meter parking is going to be on Ash west of St. James, so not terribly far, but I will also say that those parking spots are generally completely full.

MR. ZENNER: Mr. Brodsky, if I may ask, is that -- is the parking permit based on a neighborhood parking permit program?

MR. BRODSKY: I believe so.

MR. ZENNER: That means then that the -- that the dwelling unit is provided, most likely, parking permits for their long-term tenants. And so the long-term tenants, I think this is one of the things that we have had to unpack in some of these requests. Long-term rental housing, yes, they are required to have on-site parking. They are not required to park in it. And so if they do have parking permits associated with this dwelling unit to park in those permanent spaces, I would imagine, I think as Mr. Stanton pointed out, that is likely they will park on the street where they have that availability. The reason I asked Ross to pull this graphic up is because as you will note, the driveway does lead back to a larger backyard area where may be the opportunity to be able to jockey the cars around without having to back them in and out of the driveway. Again, the long-term tenant of the remaining duplex and the occupant of the short-term rental, should this be approved, that's going to be -- it's likely going to be stated that you have -- you have to park on-site, because that's what we require. The tenant in the rear is going to know that, and so one would think that they will work that out on their own. We can't -- we can't ask the applicant, because the applicant apparently can't speak to that effect, and we can't ask them about the parking permit situation either. If we could have those two answers, I think there would be great illumination on the situation here. However, the standard of practice that we would ensure, and I did ask Mr. Halligan to ensure this, that the parking to meet the demand for the remaining half of the duplex was capable of being met in full, not displaced by the short-term rental. If it has been displaced by the short-term rental, this would be an entirely different application.

MS. GEUEA JONES: Any other Commissioner comments? Commissioner Walters?

MR. WALTERS: I'm ready to make a motion.

MS. GEUEA JONES: Please do.

MR. WALTERS: Regarding Case Number 303-2025, I move to approve the conditional use permit to allow 1205 East Ash Street, Unit A, to be operated as an STR subject to: One, the maximum occupancy shall not exceed two transient guests, regardless of occupancy allowed by the most recently adopted edition of the International Property Maintenance Code; and two, a maximum of 210 nights of annual usage.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Walters; 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: Ms. Geuea Jones, Dr.

Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton, Mr. Walters, Ms. Wilson, Mr. Brodsky, Mr. Darr. Motion carries 9-0.

MR. BRODSKY: Motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Just as a reminder, we have a full dais, so if you need to take a break, please step out and do so. It won't stop us from continuing, but we will wait for you for votes.