



Kirtis Orendorff <kirtis.orendorff@como.gov>

Party House

1 message

TW COLTON <twilliamcolton@gmail.com>

Thu, Sep 18, 2025 at 4:17 PM

To: kirtis.orendorff@como.gov

Kirtis, my wife and I definitely object to the change of occupation to the house to the north of us. Practically in our backyard.

Sincerely,

Tim and Debbie Colton

[1307 St Andrew St, Columbia, MO 65203](#)



Kirtis Orendorff <kirtis.orendorff@como.gov>

Comments on 1306 St. Michael Drive - Conditional Use Permit (Case # 296-2025)

jherek1999@socket.net <jherek1999@socket.net>

Wed, Oct 1, 2025 at 3:46 PM

To: Kirtis.Orendorff@como.gov

(Enclosed is an RTF file of the text below)
- Kindly confirm receive of this document.

Dear Mr. Orendorff,

We, the long-term rental tenants (we have lived here for more than a decade, one of us for 23 years) at 1308 Saint Michael drive, are writing to express our absolute opposition to the proposed Conditional Use Permit for the neighboring property, 1306 Saint Michael Drive, being used as a short-term rental (Case #296-2025).

Our objections are as follows:

- Detraction from the attractiveness and safety of our family/child oriented neighborhood:

The owner (Par 5, LLC of Saint Louis, MO) is requesting to add two additional off-street parking spaces (which is not even sufficient for the six-plus cars that are commonly parked here by the transient renters), which would necessitate widening the driveway. Most of the residences in this neighborhood have a single-width driveway with a length for two small and moderate-size cars, and one in the garage. In future, if this house is returned to owner-occupied or long-term rented residence status, it would be a significant task to reverse. In addition, an attractive magnolia tree has been cut down in the front yard of 1306, apparently in anticipation of widening the driveway. Trees are essential part of an attractive neighborhood, and the removal of this tree - and the widening of the driveway - will and already has, detracted from the attractiveness/character of this family-oriented neighborhood.

The request also seeks to have up to eight guests in its four bedroom/ two bath house (with only about 1500 square feet of living space, including the finished area of the basement). We live in house with the exact same floor plan (they were built at the same time with the same layout in the late 1950s) and the bedrooms are all smallish - one of the four is but about 9 feet by 10 feet and has a single window, while the largest is about 14 by 12 feet) It would be a tight fit for eight people on friendly terms. In the past, at least 12 short-term tenants have been packed into this property. We have observed, on one occasion, of the eight cars parked, four people enter one car, two enter another, and unless the other six cars drove themselves off unoccupied, that would mean a minimum of 12 people were in short-term rental.

- Our safety and quiet enjoyment are continually infringed upon by these transient renters:

There have been several adverse incidents in the past year. In particular, several people renting 1306 apparently mistook our house late one night for the rental next door. They were apparently drunk, potentially violent, and rather loudly attempted to force entry through the front door, necessitating a call to police to protect life and prevent violation of our home. This is the first and only time that the police had to be called to protect life and property in the many long years we have lived here.

They have held loud parties, sometimes with additional guests. We have noted the scent of marijuana smoke coming from the backyard of 1306 on some of these occasions. This is not strictly-speaking illegal on their part, but is completely out of character for our neighborhood, which is child/family oriented.

They come and go during the early hours of the morning/night blasting out loud "boom boom" music from their car stereos waking us up from sound sleep at intervals. Other neighbors are similarly afflicted by these nuisances.

Having such a short-term rental house in the midst of a family/child oriented neighborhood is out of place in our otherwise stable community. These infringements on our peace of mind, as mentioned above, do not fit in our community where we rest and sleep, come and go to our work, raise children, etc. They are out-of-towners looking for "fun" at the expense of our right to live in quiet, safe enjoyment of our homes. This is a fundamental juxtaposition of peoples with different mindsets that leads to continual stress, and potential issues of safety, etc. It will also reduce property values, as no one would purchase a home in this neighborhood, in this situation.

- They continually violate parking ordinance:

On many occasions, between an eight and ten day period, eight or more cars were parked on both sides of the street in front of our home and homes of other neighbors. This made it difficult to navigate the congested street and use our driveway. On several occasions the entrance to our driveway was partially obstructed by cars/trucks parked haphazardly. There have been, cars parked constantly on the road (often not in front of the 1306 property but ours and other properties) in violation of ordinance on the street whenever the short-term rental is occupied. Many of the cars are parked going the wrong way, meaning they have driven on the wrong side of the road to park.

As we never know any of the transient guests at the rental house, it makes approaching them to ask to remedy these situations very intimidating. We have taken pictures of some of these parking violations of city ordinance (they should be on file), and also sent them to a member of the Community Service Department (part of the police department) who came out to explain the parking policy. As these are all transient renters, we will continue to have to deal with parking issues and other worse matters, should this permit be approved.

- General Concerns about having a short-term rental in our family/child orientated neighborhood:

Also we have concerns about transient people continuously coming and going from a house. Whenever a person moves into a new house or apartment it takes time to learn where things are and the layout.

- If a circuit break trips (or fuse burns out) where is the circuit breaker located?
- Contacting 911, to direct emergency services to the home using an out of state cellphone would make it difficult to direct emergency services to the correct address.
- A smell of gas in the house - whom to call? Issues with the toilets, showers, and garbage disposals.
- A snow storm requires shoveling of the driveway.
- In the event of a tornado or severe thunderstorm when and where would the tenants go for shelter?
- When, where, and how to put the trash out for the city to pick up (the bins are often overflowing, left out on the street not on pickup days, and left lying there after pickup day).

If the rooms were in a hotel, there is staff on duty, day and night, to help the guests with these and other minor issues.

After the guests leave in a hotel, house keeping comes to inspect and clean the room using a checklist to ensure cleanliness and a quality stay for the next guest. In a house that is being used as a short term rental, who performs this function? All of this is entirely opaque to us.

If a neighbor of one of these rentals wants to bring something to the owners' or the agents' attention, we have no phone number to contact them, instead we must first contact the police or other city department about a noise, safety, or nuisance complaint. They have never provided a means to contact them directly. And, if while the house is unoccupied, (as it would be over 100 days a year) a water, sewer, fire, gas pipe leak, etc., has issues, it endangers not only the short-term rental property, but the entire neighborhood. An unattended home may become a danger to the community.

There are also long-term issues such as: trimming trees, whose trunk may be on one property but reach into one or more adjacent properties to be addressed, et cetera.

- Potential for even worse problems:

We are also concerned that these short-term rental properties might be identified by unsavory characters, and while they are not occupied by renters, may attract criminal mischief: drug dealing, graffiti, trash canisters left out in the street after the pickup day (this happens continually already - their management is not up to the task), unauthorized people entering the property and/or building to sleep, and other adverse issues that a vacant may house attract.

- Final thoughts:

We will NOT be reassured by any pledges of better conduct on the part of the management or renters, as past experience is indicative of future expectation. Nor would we be reassured by a reduced occupancy limit - as the owners/management have continually violated even the generous limit of eight transients. Our adamant position is that the only acceptable limit of transient renters in this neighborhood is zero.

As this property is owned by an out-of-city LLC and occupied by transients, there is no expectation that they will ever behave in a civilized manner, as it is in the nature of transient renters to treat the property like a playground/vacation home. And it is the nature of LLC's to maximize their revenue stream for their investors at the expense of everything else.

Give us our family-oriented neighborhood back. This property being occupied by transient renters is a blight on our child-friendly neighborhood. End this madness of attempted break-ins, all manner of unpleasant and disruptive noise at any hour of the day/night, parking issues, etc. We implore you to vote down the permit for this short-term rental.

Sincerely,

Geoffrey Doyle and Edward Doyle (long term residents of 1308 Saint Michael drive.)



Comments on 1306 St. Michael Drive - Conditional Use Permit (Case # 296-2025).rtf

12K



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case#296-2025

1 message

Grahl, Teki <grahl tj@health.missouri.edu>

Thu, Sep 18, 2025 at 3:24 PM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>, "ward4@como.gov" <ward4@como.gov>

Dear Mr. Orendorff and Mr. Foster,

I received a notice regarding the Planning and Zoning Commission case #296-2025, wherein Mr. Kevin Dickherber is requesting to change the zoning of our residential neighborhood of Westwinds in the Central Southwest to allow short term (such as AirBnB) rentals and expand parking for the guests. I am one of many neighbors to this property and we, as a whole, wish to express our objections to this change. For reference, I own the home at 1303 Saint Andrew Street, directly behind 1306 St. Michael Street. My neighbors, Tim and Debbie Colton own 1307 St. Andrew Street, and do not want to allow short-term rentals in the neighborhood. There are more and we can provide names and addresses if you'd like.

Westwinds is a very sweet, sleepy neighborhood of starter families and older folks. The introduction of short-term rental properties will disrupt our neighborhood, and quite honestly lower our property values. We would like to continue to have families and long-term persons living in our community, we know each other. We aren't discussing long-term rental properties, those houses are used as HOMES for families, not tailgating, party-having, revolving door, constant noise complaint, police called, trashy yard, excessive car having AirBNB/VRBO places. Columbia has sufficient hotels and B and B's for short stays, please don't allow them to branch out into our quiet places. I'm not here to be the fun police or take the joy from anyone, but there are places for short stay frivolity, specifically designed to lessen the disruption to the residents and voting taxpayers of Columbia. Please let's keep them out of our neighborhoods!

In addition to attending the public hearing, how best can we have our voices heard to prevent the short-term rental rezoning and allowance of the parking expansion? Do we need to provide a petition?

Thank you for your time and I look forward to hearing from you both,

Teki Grahl, CNMT*Lead Nuclear Medicine Technologist**Cardiology Clinic-JC*

3501A West Truman Blvd. | JEFFERSON CITY MO 65109

E: grahl tj@health.missouri.edu | O: 5736592010F: 5736592018 | W: muhealth.org



Kirtis Orendorff <kirtis.orendorff@como.gov>

ltr for P&Z mtg on 10/9/2025

1 message

mary kaye doyle <marykayedoyle307@gmail.com>
To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Thu, Oct 2, 2025 at 12:41 AM

Please note

October 1, 2025

Dear Mr. Orendorff:

This letter is in regard to 1306 Saint Michael Drive - Conditional Use Permit (Case #296-2025) Please share this letter with the Planning and Zoning Commission.

I am the owner of record for the property at 1308 St. Micheal Drive - the property immediately adjacent to the property at 1306 St. Micheal Drive requesting short term rental licensure. Because of the bad experiences my tenants at 1308 St. Michael have had, I have the following statements in regard to the permit request:

-The noise the roomers make is, on occasion, much too loud, particularly after 10:00 PM..This disturbs the quiet ambiance of the street and neighborhood and gives the neighborhood the reputation of not being a nice place to live/rent.

-Parking is an issue, The roomers park their vehicles on the street in front of my property and other properties on the street.They often park directly at the edge of my driveway and make it difficult to pull in or back out.

On several occasions there have been more than four vehicles on the street of the roomers staying in the house in question.

-The owner/manager (a joint stock company/LLC) made no attempt to contact me or the neighbors before the short term rental started.As there has been no communication whatsoever, I assume bad faith on their part in resolving any future difficulties.

-The value of my property (and other neighbors) is threatened by this continual influx of short-term renters; no one would choose to buy this property at the market price as it was prior to 1306 being turned into a short-term rental - I certainly would not have purchased this property, had it been adjacent to a short-term rental, particularly one that continually violates city ordinance requirements to operate lawfully.

For these reasons I am **against** this property at 1306 St. Michael Drive being licensed as a short term rental.

Sincerely,

Mary Kaye Doyle

my letter for the 1306 permit.