

MINUTES

PLANNING AND ZONING COMMISSION MEETING

AUGUST 7, 2025

COMMISSIONERS PRESENT

**Ms. Sharon Geuea Jones
Ms. Kate Stockton
Dr. Les Gray
Mr. Cody Darr
Mr. David Brodsky
Ms. Shannon Wilson
Mr. Robert Walters**

COMMISSIONERS ABSENT

**Mr. Anthony Stanton
Ms. McKenzie Ortiz**

STAFF

**Mr. Pat Zenner
Mr. Jesse Craig
Mr. David Kunz
Mr. Ross Halligan
Mr. Kirtis Orendorff**

I. CALL TO ORDER

MS. GEUEA JONES: Good evening. I will now call to order the Thursday, August 7, 2025, regular meeting of the Planning and Zoning Commission.

II. INTRODUCTIONS

MS. GEUEA JONES: May we please have a roll call?

MR. BRODSKY: You may, you may. Commissioner Stockton?

MS. STOCKTON: Here.

MR. BRODSKY: Commissioner Gray?

DR. GRAY: Here.

MR. BRODSKY: Commissioner Darr?

MR. DARR: Here.

MR. BRODSKY: Commissioner Ortiz is absent. Commissioner Stanton is absent. Commissioner Geuea Jones?

MS. GEUEA JONES: Here.

MR. BRODSKY: I am here. Commissioner Wilson?

MS. WILSON: Here.

MR. BRODSKY: And Commissioner Walters?

MR. WALTERS: Here.

MR. BRODSKY: We have a quorum of six.

MS. GEUEA JONES: Thank you. We have seven. No, we have six because Commissioner Stanton has a --

MR. WALTERS: I've got seven.

MS. GEUEA JONES: Yeah, we're really bad at math. There are seven people here.

MR. BRODSKY: Oh, Jesus. Sorry, I am slipping today.

MS. GEUEA JONES: Thank you, Commissioner Walters.

Present 7- Cody Darr, Sharon Genea Jones, David Brodsky, Robert Walters, Shannon Wilson, Les Gray, Kate Stockton.

III. APPROVAL OF AGENDA

MS. GEUEA JONES: Are there any changes to our agenda this evening, Mr. Zenner?

MR. ZENNER: Yes, there are, ma'am. We have had a request table case number 231-2025. That is the second item on this evening's agenda. That request was received after publication of the packet, and the applicant is seeking that request. So when we get to that point in the agenda, or when we -- prior to our first public hearing, we will have table items, and I will introduce the case at that point.

MS. GEUEA JONES: Very good. We'll move that to the front of the agenda. With that adjustment. Is there a motion to approve?

MS. WILSON: I move to approve with the adjustment.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Wilson, seconded by Commissioner Gray. Thumbs up, approval on the agenda, unanimous. Thank you.

IV. APPROVAL OF MINUTES

MS. GEUEA JONES: We all received a copy of our July 24, 2025 regular meeting minutes. Are there any changes or adjustments to the minutes?

MS. WILSON: I move to approve the meeting minutes.

MR. DARR: Second.

MS. GEUEA JONES: Motion made by Commissioner Wilson, seconded by Commissioner Darr. Thumbs up approval on the minutes, unanimous, with Commissioner Stockton abstaining.

V. PUBLIC HEARINGS

MS. GEUEA JONES: Very good in that case, we will move to our tabling motion for this evening.

Case number 231-2025

A request by Crockett Engineering agent on behalf of Troy Miller Properties, LLC or owner, for approval of a site specific PD Plan and new statement of intent, SOI to be known as Ashford place. The 24.13 acre subject site is located directly north of the terminus of Sage Moore drive and is currently zoned PD Plan district. The rezoning establishes a development plan for the parcel inclusive of 77 single family attached dwelling units. Additional lots depicted on the plan are designed for common areas. This case was previously tabled at the July 10 2025 Planning and Zoning Commission meeting.

MS. GEUEA JONES: Could we have a staff report on the tabling?

Staff report was given by Mr. Patrick Zenner of the Planning and Development Department. Staff recommends: The applicant has requested to table the item until the September 4, 2025 meeting.

MS. GEUEA JONES: This happens pretty regularly, I would say, where we have last minute tablings. Any questions for staff about the tabling motion? Seeing none.

PUBLIC HEARING

MS. GEUEA JONES: We will open the floor to public comment. This is about the tabling only. We will not be discussing any merits of this case this evening. If a member of the public does start discussing the merits of the underlying case, I will ask you to stop and get back on the question of whether or not we should be tabling the motion. That is the only thing we are discussing tonight. First member of the public who would like to come forward, please, we do need your name and address for the record. You don't have to raise your hand just come. We need name and address for the record. Members of the public will receive three minutes each to speak. Applicants and groups will receive six minutes, one at a time, you have to come to the podium, sir.

JOHN DUKE: I can't speak from here?

MS. GEUEA JONES: You cannot. And again, we will need your name and address for the record.

JOHN DUKE: My name is John Duke. I live in phase one of the Brooks. So you're saying that tonight we cannot give our opinions of why we do not wish to have the project here?

MS. GEUEA JONES: Correct, correct. Tonight, we are--

JOHN DUKE: You decided to table it, to get more information before we have our opportunities to talk. Is that correct?

MS. GEUEA JONES: What I am saying is that tonight, we are discussing tabling this we are not voting on the merits of the case, at this time. The only thing we are discussing is tabling

JOHN DUKE: So we cannot voice our opinions as to why we object to the project.

MS. GEUEA JONES: You will be able to do that when we discuss the merits of the case, not this not at this juncture.

JOHN DUKE: Interesting. Thank you.

MS. GEUEA JONES: Thank you.

JOHN DUKE: I have nothing to say then except politics.

MS. GEUEA JONES: Next member of the public who wishes to speak on tabling, please come forward.

STACY SCHRADER: My name is Stacy Schrader. I live at 1017 Shore Acres Loop that is within phase two of the Brooks. I simply have a question about the tabling.

What assurances are there that, if we are all to leave just now, that the item would be removed from the table and addressed within this meeting.

MS. GEUEA JONES: So two answers to that. One, as the chair of this commission, I can guarantee you that that would not happen under my watch. Two, because that's not how we do things. We're not trying to pull a fast one. Two, under the public notice laws, once we vote to table it, we would not be able to change the agenda again because we've already approved it and moved it to a tabling motion, so therefore we would not be able to then change the agenda again and bring it back up. So you've got both procedural and my personal assurances.

STACY SCHRADER: Thank you very much, because I think technically, Robert's Rules of Order do allow you to do that.

MS. GEUEA JONES: With the two thirds vote they would, but under Sunshine Law and Public

Notice, we could not do that once we amended the agenda.

STACY SCHRADER: Let there be light. Thank you.

MS. GEUEA JONES: Next member of the public to speak on the tabling motion.

RANDY LEACH: My name is Randy Leach. I live at 701 Sage Moore Drive. This is my second time coming here at seven o'clock on a off night to address this issue. And again, they're not prepared, as evidenced by the number of people here, and I've not canvased them, but I'm almost 90-percent sure that about 100-percent of them are against this thing. I don't see why we continue to put it off, because I'm not going to be convinced by some politician at a neighborhood meeting that everything that was promised us when we bought this property is going to be taken away or destroyed because of somebody's desire to make a profit. Anyway, that's what I have to say. In other words, I would rather not table it.

MS. GEUEA JONES: Thank you very much. Next member to speak on the tabling motion.
Going once.

TERRY HOPPS: My name is Terry Hopps. I live at 1224 Shore Acres Loop. I think I speak for most of the individuals here. We would like some more information on this. I'll say the information that the developers are going to give to us. And I don't mind the tabling motion whatsoever. I support it.

MS. GEUEA JONES: Thank you very much. Next member of the public to speak on tabling.
Going once. Going twice. I'm seeing no other members of the public raise their hand or rise. So I will close public comment on the tabling motion.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Is there any commissioner comment on the tabling motion? Commissioner Walters?

MR. WALTERS: Not so much on the motion. But is there -- is there a link between staff and the association the neighborhood that you could notify them via a Facebook post, a an email to someone who is maybe a representative of the homes association.

MR. KUNZ: And notify them, I guess, regarding what?

MR. WALTERS: That do -- we've received late notice that the issue will be tabled and not discussed tonight.

MR. KUNZ: That was noted. They were notified. Everyone who sent me public correspondence

in regards to this case was notified that a tabling request was made on Tuesday of this week.

MR. WALTERS: Okay, great. Thank you.

MS. GEUEA JONES: Any other--Commissioner Darr?

MR. DARR: To refresh my memory and maybe for the public, how many tabling requests does an applicant get?

MR. ZENNER: Applicant gets a maximum of two tabling requests maximum of two-months from the initial date of public hearing. This project will, if I am not incorrect, given this delay, will require re-notification. We would have re-noticed residents of the public of the revised public hearing date should the item be tabled to September 4, but we will also be required to re-notify or republish within the Columbia Tribune accordingly. So it is a maximum of two by the applicant Planning and Zoning Commission may authorize a third tabling request, not that, hopefully that will be needed here under extenuating circumstances.

MR. DARR: Thank you.

MS. GEUEA JONES: Any other Commissioner comments? Would someone like to make the motion? Commissioner Wilson?

MS. WILSON: Yes, in a matter of case, number 231-2025, I recommend approval of the tabling request.

DR. GRAY: Second.

MS. GEUEA JONES: The motion has been made by Commissioner Wilson.
Commissioner Wilson, did you want to do that date certain September 4?

MS. WILSON: Date certain September 4?

MS. GEUEA JONES: Is that acceptable to you, Doctor Gray.

DR. GRAY: I accept that amendment.

MS. GEUEA JONES: Very good. The motion has been made to table the request to date certain September 4, 2025. Is there any discussion on the motion? Seeing none.

Commissioner Brodsky, may we have a roll call?

MR. BRODSKY: You may.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Stockton, Mr. Darr, Ms.

Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Dr. Gray. The motion carries 7-0.

MS. GEUEA JONES: Thank you. That item will be tabled to date certain September 4, 2025. And sorry, as a last question for staff. David, you could just nod, we will get copies of the public correspondence again. Everything that was turned in today will be provided to us again on the agenda for September 4. Thank you very much.

MR. ZENNER: And just for clarification purposes, you will also get supplemental correspondence as received between now and then.

MS. GEUEA JONES: Yes, look forward to perusing it again. Okay, our first public hearing for the evening.

Case number 221-2025

A request by SSE Simon Struempf Engineering, agent, on behalf of Bartley Stevenson Trust, owner, for approval to permanently zone 1.33 acres of land from Boone County R-S single family to city R-2 two family dwelling zoning upon annexation.

The subject site is located east of the intersection of I-70, drive southeast and Easter Lane, and includes the address 7098 I-70 Drive Southeast.

MS. GEUEA JONES: This case was tabled at the July 10, 2025, Planning and Zoning Commission meeting. May we please have a staff report?
Staff report was given by Mr. Kirtis Orendorf of the Planning and Development Department. Staff recommends approval of the request to approve R-2 zoning upon annexation.

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 a public hearing, please disclose so now. Seeing none. Are there any questions for staff? Commissioner Wilson?

MS. WILSON: I have a comment.

MS. GEUEA JONES: Please.

MS. WILSON: Excellent report. Thank you.

MS. GEUEA JONES: Anything else? I will just take this moment before we go to public comment to I guess technically, as a question for staff, we don't vote on annexation. We just vote on zoning, should the city decide to annex it. So we have no control over whether or not they decide to. We

only have control over what it will be zoned, should they. There has often been confusion about that point.

PUBLIC HEARING

MS. GEUEA JONES: All right, with no other questions for staff, we'll go to public comment on the case. If any member of the public is here to speak about this case, please come forward. We do three minutes for individuals, six minutes for the applicant and groups. And please state your name and address for the record.

TYLER ASHY: I am Tyler Ashy, 404 Steinbrook Terrace, Columbia, Missouri, 65203. I'm with Simon and Struempf Engineering, just representing Bartley Stevenson here at this meeting. And here to answer any questions you guys might have.

MS. GEUEA JONES: Very good report. Any questions for the applicant? Commissioner, Darr.

MR. DARR: Have you talked to the neighbors at all about this?

TYLER ASHY: There's currently the neighbor to the east, is what we're that he's currently dealing with trying to get an easement together for sewer that's the only neighbors we've talked to.

MR. DARR: Have they voiced any concerns about the --

TYLER ASHY: Nothing so far.

MR. DARR: Thank you.

MS. GEUEA JONES: Any other questions for the applicant? Seeing none. Thank you for being here tonight. Any other member of the public to speak on this case, please come forward. Name and address for the record, and I think you'll be okay with the microphone height. Go ahead.

DIANE DAVIS: And Diane Davis. Sorry, bad voice. I live in the Highfield subdivision 6861 East Quaker. My only question for the applicant is, why? You know, if you have county services already and less tax to pay. Why put you want more tax to pay? Just a question.

MS. GEUEA JONES: Thank you very much. Would you like to come back? Oh, perfect. Please come forward. Name and address for the record.

BARTLEY STEVENSON: Bartley Stevenson, 7100 I-70 Drive Southeast. so I own the property to the south. Great question. I love paying taxes. I love the city. No, I want sewer, and it gives me access to

sewer, and that's what I need here. There's not really an on-site system, so we are an install on -- site -- on-site wastewater install contractor. It's really not a good option here, and the city sewer is the best option. It actually helps our neighbors that we've talked to on the west, Anthony Holmes, and also the golf cart place we've talked to them. I've got, I think, 17 neighbors on the east side, so I haven't talked to them. Yeah, I just want sewer. I want to be able to build something. And I look at these lots in the Brooks and what things cost. What things cost, and I've got this lot out here where I tore down a falling down house, and want to be able to do something with it. So that's it. Any questions?

MS. GEUEA JONES: Thank you. Any questions for the speaker? Seeing none.

So, Ma'am, your answer is they don't have services. Thank you very much. Any other member of the public to speak on this case, please come forward. Seeing no movement, we will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on this case?

MR. CRAIG: Madam Chair, if, if I missed it, I apologize. But we -- did we get assurances there's no ex-parte communications regarding this from the commissioner?

MS. GEUEA JONES: We did.

MR. CRAIG: Okay. I'm sorry I missed it. Yes, thank you.

MS. GEUEA JONES: Yeah, you're good. I did not do it on the tabling motion because I rarely do, but I did do it on this one. Very good. Any Commissioner comment? Commissioner Wilson, yeah.

MS. WILSON: All right, in the matter of case number 221-2025, I recommend approval of the request to permanently zone the subject 1.33 acre site to R-2.

MR. DARR: Second.

MS. GEUEA JONES: Motion made by Commissioner Wilson, seconded by Commissioner Darr. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, when you're ready, may we have a roll call?

MR. BRODSKY: We may.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Stockton, Mr. Darr, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Dr. Gray. The motion carries 7-0.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Our

next case and last case for the evening.

Case Number 250-2025.

A request by Steven Dupree, owner to allow 207 West Briarwood Lane to be used as a short-term rental for a maximum of eight 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 point two, six acre subject site is zoned R-1 one family dwelling and is located on the west side of West Briarwood lane, and is approximately 585 feet north of Ivy Way, and is addressed 207 West Briarwood Lane.

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 approving the applicant's request to operate their West Briarwood Lane home as a short-term rental, with conditions of up to 8 guests and 210 rental nights per year.

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? I do have, sorry, Commissioner Darr, go ahead.

MR. DARR: You said there was two other short-term rentals within 300-feet?

MR. HALLIGAN: Yes, they are both about 100-feet away.

MR. DARR: Okay, I was gonna ask, are they across Stadium or not? But if they're both on the same side of Stadium.

MR. HALLIGAN: One is on East Briarwood Lane, and the other is to the north, on West Briarwood Lane.

MR. ZENNER: Remember Troxell house? Troxell house is the northern one, and then the home immediately to the south, which is off of East Briarwood, addressed off of East Briarwood is the second.

MR. DARR: Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none.

PUBLIC HEARING

MS. GEUEA JONES: We will open the floor to public comment. If any members of the public are here to speak on this case, please come forward now.

STEVEN DUPREE: I'm Steven Dupree, owner of 207 West Briarwood Lane. 207 West Briarwood is currently my primary residence. I intend to keep it as my primary residence for some sort of time, and would like the option to retain it as a short-term rental Upon moving one day.

MS. GEUEA JONES: Any questions for the applicant?

You said moving one day, so you're not like planning to move immediately?

STEVEN DUPREE: I would like to move, but given the proximity to Stadium, it is difficult to rent as a long-term rental, so from a financial perspective, it makes a lot more sense to retain this property as a short-term rental, given the proximity to the Stadium and Mizzou campus, it does well. I've had as a short-term rental. This is my third year now, and would like to keep it that way.

MS. GEUEA JONES: Okay, any other questions for the applicant? Seeing none.

Thank you for being here.

STEVEN DUPREE: Thank you.

MS. GEUEA JONES: Any other members of the public to speak on this case, please come forward. Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: We will close public comment and go to Commissioner comment. Any Commissioner comments? Commissioner Brodsky?

MR. BRODSKY: I just wanted to make a comment for the record and for City Council to see at least and just speaking for myself, of course. You know, the -- I know we have two other short-term rentals in the immediate vicinity, but they are owner occupied, and I believe staff correct me if I'm wrong, but they're only certified as owner occupied, so those other two could, could not just become an open, short-term rental?

MR. HALLIGAN: That is correct.

MR. ZENNER: Not without going through a conditional use process. So they would, they would then be subject to the considerations of being within 300-feet of another licensed operation. Should this particular application be approved.

MR. BRODSKY: Perfect. So yeah, I just, I, I just see the the owner occupied short-term rentals are just a different animal than a straight short-term rental. So the fact that there are two more in the

immediate vicinity, I'm totally comfortable with.

MS. GEUEA JONES: Thank you. Any other Commissioner comments? I would just add that should the amendments that we recommended a month or two ago go through, this would still have to come before us, because of the other two STRS in the neighborhood. So these are the kinds of things where we would get eyes on it prior to approval. That if there's no other comment, would someone like to make a motion? Commissioner Wilson?

MS. WILSON: All right, in the matter of case number 250-2025, I recommend approval of the conditional use permit to allow 207 West Briarwood Lane to be operated as an STR subject to maximum occupancy of eight transient guests, maximum of 210 nights of annual rental usage.

DR. GRAY: Second.

MS. GEUEA JONES: Thank you. Motion made by Commissioner Wilson, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none? Commissioner Brodsky, when you're ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Stockton, Mr. Darr, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Dr. Gray. The motion carries 7-0.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. With that we will go to comments of a general nature from the public,

PUBLIC COMMENTS

if any member of the public is here to make a comment of a general nature, please come forward at this time. Seeing none. We will go to staff comments, Mr. Zenner.

STAFF COMMENTS

MR. ZENNER: Your next meeting will be two weeks from today, on August 21. We have one more item than we would have had this evening, we'll have four items on that agenda. Maybe we can do this in an hour on the 21st. Prior to that however, we will have a tantalizing discussion and work session talking about our small lot integration standards and the subdivision regulation changes for Article Five and Appendix A. Your upcoming cases on the agenda are four. We have three short-term rentals and then one request to rezone out of PD to R-1 a win for the whole world. So these are our cases that we have before us. Staff will be here to describe so you have the locations and you are familiar with them. Our Club Court address here at the end of Country Club area, the Columbia Country Club is immediately

to the east. Our lot, one of Rock Creek Estates this is at the end of Forum Boulevard, former PD that was allowing three single family homes that will allow a single family R-1 lot if approved. And then your other two cases, which are short-term rentals, the Gracie Springs Property, this is immediately south of Perry Towing that is the parcel that is IG immediately into the north. And then our property that is off of Belinda Court, just on the east side of Green Meadows, drive or road, that is all we have to offer this evening. Congratulations. We have gotten done four and a half hours earlier than I accept the set the video for tonight. We will see you back in two weeks.

MS. GEUEA JONES: Thank you. I actually will not be here on the 21st; apologies, but I am sure Commissioner Stanton will do a good job leading you through the four cases. Any other Commissioner comments? Commissioner Wilson?

MS. WILSON: I move that we adjourn.

DR. GRAY: Second.

MS. GEUEA JONES: Motion to adjourn made by Commissioner Wilson, seconded by Commissioner Gray, without objection, we stand adjourned.

(The meeting adjourned at 7:35 p.m.)