

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
April 24, 2025

Case Number 130-2025

A request by Claire Altman (owner) to allow 115 Clinton Drive 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 0.52-acre, R-2 (Two family Dwelling) zoned subject site is located southwest of the intersection of Ash Street and Clinton Drive.

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 115 Clinton Drive to be operated as a STR subject to:

1. The maximum occupancy permitted within the dwelling shall not exceed eight transient guests regardless of potential occupancy allowed by most recently adopted edition of the international Property Maintenance Code (IPMC); and
2. A maximum of 210 nights of annual usage.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a 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 anyone from the public is here to speak on this case, please come forward. Anyone? Is the applicant here tonight? Do you want to come forward. Okay. Anyone to speak at all, please come up. State your name and address for the record, and three minutes, unless you're here for a group.

MS. POTTER: I just have a question. If there's a maximum limit of occupants, but what about maximum for cars, because it sounds like you have space for four cars.

MS. GEUEA JONES: Yes. Could you state your name and address, please.

MS. PAUTLER: Julie Pautler, I live on Marygene.

MS. GEUEA JONES: I'm sorry. Can you speak more clearly into the microphone?

MS. PAUTLER: I live on Marygene. My name is Julie.

MS. GEUEA JONES: Thank you. Potter; is that right?

MS. PAUTLER: Pautler.

MS. GEUEA JONES: Pautler. Pautler. Thank you, ma'am. I'm sorry. We just need it for the record. Staff? The answer, ma'am, is that we have a requirement for the number of parking spaces they have available that are off-street parking, but we don't limit the number of cars particularly. But we do require them to provide off-street parking to try to prevent street side parking. Anyone else to speak on this case? Okay. I will close public comment then.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Are there any Commissioner comments on this case? Commissioner Walters?

MR. WALTERS: I think that Anthony would have spotted this, the current listing shows it permits nine occupants. Like, make note of that and make that correction.

MS. GEUEA JONES: Oh, yes. Please do. I'm seeing nods from the applicant in the back of the room. Okay. Any other Commissioner comments? Anthony?

MR. STANTON: I love it when the applicant comes up and shows their face. It makes a difference, a significant difference to us.

MS. GEUEA JONES: Yes. Okay. Commissioner Loe?

MS. LOE: I have just one housekeeping comment. First, in that the short-term rental report includes more or less a boilerplate comment about the approval of this conditional-use permit supporting the Comprehensive Plan goal of mixed use, and I don't agree with that statement. I do agree that short-term rentals are commercial use, but I don't believe approving short-term rental CUPs, which primarily serve visitors to Columbia, not the local residents, is building a type of neighborhood scale mixed-use development that the Comprehensive Plan was describing in its goals. I just wanted to say -- I do appreciate the applicant being here. I appreciate that this is a STR that has good reviews. However, this does come up against two conditions that we have identified, one being a density in that its proximity to other STRs and this would -- we've also been discussing the proximity of STRs to schools, and this would represent the fourth STR close to this school within that 1,000 foot. So due to -- I'm afraid simply due to its location, and the other STRs we've already approved, I would not support this application.

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

MS. PLACIER: Yeah. I realize we cannot, I guess, require the applicant to come forward, but given the location, I would appreciate hearing about screening of guests and any other security things that you have in place.

MS. ALTMAN: Sure.

MS. GEUEA JONES: Just one moment. I've got to do the housekeeping. You're fine; you're good. Stay here. We will reopen public comment so that we can hear from the applicant.

PUBLIC HEARING REOPENED.

MS. GEUEA JONES: Please state your name and address for the record. Thank you.

MS. ALTMAN: Hi. I'm Claire Altman; I'm the owner of 115 Clinton Drive. So I have two driveways -- so to address the parking, I have two driveways, four cars, and I could open it up. It's a two-

car garage, so it accommodates a number of cars. I was unaware of the condition about the short terms being close to schools. That was not stated as part of any of the criteria, so that was news to me. The other questions were about screening.

MS. GEUEA JONES: Yeah.

MS. ALTMAN: So the space, the -- it sits on a very large lot, and there are two driveways on either side. There's big trees in the front, and it's a very deep lot. On the sort of south side of the house, there's some natural foliage past the garage. On the far end of the lot, there -- it's all trees, that sort of edge, that line, the lot. And then to the north side, it's all bushes, as well as -- it's a lot of natural foliage that screens the entire three sides of the yard.

MS. PLACIER: I'm sorry. I must have created the misunderstanding. I was talking about the screening of the people who want to stay there. Do you have any questions you ask them, for instance, given your proximity to a school.

MS. ALTMAN: Yeah. So the Airbnb, when somebody requests a stay, we have certain thresholds for review, so, I, as the host, have reviews, but I can also review people who stay at my house, as well as other people -- you know, other renters have been reviewed, as well. So we have a threshold by which we don't accept applicants who don't have any verified stays or -- or low reviews based on noise or other issues that other hosts have identified.

MS. PLACIER: Okay. Great. And do you have any security equipment, cameras, whatever?

MS. ALTMAN: Yes.

MS. PLACIER: Not that you have to, but I mean --

MS. ALTMAN: Yes. Yes. I have a camera in the front and the back that monitor the doors. I have security on the garage, as well. I have smart locks installed on all of the doors, as well.

MS. PLACIER: Thank you.

MS. GEUEA JONES: Any other questions for the applicant? I have one quick one. So you -- you live here in Boone County, so you're also the designated agent; is that correct?

MS. ALTMAN: So I own the house, but I don't live in the house as my primary residence.

MS. GEUEA JONES: Right. But you're --

MS. ALTMAN: But, yes, I'm the agent. Yes.

MS. GEUEA JONES: Yes. But that matters somewhat because we want to make sure that, you know, that there's someone who is available 24/7 to respond to problems, that kind of thing. So that -- that's great. I just wanted to verify that.

MS. ALTMAN: Yes. I'm the one who does all the communication with the guests on the app.

MS. GEUEA JONES: Great. Any final questions? No. Thank you very much.

MS. ALTMAN: Thank you.

PUBLIC HEARING RECLOSED

MS. GEUEA JONES: Any further Commissioner comments?

MR. STANTON: I love that the applicant came up to represent their property.

MS. GEUEA JONES: Thank you, Commissioner Stanton. Anyone would like to make a motion? Anyone at all?

MR. WALTERS: I'll make -- I'll make the motion.

MS. GEUEA JONES: Commissioner Walters?

MR. WALTERS: I'd like to make a motion regarding Case 130-2025 to approve the requested STR CUP subject to the following conditions: A condition that maximum usage shall not exceed 200 nights annually, and the maximum of eight transient guests regardless of allowance permitted by the IPMC. If I didn't say that clearly, I recommend approval.

MS. WILSON: Second.

MS. GEUEA JONES: Motion made by Commissioner Walters, seconded by Commissioner Wilson. Is there any discussion on the motion? Seeing none. Commissioner Stanton, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Walters. Voting No: Ms. Loe. Ms. Wilson. Motion carries 6-2.

MR. STANTON: We have two nos, six yes, Madam Chair.

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