

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 22, 2025

Case Number 188-2025

A request by Jamie Kroll (owner) to allow a "portion" of the dwelling located at 209 Alexander Avenue to be used as a short-term rental for a maximum of six 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 approximately 0.19-acre R-2 (Two-Family Dwelling) zoned subject site is located northwest of the intersection of Ash Street and Alexander Avenue.

MS. GEUEA JONES: May we 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 a "portion" of the dwelling at 209 Alexander Avenue to be operated as an STR subject to:

1. The maximum occupancy of six transient guests be permitted on the main and tower levels of the dwelling subject to compliance occupancy standards of 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 contact with parties to this case outside of a public hearing, please disclose so now. Seeing -- oh. Commissioner Loe, please?

MS. LOE: I would like to disclose that I know Jamie Kroll, and he was hired by my parents to do renovations on their home, but there is no standing agreement with them at this time. He and I have not discussed this case, and that prior arrangement will not impact my decision. Thank you.

MS. GEUEA JONES: Thank you very much. Any further disclosures? Seeing none. Questions for staff? Seeing none. Thank you very much. We will go to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If you would like to speak on this case, please come forward. State your name and address for the record, and then go ahead.

MS. KROLL: Erica Kroll, 209 Alexander Ave., the house that we're talking about. My name is Erica, and my husband, Jamie and I are the owners of the property. We lived there from about 2008 to 2021, remodeled the whole thing, like, even the foundation. We're primarily using it as an Airbnb to offset costs of the mortgage because we use the house frequently. We don't stay there often, but we're there. Jamie works in town and goes to have lunch there every day. We're deeply rooted in the community, I

think. We have a lot of friends and neighbors that live on the street we care very much about, and so we're invested in making sure that nobody is bothered by what we're doing there. So happy to answer any questions.

MS. GEUEA JONES: Okay. Are there any questions for the applicant? I see -- oh. Commissioner Placier?

MS. PLACIER: My only question was about the shared driveway.

MS. KROLL: Uh-huh.

MS. PLACIER: So the three required parking spots will be on just the one-half of the shared driveway, or will they be on both?

MS. KROLL: It can be either. The house that's next door is -- we're going to be applying to tear it down and rebuild. There is nobody living there. It's completely empty. The utilities are shut off. Not sure when we're going to do that, but for right now, you can fit three cars front to back, but we let people use the entire driveway. Uh-huh.

MS. GEUEA JONES: Any other questions for the applicant? Seeing none. Thank you very much for being here tonight.

MS. KROLL: Thank you.

MS. GEUEA JONES: If anyone else would like to speak on this case, please come forward. Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment? Any Commissioner comments on this case? Seeing none. Commissioner Loe?

MS. LOE: I would just like to say that the application is for an existing, and there's support in the neighborhood for the continued use of it. I intend to support it. If there's no other comments, I'm happy to make a motion.

MS. GEUEA JONES: Seeing none. Please go ahead.

MS. LOE: In the case of 188-2025, 209 Alexander Avenue, STR conditional-use permit, recommend to approve the requested STR CUP subject to the following: Condition that maximum usage shall not exceed 210 nights annually; maximum of six transient guests regardless of allowance permitted by the IPMC.

MS. ORTIZ: I'll second.

MS. GEUEA JONES: Moved by Commissioner Loe, seconded by Commissioner Ortiz. Is there any discussion on the motion? I will just state for the record that, once again, we have support from the neighbors. There are no comments against this, and we've got -- while it's not technically an owner-occupied house, this is definitely one that has clearly been taken care of and they've been good neighbors, based on the letters that we received -- or the letter that we received. So with that, if there is no other discussion, Commissioner Williams, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Loe, Ms. Wilson, Mr. Walters, Mr. Brodsky. Motion carries 9-0.

MR. WILLIAMS: It's nine yeses and zero nos.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Seeing no other cases before us this evening, we will go to general public comments.