

**EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER**

701 EAST BROADWAY, COLUMBIA, MO

April 9, 2026

Case Number 107-2026

A request by Dirk Mai and Aylya Marzolf (Owners) to allow the property at 802 North Sixth Street to operate as a 210-night, maximum six-guest short-term rental pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. An additional on-site parking space will be required to accommodate six guests, as the existing parking currently supports a maximum of four guests. The 0.22-acre subject property is located on the east side of North Sixth Street, approximately 190 feet south of its intersection with Wilkes Boulevard.

MR. STANTON: May I have a staff report, please?

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the Conditional Use Permit to allow the dwelling at 802 North Sixth Street to be operated as a STR subject to:

1. The maximum occupancy of four transient guests;
2. A maximum of 210 nights of annual rental usage;
3. A maximum of six transient guests subject to the installation of one additional on-site/off-

street UDC-compliant parking space is added to the property.

MR. STANTON: All right. Before we get started, I would like to ask my colleagues if there is any ex parte information relating to this case that you would like to share with the rest of the Commission so we would be privy to the same information you have. Anybody? Okay. All right. Questions for staff. Dr. Gray?

DR. GRAY: Thank you. Just to clarify, you said that there was a notice that was sent in November, but it was sent to the wrong address?

MR. HALLIGAN: Yeah. It was sent in September requesting compliance by October, but it was sent to -- to not the applicant's primary residence. It appears it was sent to the actual STR property, so they didn't receive it, and thus the delay.

MR. ZENNER: And let me add a little bit of additional commentary to that, and this is one of the challenges that our enforcement staff has as it relates to gaining compliance with our existing short-term rentals that we are aware are operating from our venter that we have secured services for, as well as from other reports. Gaining the actual mailing address at times of the operator, because these properties -- this particular property actually shows that the address -- the owners of the property, which are the agents, their mailing address on the local records is for 802 North Sixth Street. There was a separate violation, if I'm not incorrect, that was then sent later to which we did identify the correct address in a different state through a different source of information that we were able to acquire. So often what you see, what our enforcement staff is explaining to us from the administrative side is the lack of immediate

resolution within the time frames that we established as a part of those initial notices is constrained by the accuracy of the information we may have available. So the agent is a local family member, as I understand it in reviewing the application. I'm sure that the mail is checked every once in a while by that individual because it's not the primary residence of anybody. And when it was probably picked up, the -- the owner-operator of the short-term rental or the owner-operator of the home, the owner of the home itself is a California resident. They have a business that they operate which keeps them actively on the road as we understand, and so that may have been a delay in them responding. And then, of course, the secondary violation that was found as a result of another property, not this specific one, is what resulted in the address being able to be correctly identified and the notice being sent out. I know when we were contacted in regards to this particular property with the application originally coming in, there was a little bit of confusion on my part even in processing the application because it didn't -- it didn't appear as though -- this was originally going to be a CUP. I assumed it was going to be an administrative request because they had lived there. And so part of the tactics that we would use to explain what the process is, well, if you're willing to take 120 nights, you don't have to go through the CUP, but then we came to understand we don't live there. And so that is why there was a delay. Again, we often hear in the calls that we receive or the conversations we have, well, I really didn't realize that there was an ordinance that was governing short-term rentals in the City of Columbia. And that, again, having had the ordinance in place since February of 2024, fully enforceable since June of 2025, that says something as to how are we communicating actively to our residents and to our property owners. So if you pay utilities within the City of Columbia, you're going to receive a City Source newsletter, and we have to probably do a better job of making sure that all of our residents know that we have a rental licensing program for short-term rental, and that is something that, again, is a part of the outreach process we are trying to actively and better engage in. And so we hope that we will start to be more effective as we utilize the services of our vendor, and utilize our other resources that we have available. So hopefully that gives a better explanation of why there was such a delay between an October 2025 request of compliance to now this period in time in 2026.

DR. GRAY: Thank you.

MR. STANTON: Any other questions for staff?

PUBLIC HEARING OPENED

MR. STANTON: If you're the owner or organization, you have six minutes, individuals, three. State your name clear, with your address, so we can record your name.

MS. MARZOLF: My name is Mirei Marzolf; I am representing my sister, Alyla Marzolf, and her husband, Dirk Mai. They are the out-of-town owners for 802 North Sixth Street. I do apologize; I didn't bring prepared -- (inaudible) -- the other speakers did, but --

MR. CRAIG: Can you get a little -- sorry. Can you get up a little closer to the mic? This needs to be recorded by our --

MS. MARZOLF: Oh, yeah. Absolutely. Sorry.

MR. STANTON: Move that one down to your -- yeah. There we go.

MR. CRAIG: Just as long as you're closer -- just as long as you're closer to it so we get it recorded for the court reporter.

MS. MARZOLF: Can you hear me?

MR. CRAIG: Thank you.

MS. MARZOLF: Okay. Better? Okay. Awesome. But I'm really mostly just here to answer any questions. I've kind of taken over as the designated agent in the last year or so, so I'm mostly involved in, like, the day-to-day operations, maintaining the home, but not so much on this more, I guess, administrative side of operating this short-term rental.

MR. STANTON: Any questions for this speaker?

MS. MARZOLF: And I guess I'll say the intent is to eventually move to Columbia. Just the nature of their jobs kind of makes it difficult, and they wanted to be here, but they've got kids in school right now, so --

MR. STANTON: Counsel?

MR. CRAIG: One more procedural thing, I think our court reporter pointed out before we go on with the conversation. Did you state your -- state your address, as well?

MS. MARZOLF: Oh, no. Sorry. 351 Crown Pointe.

MR. CRAIG: Thank you.

MS. MARZOLF: Mirei Marzolf, 351 Crown Pointe.

MR. CRAIG: Excellent. Thank you.

MR. STANTON: Questions for this speaker? Mr. Darr?

MR. DARR: I see you're requesting a maximum of six guests. If you were to install one additional compliant on-site parking space, have you looked at laying that out and seeing how it would actually be able to be fit onto the lot?

MS. MARZOLF: I think, as of right now, they don't plan on making any changes, so they're okay with the four-person occupancy, maximum.

MR. DARR: Okay. Thank you.

MR. STANTON: Any other questions for this speaker? Dr. Gray?

DR. GRAY: Thank you. How long has this been operating as a short-term rental?

MS. MARZOLF: I think maybe, like, two years now.

DR. GRAY: Okay. And were they aware of the regulations that were coming into place?

MS. MARZOLF: I'm not sure if their agent that they bought the home from let them know what was happening at the time of the purchase. But again, I don't know if there was, like, a miscommunication as far -- because it's not their primary address. But since they know now, they're wanting to be compliant in that. And again, like, buying this house was kind of like a step towards moving to Columbia eventually.

DR. GRAY: Thank you.

MR. STANTON: Ms. Ortiz?

MS. ORTIZ: So when did you start taking over the -- the -- being, like, the designated agent?

MS. MARZOLF: So -- oh, I helped with, like, the original, like, remodeling, but I was not like a designated agent or anything. They've made, like, improvements to the property, but it's been about a year, and so I mostly just kind of make sure that grass is mowed, fences that need fixing are fixed, replacing water heaters when they need to be.

MS. ORTIZ: So, like, if there's an emergency, they call you?

MS. MARZOLF: Yeah. I mean, I'm on -- I'm on call, but also my husband helps, too. So I'm -- I might not be super readily available in the next couple of months, but my husband helps, too.

MR. STANTON: Any other questions for this speaker? I have a question.

MS. MARZOLF: Uh-huh.

MR. STANTON: Okay. This has been a very hot topic in Columbia for like a long time.

MS. MARZOLF: Uh-huh.

MR. STANTON: This has been operating for two years.

MS. MARZOLF: Uh-huh.

MR. STANTON: So I have two red flags, and I know you're probably not the one to answer them, but you're going to catch the heat. We have being compliant since -- Mr. Zenner, when did we go into compliance?

MR. ZENNER: Full compliance -- full licensure was as of June 1st of 2025.

MR. STANTON: Okay.

MR. ZENNER: That was full compliance.

MR. STANTON: Full compliance, 2025.

MS. MARZOLF: Uh-huh.

MR. STANTON: So we understand that the mail didn't go to the right place, all that good stuff.

MS. MARZOLF: Uh-huh.

MR. STANTON: So that sends a red flag to me like who is watching the property, who is watching the mail, who is getting that mail to that person in a timely fashion.

MS. MARZOLF: Yeah.

MR. STANTON: So those were really official letters, and you live in Columbia, I'm assuming?

MS. MARZOLF: I do, yeah. Just a couple of miles out.

MR. STANTON: This has been a hot, hot topic, and so I understand the distance and all of that, but you were still operating a business here for two years. So you were still making money off of it. You were still running an STR. And so the -- it's hard for me to be forgiving of I didn't know --

MS. MARZOLF: Uh-huh.

MR. STANTON: -- because you continued to operate. And I know anybody that's run an STR -- you know, I have a business. I can't claim ignorance. I do concrete. I can't claim I didn't know a rule and get away with it. I can't; you know what I mean?

MS. MARZOLF: Right.

MR. STANTON: So I have a problem. I understand this distance thing. I have a problem with the attention to the property in a timely fashion. So we're having a problem getting important mail to the owner.

MS. MARZOLF: Uh-huh.

MR. STANTON: How -- how often is the mail being checked? How often is the grass being cut? How often are you attending to this property, and if we were to grant you this license and an issue comes up, how quick is the response and how effective is the response? How effective is the communication between your owner and the agent? How effective is this as a business? Thank you for coming to the light --

MS. MARZOLF: Uh-huh.

MR. STANTON: -- but I need to be convinced that there's attention to this property.

MS. MARZOLF: Right. No. Absolutely. Well, I'll say, like, I communicate, like, when mail comes in, a lot of it, I think for their utilities, it's all on auto-pay, but as far as, like, mail that gets there, it's usually just like junk mail. But when it is something important, I do communicate to her. Like, that's come in. And I was under the impression that they had started that STR paperwork before March, but I think they were having a hard time navigating it, the process of whatever it was, and had reached out to Neighborhood Services a couple of times. But I'm not -- I couldn't answer why there was such a delay on their part, but my husband does cut the grass every week, and --

MR. STANTON: Is it operating as an STR right now?

MS. MARZOLF: I'm not that -- no. No.

MR. STANTON: Not to get any new appointments or nothing right now?

MS. MARZOLF: No. We -- I mean, we've met with, like, a new -- like, we are, like, interviewing new cleaners and things like that, just because, like, I'm not going to be as available to, like, help flip the Airbnb, but that is --

MR. STANTON: So are you the agent when the -- so I ask this question, and I haven't asked all night. When the stuff hits the fan, and something goes down, who does -- who gets the call and how fast are they getting there to solve it?

MS. MARZOLF: So I get the call.

MR. STANTON: That's you?

MS. MARZOLF: Yeah.

MR. STANTON: Or somebody else?

MS. MARZOLF: It's me, and, I guess, my husband, as well, but we -- I mean, we only live a couple of miles away, so we have answered after-hours calls at, like, 8:00, 9:00 at night, if, like, the pilot light went out on the water heater, but we're there within ten, fifteen minutes with traffic.

MR. STANTON: How often do you visit Wilkes? Or North Sixth? I'm sorry.

MS. MARZOLF: Well, so no one has been there for a while, so it's mostly just been the general

maintenance, but usually it's every week.

MR. STANTON: Have you been there this week?

MS. MARZOLF: I have not been there this week, no.

MR. STANTON: When is the last time you were there?

MS. MARZOLF: They were just in town two weeks ago, so two weeks ago.

MR. STANTON: You know where I'm trying to get at, like --

MR. MARZOLF: Right. Right. How often are people there. Yeah.

MR. STANTON: How often are you there? How often are you watching it, nurturing for this is a business now.

MS. MARZOLF: I mean --

MR. STANTON: If we give you a license --

MS. MARZOLF: Right. Right. Yeah.

MR. STANTON: -- you're a legal business.

MS. MARZOLF: So if it's not me stopping by to, like, check on appliances or something, my husband is usually there mowing the grass every week because it does grow fast.

MR. STANTON: Thank you. Any other questions for this speaker? Thank you, ma'am.

MS. MARZOLF: Absolutely. Thank you, guys.

MR. STANTON: Anyone else to speak on this case? State your name and your address, please.

MR. NICKERSON: Hi. My name is Eric Nickerson; I live at 800 North Seventh Street, so just a block away. When I got the mailing, I was kind of concerned. Had this come in as a long-term rental, I would not have had a problem with it. Probably 90 percent of the single-family homes on my block are long-term rentals. And just to hear it is a short-term rental of 210 nights and, you know, it just makes me uncomfortable, you know. It's -- you know, I've lived -- I've lived at 800 North Seventh for 22 years, owned the property. Love the neighborhood. I've gotten to know my neighbors over the years and, like I said, even the long-term rentals, some of them have been there 12, 15 years, almost as long as me. I'm just kind of concerned of people that I don't even get to know because they're only going to be there a third of the year or half the year. It's just not something that I really like. And to hear now that this was a property that's been operating outside the law for a couple of years, that gives me great concern, too. And to hear this young lady say that she's really not in the neighborhood that much, that -- that's not something that I like to hear, either. So thank you very much.

MR. STANTON: One moment. Any questions for this speaker? Dr. Gray?

DR. GRAY: Thank you. So you said -- just to clarify. Was the notice -- receiving the notice about this hearing the first awareness that it's an --

MR. NICKERSON: Oh, yeah. Yeah.

DR. GRAY: So in the past two years, you have not noticed that it was an STR?

MR. NICKERSON: Just -- I really couldn't tell you because, Good Lord, there's a ton of traffic just because of the schools, just because, you know, there's apartments down North Sixth. I've got

apartments on North Seventh. There's, like I said, almost everything in that neighborhood is a rental property. So it's very hard to tell, you know. I -- I get a lot of traffic from Columbia College, too. There's a lot of people that park up Alton that go to the Columbia College. So it's very hard for me to tell who exactly is -- actually lives in the neighborhood or who is just using street parking for temporary I'm going to be here for a few hours. So if I don't know my neighbors, no, I really can't tell you.

DR. GRAY: Okay. Thank you.

MR. NICKERSON: You're welcome. Any other questions for me?

MR. STANTON: Any other questions from the Commission? Thank you, sir.

MR. NICKERSON: Thank you very much.

MR. STANTON: Anybody else want to speak on this case? Please state your name and your address clearly so that we can have our recorder.

MS. FOWLER: First, David it's so nice to see you. It's been several years. My name is Pat Fowler; I live at 606 North Sixth Street, on the same street as this proposed -- it's not a proposed short-term rental, it's been running for more than two years, Dr. Gray, and I've been aware of it for more than two years, because I stop and talk to people, and welcome them as being our new neighbors, and they tell me they're just there for the weekend. So I have some pictures I wanted to -- do I give them to Dr. Gray, or do I give them to Jesse?

MR. STANTON: Yeah. We can start with Dr. Gray and pass them around.

MS. FOWLER: I've got to be quick about -- (inaudible).

MR. STANTON: Right. I'm getting ready to start my timer right now.

MS. FOWLER: Oh, okay. Thank you. So I have two concerns. The first one, I can't spend too much time on because I'm going to run out of time, but Dr. Gray has some pictures of flooding along North Sixth Street. And so the idea that there would be more hard surfaces on our street concerns those of us who have already lived through a couple of flood stages. Now it's better right now, and the reason why it's better right now is because the school decided it wanted to put a gymnasium, and so their trenching across their athletic field meant the City was prompted to do something about a failing storm-water box at the corner. So some of the flooding that you're going to see there is something we experienced regularly. We now -- we just had a week of heavy rain. My sump pump has been running now. It just stopped, I think, the day before yesterday, but it ran continuously for almost a week. So water is a problem in our neighborhood. So let me leave that aside because it's an accumulation of anything that changes in the neighborhood within a mile -- land disturbance. All of a sudden the change of -- the water flows differently and somebody is going to have a problem. But my more immediate concern is about the lack of available housing for our neighbors who need that. So when I'm not at work, I often go to things like the Voluntary Action Opportunity Campus Training, which I'm currently enrolled in. And I learned two new facts that startled even me, and one was only one in four families that need subsidized housing in Columbia are able to access it. There's limits to our resources. On top of that, Love Columbia reported that when we say that we have 309 unsheltered people in Columbia, Conrad

Hicks says you've got -- you've got to multiply that by seven, and that's because there are so many people that are in unstable housing conditions that they're on somebody's sofa, they're staying with a friend for as long as they can make that work because they can't find accessible housing. So I've also listened to Jessica McNear -- I hope you've met her, the shelter director for the Opportunity Campus, and she talks about the Tsunami that's already here of unsheltered. The fact that we have so many folks that don't have stable housing. If this property can hold six people, then a family of six could live there. And we already have seven short-term rentals in our neighborhood, and I have the addresses. You probably know what they are if you look them up, but I got them from the map that Leigh Kottwitz has. Two of them are right across the street from each other on North Range Street. I don't know how that happened. North -- or Rangeline Street. So when you look at it, for generations, North Central has been one of the most, if not the most affordable neighborhood in our city for families, for low-income people, for people with kids, and we're losing that already to demolitions. In fact, right now, we're pending the loss of 26 bedrooms and 9,700 square feet of livable space with the four permits that the Columbia College has pending on North Eighth Street. Every single house is needed for people who live here year around. I honor all the concerns you've already raised. Thank you, Mr. Stanton. But when it comes right down to it, we have to keep housing in circulation for our families. I've lived on North Sixth Street for 16 years. I've known some of the people that have lived there when it was a long-term rental. It can go back to being a long-term rental again, and we will welcome that family. Thank you.

MR. STANTON: Any questions for this speaker?

MR. WALTERS: Just to clarify, didn't the applicants accept four a night.

MR. STANTON: Yes.

MR. WALTERS: And not to add additional pavement, just as a point of reference.

MR. STANTON: They're not going to add the additional parking. They're not going to add the additional parking.

MR. WALTERS: Regarding the flooding concerned you before.

MS. FOWLER: And that takes one, but that's -- my more immediate concern is where do our families go now? I have what my friend calls a sharing shed in my front yard at the bottom of the street. I call it a blessing box. But we fill it with food because our neighbors are hungry. And we help each other out to the extent that we can, given our own resources, for people that live on the street. I do need to comment that your staff report is inaccurate on a couple of respects. The distance between that property and Wilkes on the parcel viewer is shorter than 190 feet, and the number of owner-occupieds that I counted in that -- just that general area is double what they have on their staff report, so I'm concerned about the staff report and the assumptions it makes about our neighborhood.

MS. ORTIZ: Can you all explain what that means, the assumptions it makes about the neighborhood. Go ahead and explain that.

MS. FOWLER: So it makes assumptions -- I've heard this before when I've come to other hearings, and I once or twice have been here about short-term rentals, about the fact that we're mostly

rentals means that our neighborhood is more appropriate for a short-term rental because we already have folks that are not as "committed to the neighborhood". So when they say that in counting 67 homes in the area surrounding it, they only found four owner-occupies, I didn't know, Mark -- Eric, sorry -- I didn't know Eric yet. I'm glad that I know where Eric lives now. But without Eric, I counted eight. So something is not right about how the data is being collected about our neighborhood. And then I just feel the overwhelming need for accessible and available housing for our families outweighs all the other issues that are in your staff report.

MS. ORTIZ: Right. But you saying that there's more owner-occupied, aren't you just reinforcing the -- the stereotype or whatever that -- that less owner-occupied means less investment?

MS. FOWLER: No. I'm trying to emphasize the fact that I think there's parts of your process that are flawed if you're putting out a staff report that says that -- I mean, I looked at the parcel viewer, and the distance from this property to Wilkes is different. And, you know, if you're -- if you're saying that our -- our demographics are this, when, in fact, those of who live here, our demographics are different, there's something not right about this process in a place where we're already in a crunch for having available housing for our families.

MR. STANTON: Any other questions? Dr. Gray?

DR. GRAY: Thank you. I just want to clarify. So you're not in support of STRs broadly?

MS. FOWLER: I'm not in support of STRs in our neighborhood. I don't have -- I don't know -- I have some issues with some other things that are going on with the ordinance, and you've heard from me about that, and you'll hear from me again about that. But my concern is what Jessica McNear calls the Tsunami of unshelteredness. That some of it's visible and some of it isn't, and we need to keep housing available for those families that right now are invisible to us, but are out there, and unable to find a place to live.

DR. GRAY: Okay. And this is particularly pertinent to your neighborhood?

MS. FOWLER: Because for generations -- now I've only lived there for 16 years, but I knew a lot of folks who lived there a lot longer, they've since passed on, but Betty Cook Rottmann and Dan Cullimore, and the stories that they told me about the generational -- John Clark, who we've lost recently. The generational history of our neighborhood as being one of the most affordable places, we've had an uptick in the number of children that are back and out among us, which is good for us. We love to see kids riding their bikes and -- and interacting with the neighbors. We have been traditionally that neighborhood where people could afford to live, whether they rented or they owned their small home.

DR. GRAY: And I just want to make sure I understand. And then the separate kind of entangled argument is about density and concerns about that?

MS. FOWLER: Well, what's interesting about it is, I watched some of the hearings. I'm not here every -- you know, twice a month when you all have a hearing, but I watched some of them. And we're a compact neighborhood, and we have small houses on small lots, so there's more of us there already, which is a good thing. In fact, I don't have a problem with how close our houses are. I wish we could

squeeze a few more homes in there because we need the housing. But we have already in our compact little neighborhood already seven short-term rentals approved. And so that feels like there's a lot of short-term rentals being concentrated in an area where we have traditionally been one of those places where people can seek affordable and accessible housing.

DR. GRAY: Thank you.

MS. FOWLER: Thank you.

MR. STANTON: Any other questions for this speaker? Thank you, ma'am.

MS. FOWLER: Thank you.

MR. STANTON: Anybody else to speak on this case? Please state your name and address.

MR. MARTIN: Michael Martin, and the mailing address the City uses is P.O. Box 125 in Columbia, 65205. That's where all my notices came from. We manage several properties on North Sixth Street, including the one right across the street at 807 North Sixth. We've owned that home for 12 years. And what's really cool is I didn't know until tonight that across the street from me there was a short-term rental, because they take amazing care of that house. And guess who our last renters were? Two years, two and a half years, they renewed twice, and I gave them a -- he wanted to be out in -- in March because he was going to start a -- he was going to restart back in Kansas City. The capital bureau chief for the Kansas City Star living there for two and a half years, and just moved. And before him, one of the new directors of the Alaska Department of Environmental Conservation, I think is the name, she was there right before him. And during this whole time, this was a short-term rental. And believe me, when you have the Kansas City Star bureau chief for the Capital. I mean, he commuted to Jeff City -- renew your lease and he also covered housing in Kansas City which is very controversial, if there's going to be a problem, I'm going to hear about it, and I never did, not one time. That house is immaculate, and I was over today. I need to mow my lawn because they just moved. I was over there today and yesterday. They were mowing the lawn. I think it might have been him. He was out in the yard moving the lawn. And the sign had kind of fallen a little bit, and they put it back up, you know, the announcement sign. So when I heard that they're not going to do the parking because when -- when Councilwoman Fowler led the charge to make sure we had better drainage there, I testified a few times in front of the City Council about the need for better drainage there. So this has been a big concern of mine. And then when I found out they're not going to have that extra parking, I'm, like, that's great. That's -- that kind of takes care of all of my, you know, worries about this. I also -- I did get into a bit of a discussion about the need for equitable application of ordinances in the neighborhood, and I think it's important to point out that we have a very, very high impact organization in the neighborhood and that's Turning Point at Wilkes Church -- very high impact. And they've been pretty much granted the red carpet to do whatever they want. And I don't think on an equity basis on a legally fair basis, we should be up here telling these folks that they can't do what they want to do when we grant that kind of, you know, open borders sort of ordinance attitude toward, you know, another organization. This is a very, very high impact organization on the neighborhood. We -- I've been on North Sixth Street, multiple properties there for 22 years. I know every

one of them like the back of my hand, roof, all the way to the crawl space. I've been in all of them, on top of all of them, under all of them, every room, everywhere, and they are some of the sweetest homes in the area. And I would love to have more Erics who own them and not rent them. But they are hard to sell because they are hard to take care of. And you want to know why that neighborhood has been so affordable for so long? Because the City neglected it for decades, generations, because it used to be segregated, and they didn't put any money into it, and they still don't. So I -- I want -- I'm up here sort of trying to correct some mis-- you know, guided thinking about what the neighborhood is about. It's a one -- it's the best located neighborhood in town. I love it. I love it. I love it. But, you know, we need people who take care of their properties and who will do the right thing, and that home, you know, that Peter Bartok bought it out of foreclosure. He sold it to a couple that had it for about six or seven years, and then I think they sold it to her sister, and I think she's had it since September of '23. I looked on the Boone County website. And they have taken immaculate care of it. It looks great, and it was all renovated. It's probably one of the nicest homes on the street. So I'm all for this. I think they've been great neighbors and to know that this has been a short-term rental all along for the last couple of years, that's -- that's really reassuring. So I want to thank you all for listening to my screed up here.

MR. STANTON: Any questions for this speaker?

MR. DARR: Do you think there's a parking issue on that street?

MR. MARTIN: You know, not really, because the biggest parking issue is shared driveways, but they have their own driveway, and the apartments have their driveways, and not really. Not on that street. In fact, yeah. I mean, it's all free parking, and there has been no issue with them since they've had this going, so --

MR. DARR: Thank you.

MR. MARTIN: Okay. Thank you.

MR. STANTON: Anybody else to speak on this case? Once, twice. Closing public hearing.

PUBLIC HEARING CLOSED

MR. STANTON: Commission, let's talk about it, or entertain a motion. I'm just going to say this. I see both sides of this story. What bothers me the most is we have broke our back to make a system of accountability. I am in full support of people using their property. I'm in full support of the little guy able to get more use, more value out of their property. We have driven this policy for over four years. It came in compliance. We've been scaring people. We've been driving that there's enforcement, and blah, blah, blah, blah, blah, sending out letters, short of knocking on every door, and we're still getting people that act like they don't know -- they didn't know about it. That's my problem, because ignorance is not -- I forgot the old saying, but if I didn't see -- if I didn't see the traffic sign that said 50 miles an hour and I was going 60, I can't say, oh, shoot, I didn't know that it was 60 miles an hour. The cop isn't going to let me go. I have a problem with the compliance part. I have a deep problem with the turnover time. It sounds like you're taking care of it, but I -- this is going to be a legal business, and I need -- and I say this every time we talk about these. It is essential that these first STRs are successful because if they're not, we get the

kind of testimony we hear all the time about there's, like, implicit biases about these. They're party houses, they're this, they destroy the community, blah, blah, blah, blah, blah. That I'm trying to avoid by supporting good run businesses, good run STRs. In my business, I can't be two months late because I didn't get a notice from my customer or I didn't get a notice from my government. I can't -- any other business that delay and lack of I didn't know is know is not acceptable. It's just not. So that makes me question your ability to run a business. You should have been compliant or in motion of being compliant last year in June. We're just getting onboard now? And it was only because you got a notice. And if you've been running an STR for over two years, you knew something because you've been making money for two years, and nobody said nothing about any compliance or any this is coming down the pipe or -- and I don't know. I'm sure -- I just -- I don't know how you could be in Columbia and not hear about STR regulation. I just don't know how that happens, especially if you run one. I just don't know. Mr. Darr?

MR. DARR: I agree completely. The owners do not instill me with a sense of confidence based on this, and they're not here to plead their case, which they might have a valid reason, but when I'm voting for something, I like to hear directly from the owner, you know. I like to hear what they have to say about this, and what Commissioner Stanton brought up. So that's what I'll say about that. As far as the comment from Ms. Fowler about seven STRs in the neighborhood, and I don't know how she's defining the neighborhood, but it -- can you -- is there really seven in this neighborhood or --

MR. ZENNER: There have not been seven that have been approved, sir. There may be seven that operate and they may be cataloged by Ms. Fowler, and if they're being reported to our Neighborhood Services Department, there may be seven notices of violation out at this point. But we have not approved, because I do all of the administrative approvals and I process every single conditional use approval, and I can tell you we have not approved seven in this neighborhood, and we have not processed but this one conditional use request.

MR. DARR: Okay. Thank you.

MS. FOWLER: (Inaudible).

MR. STANTON: Ms. Fowler. Ms. Fowler, you know we can't hear you from over there. We have to have a public hearing open.

MR. ZENNER: And let me -- I will respond to Ms. Fowler's comment based on the fact of what she is claiming. Ms. Kottwitz received a data point collection map that showed where we had short-term rentals identified by the vendor, if I am not incorrect. That map was shared at a WANA meeting, a West Ash Neighborhood Association meeting, and it has been shared with several other interested citizens within in the community. And what I can tell you is is there is not seven licensed short-term rentals administratively or otherwise approved within this particular area, and so that data I cannot -- I can't verify that it is correct because if there has been a business license issued without the City staff being engaged, that is not a business license that has gone through our process as defined. And so that is the point that I would like to make. There is not to this effect that we have done that many in this neighborhood. I can --

I will stand behind my reputation as having worked in this community for 17 years, and been the sole staff member associated with the short-term rental process. I'm not familiar with the map because I have never seen it, but what I can tell you is because all of them come through me, we have not. And so this is, again, an issue that we have to resolve as a part of an evolving ordinance process to address what may have been operating as a mid-term or a long-term rental that may have been operating as a short-term rental in the absence or may have been operating prior to the adoption of our regulations as a short-term rental and was informed at that point that if you want to register your property as a long-term rental, that's the way to do so. And it may have been known to Ms. Kottwitz that that was being operated as a short-term rental. I will be more than happy to receive Ms. Fowler's map, and I will -- I will investigate that, and we will investigate why there apparently seems to be a mis-association of rental properties to owner-occupied properties, but we pull our information from the assessor's records that we have available to us that is address based, and when you have properties that have multiple addresses, and those addresses are not going to the property, they are attached to the property, but you have a separate address that is for an investor that owns that property that goes somewhere else, like Mr. Martin -- he may have two registered addresses on a property. That is a rental unit, and that then has a third address which is the owner of record that pays taxes. We go through a very, very deliberate process of validating that when we are getting all of our notices. That is not to say that the City of Columbia's processes are perfect, but we will definitely work to make sure that they are more accurate to address the concerns that have been expressed this evening. We can only do so much.

MS. FOWLER: (Inaudible).

MR. STANTON: I would like to make -- can I -- can I give that to Mr. Zenner?

MS. FOWLER: I want you to see it. (Inaudible).

MR. STANTON: Well, because we don't have it at a public hearing, so I don't want to open public hearing up.

MS. FOWLER: You opened it up for the other applicant.

MR. STANTON: But that -- because they were the owner. So I would -- I would like you to wait until public comment, and then we can go from there, which is coming up soon. But I'm not going to open public hearing up again. You aren't the owner of the property. That's why we opened it back up at that time. So if you want to wait for public comment, and then we'll go from there. Any other comments from the Commission?

MR. WALTERS: Ready to make a motion.

MR. STANTON: Make it happen.

MR. WALTERS: I would like to -- regarding Case Number 107-2026, 802 North Sixth Street, STR conditional use permit, I move to approve the recommendation for the requested STR CUP subject to a maximum occupancy of four transient guests, maximum of 210 nights of annual rental usage.

MS. ORTIZ: Second.

MR. STANTON: I'm just going to a comment. Can I make a comment before we -- I'm speaking

to the public, but I'm speaking as you guys have to do better with communication. You have to do better with that property. This is in my neighborhood, too. You get violations that people see something not happening. There's a system in place to report problems. I'm still not comfortable. I'm just going to say that. It's been moved and properly seconded. Mr. Secretary?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Mr. Walters, Mr. Brodsky, Mr. Darr. Voting No: Mr. Stanton, Dr. Gray. The motion carries 4 to 2.

MR. BRODSKY: The motion carries four to two.

MR. STANTON: Our recommendation will be forwarded to City Council. That concludes our public hearing section.