

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 23, 2025

Case Number 318-2025

A request by Lori Brockman (owner) to allow 2609 Wee Wynd 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 three-bedroom, one bath dwelling has an attached one-car garage and a driveway sufficient to support two UDC-compliant parking spaces. The 0.13 acre subject site is located on the north side of Wee Wynd approximately 125 feet southeast of the intersection with Thistledown 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 the dwelling at 2609 Wee Wynd to be operated as an STR subject to:

1. The maximum occupancy of six transient guests; and
2. A maximum of 210 nights of annual rental usage; and
3. The one-car garage be made available when the dwelling is used for STR purposes.

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. Questions for staff? Seeing none. We will open the floor for public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public who are here this evening and wish to speak on this case, please come forward now. Excellent. Name and address for the record, please.

MR. VARVARO: Yeah. Jamie Varvero, and we reside at 105 Thistledown Drive. So good evening. Thanks for the opportunity to just share some thoughts here. I've been the designated representative from the neighborhood to come and speak in opposition. My wife, or Norma Rae, as I've been calling her the last couple of weeks, as she's been talking to neighbors and just discussing about this particular situation. I have, and I'm happy to share these with you, I do have a petition of 30 individuals that have signed this petition in opposition, as well, to this happening, and I'll just give you some highlights on -- on what we would like to share with you. We are a quiet neighborhood. My wife and I have lived at Thistledown Drive, which is just a stone's throw from this particular house for over 40 years, and we're not unlike many of the residents in that neighborhood. A lot of -- it's a quiet neighborhood, some young families with children, middle-age retirees, and several older couples with limited abilities. We've always welcomed young families into the neighborhood, and always looked out for each other and the children playing in the neighborhood. Our neighbors are familiar with the occupants in

our neighborhood, and strive to continue to keep our neighborhood safe. The home being petitioned for is located, as you well know where it is -- that's also -- Wee Wynd is also where a number of kids ride their bikes or learn to ride their bikes. That green space that you saw, too, has also been taken care of by these kids and their families. These kids have planted trees there. We've talked to the City, and it's just been kind of a neat little green space for them to be able to play safe because, as you well know, the West Broadway runs in front of the tip of Thistledown there and, a lot of times, if traffic is backed up at West Broadway and Fairview, people will cut through. And so it's not -- it's pretty ordinary to see a mom or a grandmother that's put out one of those little green statutes that say slow down, just to keep, you know, people from speeding down the street. So it's always been a great place for the children to gather and to play. Let's see. The addition of the untold number of transient renters and cars driving in and out of Wee Wynd brings a potential increase for a child to be hurt. Again, the parents and the children have maintained that green space. The children themselves helped plant three trees last summer to replace the Redbuds that had died over the years. We've invested in our neighborhood, and we just -- just feel that having this is just going to add additional burden and vehicles and especially in that area where children play, more traffic in that particular corridor of that -- of the resident's area there, so that's all I have to say. If you have any questions for me, or I am happy to share -- I know you act pretty quickly on this, so I don't know if you want to see this petition or anything like that.

MS. GEUEA JONES: Yeah. If you could at least give a copy to staff so it could be included with the packet for City Council, that would be great.

MR. VARVARO: Yeah.

MR. ZENNER: Thank you very much, sir.

MS. GEUEA JONES: Any questions for this speaker?

MR. VARVARO: Yes?

MS. GEUEA JONES: Sorry. Mr. Stanton, go ahead.

MR. STANTON: What's your general position on STRs?

MR. VARVARO: General -- you know, that's -- it's difficult to say. It's -- it's not like we've never used them before in other cities, you know. And I think in looking at other places where we've stayed and this particular area, you know, because my wife and I talked about this long and hard, you know. And I think -- I think, generally, if it makes sense in -- in neighborhoods, specific neighborhoods, I think it's -- they're fine. I think there has to be -- sometimes when you look at a safety scenario, as -- as this particular Wee Wynd is, you know, and it's a small, little area with -- and just knowing that children play in that area, I think sometimes you just have to look at the public safety aspect, so --

MR. STANTON: Thank you.

MS. GEUEA JONES: Any further questions for this speaker? Seeing none. Thank you very much for being here.

MR. VARVARO: Thank you for the opportunity. I appreciate it, you all.

MS. GEUEA JONES: Next speaker on this case, please come forward.

MS. BROCKMAN: My name is Lori Brockman.

MS. GEUEA JONES: Oh, hang on.

MS. BROCKMAN: Okay.

MS. GEUEA JONES: You have to get to the mic first.

MS. BROCKMAN: Okay. My name is Lori Brockman, and I think there are only --

MS. GEUEA JONES: I'm sorry. What's your address, for the record?

MS. BROCKMAN: My home address is 4004 Baurichter.

MS. GEUEA JONES: Thank you. Please go on.

MS. BROCKMAN: Okay. I have had this as a rental for I'm going to say eight years. I don't know how long, but anyway I upgraded it, painted the shutters, and I have also maintained that common space. But I would -- I would not want this to be a short-term rental if it is going to cause any kind of problem to the neighbors. Like I said, I've had it as a rental for eight years. I was going to try the short-term rental as a way to expand my -- I have a lot of rentals and I also sell real estate. And so I don't know if there's a way to try it and if there's ever one violation, you know, I just can't imagine it being the kind of people that would come in there and party, but I could be wrong. So, I don't know. Any questions that you guys would have? Yeah.

MS. GEUEA JONES: Mr. Stanton?

MR. STANTON: So you're a rookie to this game; is that what I'm hearing?

MS. BROCKMAN: Yeah. I've not done the short-term. I've done long-term rentals, yeah.

MR. STANTON: So technically, you can get the short-term and then kind of like the previous testified, you know, just to have that option, you could do that. But no -- you heard the neighbors, you've seen the vibe, you know.

MS. BROCKMAN: Uh-huh.

MR. STANTON: You have a right to do it. I'm not saying we're going to give it to you or not, but learn the craft, like -- and really the main thing is be a great neighbor if you do it.

MS. BROCKMAN: Uh-huh.

MR. STANTON: You see what I'm saying? I mean, really attentive. You've heard -- heard the testimony of other people that have applied.

MS. BROCKMAN: Right. I -- yeah.

MR. STANTON: It's essential that you're good neighbors. That's how this is going to work. If you're not going to be attentive and not really --

MS. BROCKMAN: Right.

MR. STANTON: If the effort --

MS. BROCKMAN: And I -- yeah. And I totally understand that and agree with that, and I wish there was a way to show all my rental properties and how many violations I've had on any, and what -- how I take care of them. And I think I even have one Wilkes. And so --

MR. STANTON: It's a different game. It's a little -- more hands on, more immediate, more --

MS. BROCKMAN: It's a different game.

MR. STANTON: -- so I'm going to get to my next question.

MS. BROCKMAN: Okay.

MR. STANTON: Stuff hits the fan, who am I calling? How fast are they getting there?

MS. BROCKMAN: Me. And I've got a -- I've got a list of people that can help me, but I was out last week with a sewer line backup on Saturday, so I'm out there, too, all the time. And again, I took care of that median common area, too, when I first bought it, so --

MR. STANTON: Thank you.

MS. GEUEA JONES: Other questions for this speaker? So I just want to clarify, you've also got a long-term rental license on this that you've been using for some number of years?

MS. BROCKMAN: Yes, Uh-huh. Uh-huh. Uh-huh.

MS. GEUEA JONES: Yeah. So are you -- is it currently rented or --

MS. BROCKMAN: She's moving out --

MS. GEUEA JONES: Okay.

MS. BROCKMAN: -- and I was kind of also going, oh, maybe I'll just do this as an option so I'll have a little bit more diversity in what I -- what I have to offer.

MS. GEUEA JONES: Sure. Well, I personally would be interested to hear how it goes at some point, unofficially.

MS. BROCKMAN: We'll see.

MS. GEUEA JONES: But it would be interesting. I think you're the first person to come to us that hasn't been using it. I think at least the first one through public hearing. There may have been some administrative ones, but --

MS. BROCKMAN: It kind of reminds me of her house in a way. It's a quaint, little house in a nice little neighborhood, and my intention would not be to have people speeding around. I mean, again, I wish you could know the way I manage property. If you've got a flat tire, is you -- whatever. It's gone. I don't - - I'm -- no baloney. But -- so anyway, part of me doesn't even want to -- to make -- upset the neighbors, and I would definitely stop the use if it caused a problem. So anyway, that's all I can say.

MS. GEUEA JONES: Yeah. Well, as -- I'm going to steal your thunder, Commissioner Stanton.

MR. STANTON: Yes, ma'am.

MS. GEUEA JONES: Give them your contact information before you leave. It sounds like he knows everybody.

MS. BROCKMAN: Yeah. Yeah. Yeah.

MS. GEUEA JONES: If he doesn't have it already.

MS. BROCKMAN: Right. Right. I plan to.

MS. GEUEA JONES: Get it to him.

MS. BROCKMAN: Okay. Thank you.

MS. GEUEA JONES: Yeah. Yeah. Thank you. Anybody else, last call? Thank you very much,

Ms. Brockman. Oh, anybody else to speak on this case, come forward. You're going to have to say your name and address again. Thank you.

MR. HAKE: Matthew Hake, 1503 Keegan Court, Columbia, Missouri.

MS. GEUEA JONES: Thank you.

MR. HAKE: The Airbnb process has -- there's a process once attendant books, you put selection criteria in there, So effective owners, hands-on owners, look at the criteria and they make sure that they're going to meet them. So the screening for her, the learning curve is so steep because of what's set up there, and you can quickly tell, you know, if they're 22 years old, and there's six 22-year-olds, she's not -- they're not going to meet her criteria and she's going to boot them out immediately. It takes five minutes.

MS. GEUEA JONES: Well, it's a great networking opportunity for all of our STR owners. Any questions for this speaker? Seeing none. Anyone else to speak on this case, please come forward. Name and address again for the record.

MS. PETREE: Chelsea Petree, 3705 Bethel Street. The gentleman that spoke earlier was talking about there being older people in the neighborhood, and I just want to say that that of the Airbnb that we have, that we've had multiple family members who are actually coming to town to take care of other family members, and having elderly people in the neighborhood, it could offer a whole another aspect for them to be able to come and stay, because we've also been able to offer family members who have been in the hospital for an extended amount of time, them to have a place to stay, and we've -- since we're not a hotel and we own it, we've been able to negotiate. You know, they say, oh, we can't afford. You know, we've already been here for two weeks, and we can't -- we didn't even plan on this. Like, we had a kid, one of the MU students fell and hurt his neck, and his parents had to come here like immediately and they didn't have savings or anything. And they reached out and they're, like, sorry, like, we're going to have to go. We just can't afford it. And we worked with them, and we worked with other family members who have parents that have been in the hospital for an extended amount of time. And so it's really just a wonderful opportunity and it sounds like such a nice neighborhood for family members that are going through something tough like that. I've been an ICU nurse for over 15 years, and for them to be able to go to a nice calm, quiet neighborhood, it really relieves some of the stress. And it's really a great offering, so I just wanted to say that.

MS. GEUEA JONES: Thank you. Any questions for this speaker? No. Thank you very much. Oh, sorry. Commissioner Stanton?

MR. STANTON: My heart is so warm and fuzzy that the short-term rental community is coming together to support each other. Isn't that just lovely?

MS. GEUEA JONES: Any other member of the public who wishes to speak on this case, please come forward. Go ahead. Name and address for the record. We allow three minutes for individuals.

MS. STUBBS: My name is Mary Stubbs; I live in another place with my children on --

MS. GEUEA JONES: Can you pull the microphone closer. Sorry.

MS. STUBBS: Mary Stubbs. My -- I live in another place, but my children and I own 8 Thistledown, which is two houses away.

MS. GEUEA JONES: We can't hear you at all. I am so sorry.

MR. CRAIG: I'm sorry. Can you -- can you state the address again for the court reporter? We didn't get that.

MS. STUBBS: 8 Thistledown.

MR. CRAIG: 8 Thistledown. Thank you.

MS. STUBBS: So it's about two houses north of this property. This will be my second STR involvement. I live on Francis Drive, so two weeks ago, I was involved with the St. Michael, 1306 St. Michael is directly across the street from me." I just am not -- my experiences with STRs are not good, and I just don't want to live near one for multiple reasons I don't want to go into, but I -- that's all I have to say.

MS. GEUEA JONES: Okay. Any questions for this speaker? Commissioner Ortiz?

MS. ORTIZ: I think the court reporter needs your address.

MS. STUBBS: Oh. I live at 1220 Frances Drive. I also own 8 Thistledown.

MS. GEUEA JONES: Okay. Thank you. Any other questions? Seeing none. Thank you very much. Any other member of the public to speak on this case? Last call. Seeing none, we will close public comment.

PUBLIC HEARING CLOSED

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

MR. STANTON: Madam Chair, I would like to entertain a motion.

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 318-2025, 2609 Weeward [sic], STR Conditional Use Permit, I move to approve the requested STR CUP subject to the following: Maximum occupancy of six transient guests; maximum of 210 nights of annual usage; and a one-car garage made available when dwelling is used as an STR.

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner Gray.

MR. CRAIG: If we could, Madam Chair, a quick correction to that motion.

MS. GEUEA JONES: Yes.

MR. CRAIG: It's Wee Wynd, not Weeward; is that what the reporter --

MS. GEUEA JONES: Wee Wynd accepted?

MR. STANTON: I accept it.

MR. CRAIG: Okay.

MS. GEUEA JONES: Accepted?

DR. GRAY: Accepted.

MS. GEUEA JONES: Accepted as amended. Very good. Any discussion on the motion? I would just say that this is a little bit of a unique situation where we have someone who is not in operation yet, and -- but meets all of the criteria, and it sounds like it may or may not ever go into operation. We have had some neighborhood opposition, but not based on any activity of the unit because, obviously, it's not in operation yet. So I think this may be the first time that we have done this without any information about how the owner will operate as a short-term rental owner, and just putting on the record that despite that, we're going to give -- or at least I suspect -- I will be voting yes -- to give her a chance to be a good neighbor in this operation. Just putting that on the record because I know that usually when there is neighborhood opposition and very little support, we tend to be a little more -- apply more scrutiny, and this is a little bit unique because there's nothing to scrutinize yet, so -- anyone else? Commissioner Stanton?

MR. STANTON: I concur, Madam Chair. It's -- it's a business move. It's just -- given her options, and she's definitely said that, hey, if it's too much resistance from the neighbors, we won't pursue it, you know. So it's -- it's a business option that she has, she meets the criteria, and I think she'll make the decision based on not only her neighbors, but her ability to conduct this business properly, and she'll do her homework and she'll figure out -- she's a businesswoman, she'll figure out if this is going to be viable for her or not.

MS. GEUEA JONES: Anyone else before we vote? Seeing no further -- oh, sorry. Commissioner Stockton?

MS. STOCKTON: Just one additional -- I mean, you can set up -- I've never run an Airbnb, but I have a friend that has, and in addition to the settings, I mean, you can look at the requests. Right? I distinctly remember my friend saying a group of girls were asking how close was the vodka bar to her Airbnb, and she just quickly went and booked those days to they were blocked, and it was taken care of. So just a tidbit note on there, you can do a little extra censoring, I guess.

MS. GEUEA JONES: Any further discussion? 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: Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton, Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones. Motion carries 8-0.

MR. BRODSKY: The motion carries.

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