

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 5, 2025

Case Number 202-2025

A request by Peter Yronwode and Paula McFarling (agents), on behalf of Yronwode-McFarling revocable trust (owner), seeking approval to use 105 Pinewood Drive as a short-term rental for a maximum of 210 nights annually and six transient guests subject to the provisions of Section 29-3.3(vv) and Section 29-6.4(m)(2) of the United Development Code. The 0.17 acre subject site is zoned R-2 (Two-family Dwelling), is located 400 feet south of the intersection of West Ash Street and Pinewood Drive, and is addressed 105 Pinewood Drive.

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 approval of the conditional use permit to allow 105 Pinewood Drive to be operated as a STR subject to:

1. The maximum occupancy permitted within the dwelling shall not exceed 4 transient guests regardless of potential occupancy allowed by the International Property Maintenance Code (IPMC), provided that if 1 additional UDC-compliant parking space is added on-site/off-street occupancy may not exceed 6 transient guests; and
2. The garage shall be made available while the dwelling is used as a short-term rental; and
3. 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 the parties to this case outside of a public hearing, please disclose so now. Seeing none. Any questions for staff? Seeing none. We will go to public comment. Any one from the public to come forward, please do.

PUBLIC HEARING OPENED

MS. MCFARLING: Hello. My name is Paula McFarling. My husband and I own this property at 105 Pinewood. We live at 203 Orchard Court within two miles walking distance of this house, so we're always available if there is any need with guests or with neighbors. We've owned this home for 17 years. We bought it for my son to live in and his family, so we're very familiar with the neighborhood. In fact, we've been there longer than a lot of the people who live on the block. We feel like we're part of that neighborhood. We've had it as a short-term rental for seven years now. We haven't had any trouble, no complaints, no complaints from neighbors. We bought the house for my son to live in and we sort of carried forward that feeling of family. When we travel, our family uses Airbnbs. We have a toy room in

the house. We advertise it as a cozy family-centered home. That's really what we focus on is getting families in there. It's -- that's -- they appreciate that this is in a quiet neighborhood. It's near a park. So that's a -- that's a lot of what our focus has been. Families come to town for a wide variety of reasons, you know, to visit family. One comment I would like to make as you move forward with regulations is that this house, the way the regulations are set up, we could either take away the front yard and put another parking pad there so that we can add more residents. Not -- resale value would just plummet if the whole front yard is concrete. It's a neighborhood. No one has a big driveway in the whole neighborhood. So with a limit of four people, if I have a mother and a father with three children, because children count as the people, I have to turn them down. So I just want you to think about that as you move forward with regulations, that the house is set up for families, but I have to limit that. We've had no parties, no complaints, Over time, we've had 250 different groups stay there. We only had one -- no one complained about it, but it was quite embarrassing. We had a lot of men who were doing work for the City that had a lot -- for the City, as a matter of fact, and they had a lot of trucks parked on the street. We were not aware that that was -- that was going to happen, and so we apologized to the neighborhood for that inconvenience. But no one -- no one complained to us about it, but we were embarrassed, you know. So that's all I have to say really.

MS. GEUEA JONES: Thank you. Any questions for the applicant? Commissioner Stockton?

MS. STOCKTON: It sounds like you've lived there a long time, so did you, just out of curiosity, kind of tell your neighbors before you went into this process, I assume, before you set it up as a short-term rental?

MS. MCFARLEY: Uh-huh. We had it set up as a rental, and then the last couple groups that we had renting the house were -- caused some trouble. So, in fact, it's actually much better for the neighborhood as a short-term rental than some of the people we had in there, even though they all had been screened, also.

MS. GEUEA JONES: Thank you. Any other questions for the applicant? Seeing none. Thank you very much for being here. Anyone else to speak on this case, please come forward.

MS. GRANFIELD: (Inaudible).

MS. GEUEA JONES: I'm sorry. I'm going to have to ask you do it into the microphone.

MS. GRANFIELD: My name is Mary Louise Granfield, and I live at 108 Pinewood Drive, and I'm against increasing people in the neighborhood. These people may be friends to each other and families to each other, but the people going in there are strangers to us. Everyone has a family and everyone has strangers, and I have lived at Pinewood for about six, seven years, and I see that the neighborhood is deteriorating and its sense of community, and neighbors that know each other, there are more people that are strangers that we do not know them. And it is introducing a certain amount of fear and it's damaging the attitude that was existing when I first moved in there. For instance, to my left on the east side, there is short term rental who rents strictly to college students, and although I haven't had a lot of problems with the students, I have had a problem or two with the renter because he is unresponsive. He tore down this

old fence and threw it in my yard, and I would honestly tell you the students seem to be more friendly and responsive than the -- than the owner, and I think you should have good respect for each other and be able to communicate with problems. He moved all his trash out of my yard when I told him that I was finished trying to get him to move that fence that he tore down out of my yard, that I was going to start charging him. And he said I'll take care of it. I get it now. And he got it out of there in two days. That's not a good relationship with somebody. And on the other side of my house was a farmer and his wife who had -- this is their second house because the wife had cancer and had died, and they wanted to be close to medical facilities. They lived there before I got there, and they were very stable, good community members, and they both died and now it's in probate. And next to me, I have people that are known drug users, and this contention between the -- (inaudible) -- family and this other group, and they come in at night, and they go -- my bedroom is right next to where they come in, got people with very wealthy cars, people with cars that barely move, they come and go quickly at night and it's kind of scary thinking of who they could be, and they're strangers, too. And now we have the Airbnb that she refers to, and initially there were problems with -- with their residents, but they moved quickly to get the rules together and they have not been a problem to me. They are not problem guests, there's just too many strangers in the neighborhood, and there's too many close together. And I think that we're -- are already sheltering enough people that we do not even know who they are, they just come and go, and there's a certain amount of petty theft too insignificant to even bother the police with, but there has been some petty theft there going right on, so and that is why I stand opposed to it.

MS. GEUEA JONES: Thank you so much, ma'am, for being here this evening and for staying so long. Any questions for this speaker? Seeing none. Thank you for being here tonight.

MS. GRANFIELD: Thank you for the opportunity to speak.

MS. GEUEA JONES: Of course. Next speaker, please come forward.

MR. PHERIGO: Hello. My name is Eric Pherigo, my wife and I live next door at 103 Pinewood Drive, and here to support Paula and Peter in their -- in their request to have an STR that does allow up to six people. We haven't had any problems with any of the guests that have stayed there. Matter of fact, we kind of welcome the diversity, as well as we welcome our neighbors, like Mary Lou. It does bring an added joy to the street, and the one time that they did have the crew that was working for the City, they were, like, real people. We approached them and said hey, don't park in front of us or anyone else, and they didn't. They abided. And if there has ever been any need to speak with Peter and Paula, they have always been very responsive, they're always in the neighborhood. This is what we want for STRs, I think, people who live in the area, and the fact that there isn't another STR within 300 feet or further, I think that -- that should -- I think that does bring something to the street. And also to speak to Peter and Paula, they are stalwarts in the neighborhood, they are stalwarts in the town of Columbia. They bring a lot to our community and always have. If you know the history, if they explained it at all, they're great people, and we do support it and we appreciate your time in doing what you're doing. Thank you.

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

being here tonight. Next member of the public to speak on this case, please come forward. We're waiting for Mr. Yronwode.

MR. YRONWODE: As Paula explained, my name is Peter Yronwode; we live at 203 Orchard Court, and it is not two miles away from the subject tract, it's not even one mile away. I can get there in about seven minutes in a car and maybe ten on a bicycle, but I haven't done that lately. Thank you for your tolerance of my lung condition. I hope that I don't disturb this hearing any further by coughing. A couple of comments. We like Mary Lou. We see her puttering around all the time, and it's pleasant to me to see an older person still getting around and taking care of business. And I think, however, regarding her complaints, I don't believe that either of her neighbors are short-term renters. They certainly don't show up in the staff analysis, so -- and if they are regular renters, frankly, that's one of the reasons that we converted this property from a conventional rental to a STR because how much damage can any short-term renter do in a weekend, whereas people who are living there for months, maybe years, there's no telling. And I can vouch for the fact that at least our property was pretty severely damaged by the last tenants -- conventional tenants that we had, whereas we never see any problems with the short-term renters. This whole street was built approximately at the same time in the mid-50s. They're small houses designed for small families. That's why this one only has one and a half baths, and the half is in the basement. And I was -- I'm sure you've seen houses like that that just have a stand-alone toilet and a concrete shower. Well, it's no longer that way. I walled it in. It's painted, it's pretty, and our guests use it. And that's just one of many improvements that we've made. We've tried to plant flowers. We replaced the microwave, the dishwasher, the washer, the dryer, the downstairs toilet, the garbage disposal, and the vent fan in the basement bathroom. In addition, we -- we installed a new electrical service panel and mast on the house. We installed lights in the garage. We have brand-new HVAC, both heating and air-conditioning, and we improved storm water handling, so that there's no longer intrusion of ground water into the basement.

MS. GEUEA JONES: Thank you, Mr. Yronwode, that's your time.

MR. YRONWODE: Oh, well --

MS. GEUEA JONES: We appreciate you. Did you have anything you wanted to add as a wrap-up?

MR. YRONWODE: We feel like we're good neighbors, and we are very careful with screening our guests. And families frequently tell us they'd like to come back, and I can't imagine a better recommendation than that.

MS. GEUEA JONES: Thank you very much. Any questions for Mr. Yronwode? Thank you for being here.

MR. YRONWODE: Thank you.

MS. GEUEA JONES: Are there any other members of the public that would like to speak on this case? Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Is there any Commissioner comment on the case? Commissioner Stanton?

MR. STANTON: Madam Chair, if my colleagues have nothing else to say --

MS. GEUEA JONES: In the microphone. Thank you.

MR. STANTON: If my colleagues have nothing else to say about this case, I would like to entertain a motion.

MS. GEUEA JONES: I believe we are ready.

MR. STANTON: Madam Chair, as it relates to Case 202-2025, 105 Pinewood Drive, STR conditional use permit, I move to approve the request, request the STR CUP subject to the following: Condition that maximum use shall not exceed 210 nights annually, a maximum of four transient guests regardless of allowance permitted by the IPMC unless one UDC compliant space is added to support a maximum of six guests. The garage parking space be made available while dwelling is used as an STR.

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Ortiz. Is there any discussion on the motion? I think, again, we have a local family with at least some neighbors in support, just for the record, as we go through these approvals. If there is no other discussion, Commissioner Brodsky, may we have a roll call?

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

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That is a unanimous vote, and will be forwarded to City Council. Our last case for the evening -- wait. Let me just check in. Do we just want to push forward or do we need a bio break? We can all go individually as long as we leave six people on the dais. Okay. We are pushing forward. We're all going home. Excellent.