

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**November 6, 2025**

**Case Number 04-2026**

**A request by Devin Kelly (owner) to allow 302 N. Ninth Street to be used as a 210-night, maximum four guest short-term rental (STR) pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The two-bedroom, one bath home will have to install a driveway accessing North Ninth Street to ensure that the required two UDC-compliant on-site/off-street parking spaces exist prior to final licensure of the dwelling for STR use. The 0.12-acre subject site is located on the east side of North Ninth Street, approximately 70 feet north of its intersection with Park Avenue.**

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 717 Campusview Drive 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; and
3. Installation of a UDC-compliant parking area capable of supporting 2 parking spaces prior to issuance of an STR Certificate of Compliance or business license.

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? Commissioner Wilson and then Commissioner Darr.

MS. WILSON: I do have one question, and it's just about how we'll be moving forward with documentation. I notice that for Mr. Atailah's -- I don't remember if that's how we say his name -- Atailah, his case, there's actually a listing of violations, but that is not the same documentation that we have for this one. So how will we -- are we going to list when there are violations, or -- or was that just a one off?

MR. ORENDORFF: I suppose I'm not following here. Are you referring to --

MS. WILSON: If you go back to Case Number 332-2025 --

MR. ORENDORFF: Right.

MS. WILSON: -- there is a link in the agenda to the STR violation documents.

MR. ORENDORFF: Oh, okay. I see. So going forward, is that something the Commission would appreciate? Is that --

MS. WILSON: I'm asking if that's going to be what we do moving forward because I see

inconsistency that there's not one on the present case.

MR. ORENDORFF: I'll run that up to Mr. Zenner to see if that's something that we can go through going forward. In the previous cases when there have been code violations, at least with my case, that hasn't been something we have linked, but going forward, totally can do that for you, no problem.

MS. WILSON: Thank you.

MR. ORENDORFF: But to elaborate, the two cases were roll carts being out late, so those resolved. No tickets or anything were issued for those two cases.

MS. WILSON: And there was also the violation of operating the STR illegally, so --

MR. ORENDORFF: Right. Yes.

MS. WILSON: Thank you.

MS. GEUEA JONES: Sorry, Kirtis. Just one second. I think what Commissioner Wilson is saying is that we have a full copy of all of the STR violation letters and the summons for some reason on one of the cases, but not the other, and I can't remember who prepared them. I don't know if you did them both or if David did one.

MR. ORENDORFF: Well -- and I'm not throwing anybody under the bus.

MS. GEUEA JONES: No.

MR. ORENDORFF: With 332, that was David Kunz's case. There was --

MS. GEUEA JONES: Okay.

MR. ORENDORFF: I'm going to kind of step in his shoes here for a second, with special consideration to that one is going to court.

MS. GEUEA JONES: To court. Okay.

MR. ORENDORFF: Right. So there was probably extra consideration there. But like I said, I can run this up to Mr. Zenner and see if this is something that we can include going forward.

MS. GEUEA JONES: Yeah. Either way, I just think consistency is what we're asking for.

MR. ORENDORFF: Yeah. Absolutely.

MS. GEUEA JONES: We're not asking you to do extra stuff, we just wanted to make sure that we're consistent in what we're providing case to case.

MR. ORENDORFF: Yeah. Understood.

MS. GEUEA JONES: Yeah. Okay. Commissioner Darr, go ahead.

MR. DARR: Has Seth done any analysis on how the parking would fit in the yard?

MR. ORENDORFF: I believe that Mr. Zenner and the applicant have had conversations about how this would go. I mean, it has to go through Building and Site Development to get that parking space approved, where that would go. As far as, like, our analysis goes, like, as long as they were able to provide it, that's fine. They won't be issued anything until they get those parking spaces on this -- on the site and off the street.

MR. DARR: And it would have to meet the UDC requirements for --

MR. ORENDORFF: Yeah. Eighteen and a half feet long and eight and a half feet wide.

MR. DARR: And the percentage of open space maintained?

MR. ORENDORFF: Yeah.

MR. DARR: It just looks really tight.

MR. ORENDORFF: Well --

MR. DARR: So I mean I could just perceive, like, to meet the letter of the law, they wouldn't be able to get it, but then we've granted them a short-term rental, so they might feel like they -- I don't know. I'm comfortable saying -- probably saying yes to this, you know, even without seeing proof that they can fit the two parking and just -- is just, I guess, at their risk unless they've done substantial enough analysis to -- to feel comfortable that they can fit those parking spaces in there.

MS. GEUEA JONES: Yeah. Sorry. Commissioner Brodsky, did you have your hand up, as well?

MR. BRODSKY: No. No.

MS. GEUEA JONES: Okay. Commissioner Wilson, go ahead.

MS. WILSON: I was pointing to --

MS. GEUEA JONES: Oh, sorry. Commissioner Ortiz, and then Commissioner Wilson.

MS. ORTIZ: If the applicant cannot provide the two parking spaces, and still wants to go through with getting, like, the -- or doing the short-term rental, can they go to the Board of Adjustment after approval?

MR. ORENDORFF: I do believe that we had a similar case in Benton-Stephens. I forget the east-west street, but I do believe that they are pursuing a BOA decision on whether or not they could waive that. That's kind of a new instance, so I won't speak directly on that. That may be something they can pursue. Again, we don't have a co-pilot here, so I can't really defer on that, but that might be something -- an avenue that other people are pursuing, so they may be able to, as well.

MR. CRAIG: Yeah. That was Ken German's application on Windsor Street that was just heard before Council, and that was discussed about the possibility of Board of Adjustment. Now, there's no guarantee that the Board of Adjustment will grant that variance, but that is a possibility.

MR. ORENDORFF: Thank you.

MR. CRAIG: Yeah.

MS. GEUEA JONES: Are you good? Okay. To -- to the parking question, will the easement with a parking pad in the back where they've got more space be UDC compliant?

MR. ORENDORFF: I do believe that would be compliant so long as they meet impervious surface, so long as the green space is maintained, as long as other regulations are adhered to, there's nothing against having parking spaces in the rear of the property.

MS. GEUEA JONES: So if that -- because I think in one of the letters that we got, it characterizes that as a shared driveway.

MR. ORENDORFF: I do believe that as long as the parking spaces are on their site --

MS. GEUEA JONES: Right.

MR. ORENDORFF: -- the shared access easement along the north of the property to those two parking spaces would be totally fine.

MS. GEUEA JONES: Okay. I just wanted to make sure, which I think is the point we were trying to make, is we don't want to give them false hope that they have a license if there's no possibility that they could put UDC compliant parking anywhere on their own site. Okay. Any other questions for staff? Seeing none. We will open the floor to public comment.

#### **PUBLIC HEARING OPENED**

MS. GEUEA JONES: Any members of the public who wish to come forward, please do so.

MR. KELLY: I'm Devin Kelly, and I reside at 9955 East Owens School Road in Hallsville, Missouri. I'm the property owner. I'm excited to be here tonight because this is evidence the system is working. It's all -- you know, it's taken a lot to get to this point, and it's working so -- I'm a Columbia native. I'm a local business owner with two business locations in the First Ward. I -- I was a kid living in the First Ward, and I graduated from Hickman High School, so the First Ward is -- is important to me. Thank you for your years of time and effort to get to this point. I did attend City Council meetings before these regulations were passed, and got to hear a lot of work and dialog and challenges that brought everything to this point where we could have these conversations, so thank you for your time in that. People have no idea what went into that. I'm just saying I got to see what massive undertaking that was, you know, to a small degree, and I do take compliance seriously. So this is an extension of our primary residence. My -- one of my business locations, All Star Automotive, is one house over, and so I'm there quite a bit. It's also a landing space for my wife and our baby sometimes throughout the week. My most vital employee stays there two days a week. He lives in Lee's Summit, Missouri, and he stays at this -- at our home there on Ninth Street two days a week. That's a very helpful part, too -- his function in my -- our repair business. My wife poured herself into this, into the interior renovation. If you guys have got the -- open it up and see in the links, the inside is very interesting, and it, I believe, contributes positively to the Northeast Village Arts District, which my business All Star Automotive is a member of, and we -- I personally regularly engage neighbors by phone and in person. I've had two abandoned cars removed from the street over this past couple of years and I look out for my neighborhood quite a bit. It's -- you know, I say my neighborhood because we don't just own the residence there, but with my business being there, you know, it's -- it's a very important street to me, but -- so as a -- as it's operated, as I've alluded to, there was a short-term rental. It's had 100 percent five star reviews from renters, a total of 77, and in regard to our availability, the last concern that a guest had had a response within ten minutes from both my wife and I -- that's my wife, Cara. It's not a profitable enterprise for us. You know, we've had 38 bookings this year, but it is a long-term investment for us, and in our community there on the street. Exterior renovations begin after recovering from the driveway build. You guys were certainly onto something with your curiosities about the driveway, and I just wanted to go into that part because that's been quite a complicated undertaking, as you guys quickly caught on to some of the intricacies of that. March 17th of this year, I reached out to Pat Zenner and eventually discovered the parking challenges

that the property presented. It's a legally nonconforming regarding the parking of the property outside of being a rental. As you can see, it doesn't have a driveway, and, you know, at first glance, certainly doesn't have much room. In the back of the home, it doesn't work, based on the easements and all the things. That was my first attempt because that's where we had people parking initially was in the backyard. There was a gravel parking lot that neighbors the backyard. It's a very nice, easy access through there. In my pursuit of being a good neighbor and getting to know my neighborhood, I discovered that a person owns that property, they weren't comfortable with us using it that way. So we engaged them and created a formal lease document where we rent two spaces from them. It's on their gravel parking lot, and their gravel parking lot is actually on our property line a little bit, so it's just this big open space. And so now we have a formal lease agreement with them, the Bartoks. They own quite a bit of property around here. And it works very nicely. Now, those are technically offsite, even though it's physically kind of on our side, it doesn't meet the -- you know, the requirement here, but that's what we use to make sure this didn't impact, you know, traffic on the street and things like that. You know, people could still park in our backyard through there. We do now have formal permission, but I've had length -- you know, conversations at length with Mr. Zenner and that's just not an appropriate way to approach it. So anyway, March 19th, I engaged contractors to initiate the front driveway project. And between April and June, after significant efforts to confirm the logistics of the driveway, and keep the contractors moving forward, we established that for multiple reasons the giant tree that was in the front yard was going to have to be removed. It was leaning north over the neighboring home and driveway. It was a very large tree, it had a lot of big, dead limbs that had been falling in the road and the driveway, so, in July, we got on the waiting list to have that tree removed from a tree company. August, the tree was removed. August through September, I would push the contractors and finally got them to put in the site plan. They submitted that to the City. You know, the end of September, we received that letter from the City about noncompliance. And I'll even say, arguably, you know, application should have been in sooner. You know, people in my position, we didn't need that letter to know this was not being done properly; you know what I mean? This was a very complex thing for us, and my focus was on figuring out how to get it compliant. And so significant efforts over multiple months, working with Mr. Zenner, figuring how to get that done, if it was even possible were in play. And so when we got that letter, it was actually on October 1st, I re-engaged Mr. Zenner to say, hey, this thing isn't ready, but I really feel like the City is saying apply, so that's what we did. And it was on the 1st that I got his help to help -- to assist me in getting that pushed in, and so, yeah. We got that in right away. It was actually the 29th or the 30th when I got that letter to our home, and I opened it, it was the next day we engaged Mr. Zenner, and we moved forward as quickly as possible, so yeah. We got that in, I think it was by the -- it was the 2nd that they received it and on the 3rd acknowledged, you know, receipt of it on the -- anyway. The City rental inspection happened on the 9th, and we did apply for dual licensure, long term and short term, because we know it may not, you know, get a conditional use permit. We've got to keep the property functioning, so we figured, you know, we'll make it a midterm, long term, you know, whatever it takes to be legal as a rental. And so,

yeah. The long-term rental license was approved and the permit for the driveway was approved by Rob Merson from the City -- right-of-way technician. He expressed approval of the driveway on 10/14, and we did pay for the -- the permit and application. So, yeah, this weekend Dig Rite marks all the utilities. The contractor has 20 days to get that construction going before we would have to call Dig Rite again. Yeah. It's been quite a move to push these contractors, but we're getting it done, so with that, you know, I'll just close from there and answer any questions. Oh, I did just want to say that I think you'll get a change to kind of ruffle some feathers with me because this one is obviously not a clean fit, so --

MS. GEUEA JONES: Questions? Questions? Commissioner Darr?

MR. DARR: I would just say I appreciate you going through all of what you went through for the -- for the parking and the driveway.

MS. GEUEA JONES: Commissioner Brodsky?

MR. BRODSKY: Yeah. I was just going to echo that. You know, we have cases that you've seen tonight where folks get multiple letters and it takes a little bit, but you -- you were right on it and it sounds like you were working towards that anyway, so we very much appreciate that.

MS. GEUEA JONES: Anyone else? Hi. You came to our hearings before we passed this into law. You knew it went into effect on June 1st. You were having it listed as an Airbnb after enforcement?

MR. KELLY: That's correct. Uh-huh.

MS. GEUEA JONES: Why?

MR. KELLY: I appreciate that question. Thank you for asking. And I expected that question, at a lot of other people's hearing, and I hadn't heard it, and I was, like, I need to be prepared to answer that because that is the reality of the situation. And the property as -- as a short-term rental, it isn't -- meaning it's a nut to crack, you know, essentially, out of desperation for keeping the property going because I was very confident that we could get to this point. It was -- there's -- these are excuses posing as reasons. There is not a legitimate reason.

MS. GEUEA JONES: Uh-huh. Yeah.

MR. KELLY: You know, just anyway, it was an effort to -- to cash flow enough to get it to this point because we saw the inevitability of big costs happening with getting it legal, and I knew it was going to take a lot of years to recoup from that, so I would say desperation. I was trying to get it to cashflow enough to get to this point.

MS. GEUEA JONES: Were you not advised that you could go ahead and start the application process, and not necessarily finish the process until you were ready?

MR. KELLY: I'm sure I was. I'm admittedly a recovering over-thinker and so I had it set in my mind that we had to have this thing like really ready upon, you know, putting the application in, so, I mean, to answer your question directly, I'm sure I probably was. It wasn't really the way I perceived it, but --

MS. GEUEA JONES: I think that I am more disturbed by your failure to apply than I am in some of the folks that were, like, I had no idea. I was living in this world where apparently, I don't Google things

or get the newspaper. You knew. And the fact that you continued to operate knowing -- and knowing that you would not be in compliance if you did apply is -- is concerning to me because it tells me that you're willing to wait until someone calls you on the carpet. You're not proactive, even though you're proactive in getting the information. So help -- help me feel better about this, I guess. Like, you say that you were in contact with Mr. Zenner.

MR. KELLY: March is when I began --

MS. GEUEA JONES: Back in March. Yeah. Like, was that regular contact? Was that talk to him in March and then didn't talk to him again until you got a letter? Like --

MR. KELLY: We had a lot of conversations over the phone and e-mail, where I was trying to understand the complexities of the getting it compliant. There was just so much -- such a learning curve for me to understand how the zoning works with regard to -- well, even things like the -- the proximity of the driveway to different lines, the size of the driveway, what that means, because we had to explore the backyard and other things. So I was really lost in the learning curve of getting through all the minutiae to figure out what it takes, I guess. I was really stuck in that space of the learning curve and trying to get those things just right, you know. I kind of am a recovering, you know, overthinker on the side of perfectionist, and I was really stuck in that place where there was so much information I knew I didn't know, and I was trying desperately to figure it out and really get it right.

MS. GEUEA JONES: Well, it's unfortunate because otherwise, I mean, this is almost textbook for why we allow short-term rentals anyway. It's a smaller home. It is literally in downtown. It is, from the pictures, cute on the inside and the out. Like, this is what the modern Airbnb envisions, it envisions a home, but close to all of the things. It's even the original green book being Airbnb envision of, hey, somebody owns an extra house a couple of blocks away or 30 minutes -- not even 30 minutes, it's not that far. But it's unfortunate because, otherwise, this is slam dunk for me to say yes. And then I hear that you knew exactly what we were doing and you knew you were violating exactly what we were doing, and you knew that even if you had applied, you wouldn't be in compliance with what we were doing. And rather than applying anyway, so that you're delaying enforcement on your particular property, you waited until we sent you a letter. And that -- I'm not saying I'm a no. I'm saying that kind of gets to me because it's flaunting the law. It's not being willfully ignorant of the law even, it goes further than that. Do you understand why I'm saying -- like --

MR. KELLY: I believe I do, yeah.

MS. GEUEA JONES: Okay. All right. And I'm just saying it for the record to make sure that everyone knows that we are aware, we have considered, and then the vote will fall where it falls, but --

MR. KELLY: Yeah. And I feel like it's important I'm transparent about those things, and --

MS. GEUEA JONES: Yeah. Yeah. And I appreciate that. I appreciate that you didn't try to, you know, blow smoke, and be, like, oh, I had no idea, when --

MR. KELLY: I can't stand hearing that because these people that are ignorant, I -- I just -- I have a really hard time believing because of how much information there is out there, to be honest, but --

MS. GEUEA JONES: Yeah. Exactly.

MR. KELLY: -- I guess I didn't feel -- I -- to me, it wasn't clear that putting in the application would -- would be something that was -- I don't know if appropriate is the right word, but something that made sense for where we were with it. I guess, to me, it just didn't -- it didn't seem like it really fit because I felt like, no, I've got to get it -- I've got to know what it takes, and I've got to get it there, you know. And when I got the letter, I reached out to Pat immediately. It was, like, I believe this means I should just apply anyway, you know, essentially.

MS. GEUEA JONES: Yeah.

MR. KELLY: He was, like, duh. You know, so we better move forward, yeah.

MS. GEUEA JONES: Well, and I appreciate that you also have the long term certificate because that -- that will be helpful too, and that -- that could have let you do, like, Nursesbnb or something while you were in the midterm, but anyway.

MR. KELLY: Thank you for bringing that up because that's something that I've wondered about with so many other cases that I've heard and so -- and I appreciate that it's brought to light, so --

MS. GEUEA JONES: Yeah. Yeah. Those --

MR. KELLY: Because that's a real fact to this.

MS. GEUEA JONES: And, I mean, our -- our construction friends here will tell you, people come in for three-month jobs all the time. My dad is in that situation right now where he's living in Tennessee, you know, through Thanksgiving, and has to find some place that will let him rent for a month. Anybody else? Commissioner Wilson?

MS. WILSON: So the last point that our chairperson made was on my mind because you mentioned continuing to rent as an STR because you needed to offset the cost of the upcoming charges for putting in the driveway. And because you have that certificate that would have been a way to offset the costs in a way that was legal. So I just want to put that out there.

MR. KELLY: Could you explain just a little bit more for me so I understand that better, please?

MS. WILSON: Yes. You could have rented, through your long-term license to gain revenue to offset the cost.

MR. KELLY: Thank you.

MS. WILSON: Uh-huh.

MS. GEUEA JONES: Anyone else? Seeing none. Oh, sorry. Commissioner Stanton, go ahead. You raised your hand.

MR. STANTON: You took my fun out. Yeah, I mean, you know, I don't have any -- much to say, but I'm glad you came to the light. I'm glad you were crystal clear and transparent. You know me. You've been watching me all night. I've waited for these moments, but yeah. Coming to the light at any - - you know, rather you came before June --

MR. KELLY: Yeah.

MR. STANTON: -- but thanks for falling on the sword on that.



MS. GEUEA JONES: Thank you. Seeing no one else, thank you so much. I appreciate it.

MR. KELLY: You're welcome.

MS. GEUEA JONES: Anybody else to speak on this case, please come forward. Name and address again for the record, please.

MS. KELLY: All right. Thank you. My name is Cara Kelly; I live at 9955 East Owens School Road, Hallsville, Missouri. I'm Devan's spouse, and also owner -- other owner of this home. Firstly, I'd like to thank the Planning and Zoning Commission for their time. Many of you have been working tirelessly on this project to improve our community, and I'm deeply appreciative of the work that you do. Thank you. My husband and I have a great love for Columbia. I have lived here for 18 years, and I have lived in all six wards. My husband, a Columbia native, was born and raised here. To us, 302 North Ninth Street is more than a short-term rental. It's a creative outlet and a way to contribute to our community. My husband and I bought Woody's Auto Center, now known as All Star Automotive East, located at 222 North Ninth Street in 2022. And when I saw 302 North Ninth Street go up for sale in 2023 right next to All Star, I felt a strong connection to this home. This home being in the northern edge of downtown and in an area that's predominantly rental housing felt like a great space to be able to share with others. I was experiencing burnout from my job as an oncology nurse, and desperate for a creative outlet, and I've always had a passion for interior design and love for hosting. And with the help of my husband, we were able to turn this into a fun, funky, eclectic space that I hope we can share with our community for many years to come. As a short-term rental, this is not our primary residence, but we do use it as an extension of our primary residence. As Devin mentioned, there's many days of the week where I will go into town with the children and be right next door to the business just as he needs -- he's there frequently, and it's also extension of our family's auto repair business. If our application is declined, you know, and we had to go to mid-term rental or long-term rental, okay. But we would lose that option for us to be able to spend as much time as we do there. I do feel that that is important to mention, as well. Long-term versus short-term. I feel like short-term rental, I am there a few times a week and, you know, it's a secondary home for us. And if it was a long-term rental, I probably wouldn't be there and, like, you know, coming in, let me clean my house and let me decorate for Halloween and, you know, that would be kind of weird, so -- we take our role as property owners and operators seriously. When we first took over this house, the back of it was actually pretty dark and sometimes we found unhoused individuals staying back there in the bushes. We invested in some real security improvements. We put Ring security light that is on all night and records the area. We've bettered relationships with our unhoused neighbors, nearby renters and owners. We've had -- every guest who stays, I go on their profile and I look at their reviews. I look to see have they had complaints. Sometimes I even go, if they say it's themselves and three other people coming, who is coming to the house. I've seen where some rental sites, they ask for everybody's ID, and some things like that, and I want to look a little bit more into that. Sometimes I monitor the outdoors -- outdoor cameras to ensure that everything is running smoothly, and our neighbors have our direct contact information. And in all of our time of operating, we haven't had a single complaint from -- about our

guests. This isn't about monetizing SEC football weekends for us. In fact, sometimes those turn out to be the most challenging bookings. I'm a firm believer that Columbia natives and college alumni should be able to visit our city without having to pay \$1,000 plus for a hotel or a place to stay on a football game weekend. And if you look at our Airbnb listing, not only will you see all the hard work we've put into our home, but you'll see that we have the glowing reviews. We strive to provide an excellent space through thoughtful design, attention to detail, and maintaining good standards within our community. Ultimately, our goal is to improve and share the neighborhood with others. Thank you for your time. Just as Columbia has given so much to my family over the years, I hope to continue sharing our corner of it with visitors through this home and respectfully request your approval of our short-term rental license so we can keep welcoming guests to Columbia while providing affordable lodging options and keeping our neighborhood vibrant and accessible. We're committed to maintaining the quality and care that our reviews reflect, and to being responsible, engaged neighbors in this community that we love.

MS. GEUEA JONES: Thank you.

MS. KELLY: Thank you.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you. And it is adorable.

MS. KELLY: Okay. Thank you.

MS. GEUEA JONES: Yeah. All right. Anyone else who wishes 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? Commissioner Stanton?

MR. STANTON: Looking at my colleagues. If my colleagues have nothing else to say, I'll entertain a motion, Madam Chair.

MS. GEUEA JONES: I believe we're ready.

MR. STANTON: As it relates to Case 04, that's -- oh, okay. 04-2026, 302 North Ninth Street, STR conditional use permit, I move to approve the requested STR CUP subject to the following: Maximum occupancy of four transit guests; a maximum of 210 nights of annual rental usage; and an installation of a UDC compliant parking area capable of supporting two parking spaces prior to the issuance of an STR certificate of compliance or business license.

MS. ORTIZ: Second.

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

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Mr. Stanton, Mr. Walters, Ms. Wilson, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones. Motion carries 7-0.**

MR. BRODSKY: The motion carries.

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