

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 9, 2025

Case Number 307-2025

A request by Kirsten Craver (agent), on behalf of HAE properties, LLC (owner) to allow 308 North Ninth Street to be used as a short-term rental for a maximum of eight 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 4-bedroom, 2-bath home has a driveway with sufficient capacity to support four UDC-compliant on-site/off-street parking spaces. The 0.14-acre subject site is located on the east side of North Ninth Street approximately 200 feet north of 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 the dwelling at 308 North Ninth Street to be operated as an STR subject to:

1. The maximum occupancy of eight transient guests;
2. A maximum of 210 nights of annual rental usage.

MS. GEUEA JONES: Thank you. Before we go to questions from staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here to speak on this case, please come forward.

MS. CRAVER: Good evening. I'm Kristen Craver, 7400 Jimmy Ridge Road, Columbia. If I can answer any questions for you. I obviously don't rent it out of town. I'm just trying -- I don't -- it's not my job. I don't make money doing it. I'm just trying to keep it alive until maybe my kids need it someday. So it's not the greatest investment.

MS. GEUEA JONES: Thank you very much for being here tonight. Are there any questions? Commissioner Stanton?

MR. STANTON: So we do have previous violations. We do have -- as I mature in this analysis, I can kind of see, like, things that are attributed to communication.

MS. CRAVER: Uh-huh.

MR. STANTON: Some -- a lot of violations really deal with communication. So tell me -- convince me that you have that taken care of before I make my vote.

MS. CRAVER: Okay. Well, as for the landscaping, that was a one-time deal that I was out of town for extended time with my children. And I mow it myself and I haul the mower over there in the back

of SUV, and I just know it was just a one-time deal. As for the trash, I don't even know about that, to be -- so, yeah. It's a communication problem because I don't know. I don't know if that was before I owned it or -- or if it's with the new stuff. I have had an agreement in the past with a neighbor, a long-term renter next door that would pull my stuff, my new can in after -- because I'm not over there all the time. I'm not able to be over there necessarily on a Monday morning. He has moved out and I didn't realize it, so maybe something has happened there, but I have not gotten notification that I'm aware of about any trash issues or unless something --

MR. STANTON: Well, okay. So we address the violations. I guess what I mean is, my concerns from this point forward, is --

MS. CRAVER: Uh-huh.

MR. STANTON: -- your communication network better, up to date, up to speed? If I have a problem -- I've asked this for over a year. If the stuff hits the fan and I call you, how fast are you going to get there and who is going to get there?

MS. CRAVER: Oh, I get there.

MR. STANTON: All right.

MS. CRAVER: Yeah. I have had -- I mean, I have never had a complaint from outside of my renters, but I've had renters who have -- you know, the air is not working as well, and I went out and bought five fans. And at 10:00 at night, I went and installed them. Yeah. No, I mean, as far as the neighborhood, though, I -- it's a very -- it's all rentals as far as I know. So I've at different times had good communication because I'm -- I'm there physically. I'm outside working on the yard, and I've met them at different times, but I don't know when they change out, so I don't know as well. I don't know the -- I don't know the property owners. So --

MR. STANTON: I want to -- I want to vote for you.

MS. CRAVER: Okay. I want to help you.

MR. STANTON: You've got to make me feel warm and fuzzy inside that you have all your ducks in a row, all your communications in line, because we have to -- you had to get a letter before you came in.

MS. CRAVER: Uh-huh.

MR. STANTON: And like I've been saying all night, there's no way you've never heard about the -- the stink that the STR situation has brought up. So it took us getting you a letter. Why did it take you so long to come to the light, and --

MS. CRAVER: I did know about it, that it was happening. I didn't -- I don't watch the news that well -- that often. I didn't know I had to apply. And I'm an attorney. I have no excuse. I -- I just didn't know. I mean, I --

MR. STANTON: So you're an expert on STR laws, regulations, --

MS. CRAVER: No, I am not.

MR. STANTON: I need to hear; you know what I mean? Because if I -- because I need to know

that if I approve an STR permit --

MS. CRAVER: Uh-huh.

MR. STANTON: -- you're going to be a good example. You know what I mean? Like, I don't want to -- I don't want to hear I didn't know. I mean, this ignorance is --

MS. CRAVER: Oh, you won't. Now I know I need to know. So, yes, I --

MR. STANTON: So you're going to be -- your communication, everything is --

MS. CRAVER: Yes. I -- yes. I absolutely am. I'm aware that now there -- I knew there was talk of something being passed. I -- I just started a new job, going back to practicing law after 20 years off in July, so I'm now an attorney -- practicing attorney, and I'm very much more aware of things going on, and I absolutely am -- I mean, I'm dedicated to keeping that house. It was -- it was a project for me that I redid over Covid and I love it and I want to keep it. And the only way I can do it is if I keep just enough people renting it. So, yes. I have -- I have a lot of heart and soul in that place, and now that I know that I have these regulations to follow, I am absolutely going to.

MR. STANTON: It only takes two and you're out of there -- license; you know what I mean?

MS. CRAVER: Well -- yeah. And I guess I need to look into what those -- what specifically constitutes all of that. I need to be more up on it than I am, but I -- I absolutely have the commitment.

MR. STANTON: Thank you.

MS. GEUEA JONES: Anyone else? Thank you very much for being here tonight. We appreciate it. Anyone else to speak on this case, please come forward.

MR. KELLEY: I'm Devin Kelley, 9955 East Stone School Road in Hallsville. I own 302 North Ninth Street, the one that has an application right up the street. And it's a lovely home. I think she does a great job. I -- I'm really active on the street and have a business right next door. And although I've not met Kirsten, I believe it was, I might be able to help her out a little bit with some of the unfamiliarity that she has with some of those things, and my goal is to get, you know, to know all the neighbors, which I've done quite a bit of until -- anyway just saying, whether my application works out or not, I'm in the area all the time with my business next door, so I think I could help her out a little bit, and I support her application because -- I mean, she barely rents it out, so anyway.

MS. GEUEA JONES: And your application is in and being processed?

MR. KELLEY: Yes.

MS. GEUEA JONES: Okay. Any questions for this speaker? Seeing none. Thank you for being here. Anyone else to speak on this case? Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Any Commissioner comments? Seeing none. Commissioner Stanton?

MR. STANTON: Well, I'm kind of shaky still, but I'm going to give the process a shot because if she don't do what she needs to do, and she gets the complaint, she's out of there. So I'm going to play the system -- I'm going to work system, see what happens.

MS. GEUEA JONES: Would you like to make a motion to that effect?

MR. STANTON: I would, Madam Chair. Thank you.

MS. GEUEA JONES: Thank you.

MR. STANTON: As it relates to Case 307-2025, as it -- 308 North Ninth Street, STR conditional use permit, I move to approve the requested STR CUP subject to a maximum occupancy of eight transient guests; a maximum of 210 nights annual rental usage.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton; seconded by Commissioner Gray. 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. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton, Mr. Walters, Ms. Wilson, Mr. Brodsky, Mr. Darr. Motion carries 9-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded -- I'm sorry. That recommendation will be forwarded to City Council. Moving on to our last case of the evening, if I can get to the right page.