

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

Case Number 331-2025

A request by Kevin Frank, (agent), on behalf of Tiger GameDay Escape, LLC, (owner), to allow 1906 Grant Lane to be used as 210 night maximum seven 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 three bedroom, three-bath home has a two-car attached garage and driveway with sufficient capacity to support four UDC compliant onsite parking spaces. The .45 acre subject site is located on the east side of Grant Lane approximately 165 feet south of Chapel Hill Road.

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 of 1906 Grant to be operated as a STR subject to:

1. The maximum occupancy of seven transient guests;
2. A maximum use of 210 nights of annual rental usage;
3. The two-car garage be made available when the dwelling unit 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 contact with parties to this case outside of the public hearing, please disclose so now. Seeing none. Are there any questions for staff on this case? Commissioner Brodsky?

MR. BRODSKY: You mentioned the other STR down the street you said is 500 feet away?

MR. ORENDORFF: Five seventy-five, I believe, yeah.

MR. BRODSKY: It is a registered STR or nonregistered?

MR. ORENDORFF: I don't -- I have to double-check. Let me check the staff report real quick here, just to clarify for you. It's a licensed STR. Correct.

MR. BRODSKY: I'm sorry?

MR. ORENDORFF: It is licensed, yes.

MR. BRODSKY: Okay. Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: When you come forward, we don't have a list, so come as you want. List your name and address for the record. Please speak directly into the microphone as we do have people

who watch online and are transcribing this. We allow six minutes for the applicant and for representatives of groups, and three minutes for individuals. Whenever you're ready.

MR. FRANK: Thank you. I am the applicant, Kevin Frank. My wife, Hilda, is right there. We are here, of course, to answer any questions that you might have. We did provide information prior and also in case you have additional questions at a different time other than this -- this meeting --

MS. GEUEA JONES: For the -- for the transcript, the applicant is handing out books to the members of the Commission. Thank you. Oh. You can have your receipt. Thank you.

MR. FRANK: But really, we're here to answer questions and also tell you a little bit about ourselves. We are --

MS. GEUEA JONES: You're going to have to get to the microphone before you tell us about yourself.

MR. FRANK: Okay.

MR. CRAIG: And, Mr. Frank, before you get back to your -- back to your comments, can we get your address for the -- for the record? Thank you.

MR. FRANK: So my home address is 23 Chesterton Lane in Chesterfield, Missouri, and obviously 1906 Grant Lane, as well. So we're out of St. Louis, and our daughter, Lily is now a freshman at Mizzou. And my wife and I have been real estate investors now for a few years and we have short-term rentals all over the country. This would be our sixth one. And once Lily made the decision to come here, we knew we would probably end up buying a property here for use to stay in for ourselves and visit, which we have done every week since we bought the house in September, but also then to rent it out to families, alumni, to go to, you know, Mizzou events, visit family, et cetera. So before we bought property, we spent a lot of time with Patrick Zenner and really wanted to better understand the dynamic with you, the City, who we're working with on this to make sure we followed all procedures and policies and any guidance that could be provided to us for this process. You guys did a -- a great job with -- I really appreciate that. You were very professional and quick to answer questions for us. But to get into really just quickly the house itself and the rental process, we have luxury properties around the country. We put these properties together with the utmost of care. For instance, with this property on Grant Lane, we've already spent \$35,000 fixing the exterior of the house. The siding was deteriorating, very visible from the street. The landscaping was out of control -- dead trees. We've already replaced and corrected all of those issues. We also avoid parties by not allowing one-night rentals. We have party signs -- no party signs. We also operate with respect for neighbors, so you'll see that in all of our listings online. We also have signs, both digital and physical signs throughout the house to respect neighbors, to follow noise control or noise policies for the City, and we really want to avoid any issues with our neighbors, of course, because we're there, too. And so we did reach out to all of our neighbors, as well, with two separate letters, one introducing ourselves, the other letting them know that we would love to meet them if they want to come by and look at the house and talk to us and get questions answered, so we did that as well. It was a meet and greet that we actually had today, and we had a few neighbors come by and they saw the property,

and we answered questions and everything was great there. So we just try to be transparent with the neighbors and give them a better feel for what we're really doing. In terms of accepting reservations, we don't accept reservations without a high level of confidence that that person has great reviews on the platform they're on as a guest, and that we -- we don't allow one-night rentals, two-plus, sometimes three-plus, and we've never -- we have 250 reviews, 247 of them are five star. We have three four-star reviews. That's with all of our properties. We've never had a complaint in any city we've been involved in, and I think it's mostly because of the type of guests that we attract based on how we -- how we handle the property. So I'm going to stop. That's a lot, I know. So, please, if you have any questions, I'm -- I'm here to answer them for you.

MS. GEUEA JONES: Are there any questions for this speaker? Commissioner Stanton?

MR. STANTON: Good evening. How are you doing?

MR. FRANK: Good evening. I'm well; how are you? Real good presentation, but why do I have a number of opposition to your --

MR. FRANK: I only saw two that the City provided me, so why there would be five, I don't know. I only received two. One was our direct neighbor, and then the other one was someone across the street. When I read them, I think the main reason is I don't think your average, everyday person really understands what a short-term rental is and how they work. If they did, they probably would have less concerns, but they also don't know how we work and what we do, because there are people out there that will buy a property and they'll rent it out for parties every single night, you know, and that does happen, but that doesn't happen with our properties. You can look publicly and see how we -- how we present our properties to the public, as well as what they say about them when they go to those properties. And you'll see that it's just -- part of it is in how you handle the property, and part of it -- part of it is also what you say in your listings -- no parties, respect the neighbors. People read that and if they're going to come in and do something stupid, they're not going to rent from you.

MR. STANTON: So you have been -- no one is going to come up here and say that you haven't talked to them, you haven't engaged the neighbors, you're --

MR. FRANK: Oh, we tried to engage the neighbors, absolutely, yeah. We sent two letters out and then there were two -- there were only two letters that I received that you received in opposition. One of them had a name and a phone number, so I called the number, left her a voicemail. She did not call me back. She was also invited to our meet and greet today, which was 100 feet away from her house. Some of her neighbors came and thought she would be there. She wasn't. I can't really explain why she has opposition, other than the letter she sent, which --

MR. STANTON: I guess I'm getting to the point, what -- the way, because this is a new thing for us as far as regulation in Columbia. So it's very important that you're a good neighbor.

MR. FRANK: Absolutely.

MR. STANTON: So have you touched your neighbors, at least the ones -- you know, how engaged are you? Are you just going through a process you go through with all your nationwide

properties, you send --

MR. FRANK: No.

MR. STANTON: -- postcards, you send letters, how are you doing, we're going to do this. Hey, come to the -- or have you actually knock, knock, knock --

MR. FRANK: We knock on doors. We sent two letters.

MR. STANTON: Okay.

MR. FRANK: And then for any opposition, we called, which we can only call one because the other one didn't have a phone number listed, so we didn't -- we didn't want to try to look her up and freak her out, I guess, you know, by contacting her.

MR. STANTON: I've got one question I ask everybody. When the stuff hits the fan, and I need immediate response to a problem, who is it and how fast are they getting to your property due to the fact that you don't live here?

MR. FRANK: Well, we have Dylan Smith, who is about 25 minutes away. We haven't hired a cleaning company yet, but many times in our markets, we have a cleaning contact that's local, as well. But since we're not renting right now, we were going to get through this process first, we have not hired that person yet -- the cleaning company. I also have my cousin here who played football at Mizzou. He's a big, big boy, and he lives in Columbia, as well. And so if I ever had, like, a disaster for -- quote, unquote, I could always send him. But if there was a true disaster, we would call the police. I mean, that's who we would rely on. We've never had a disaster. We've had items that have been broken in our properties before. We've never had neighbors complain. We've never had any sort of incident where police had to be called or anything like that, so I can't say we have a lot of practice at that, but we're prepared. I mean, we each -- my wife and I have both run businesses for a long time. We -- we've had the stuff hit the fan in other ways, and we just handle it, you know.

MR. STANTON: Thank you.

MS. GEUEA JONES: Commissioner Walters?

MR. WALTERS: I had a question. Do you have a -- particularly since you're out of town, do you have video cameras focused on the front of the house toward -- towards the street so you can monitor parking and trash and that sort of thing?

MR. FRANK: Yes. We have a Ring Camera at the front door, and we have a camera inside of our garage that's part of the garage door opener, so if the door gets opened and someone pulls in, we can see the driveway. And we can also see the front from the Ring Camera.

MR. WALTERS: And to follow up, you said your daughter, Lily, does she still use this property from time to time, or is she done?

MR. FRANK: No. She's a freshman. She wants to live in the sorority house, so hopefully, that happens. She's on a seven-year program, and our youngest, who is a senior right now at Parkway West, she wants to go to Mizzou, as well, so she has already applied. So we're probably going to have two -- two kids here and that's -- that's really why we're doing this. I mean, that's why we picked this market.

MR. WALTERS: Okay. All right. Thank you. Thank you.

MS. GEUEA JONES: Any other -- Commissioner Ortiz?

MS. ORTIZ: Do you plan on opening any other short-term rentals here in Columbia?

MR. FRANK: We'll see. I don't know.

MS. ORTIZ: Because the limit is one.

MR. FRANK: Oh, okay. That's --

MS. ORTIZ: That was -- that was a trick question.

MR. FRANK: I guess not. Okay. Well, you got me on that one, McKenzie.

MS. GEUEA JONES: Any other questions? Commissioner Wilson?

MS. WILSON: First thing, thank you for coming.

MR. FRANK: Thanks for having us.

MS. WILSON: I -- I'm going to ask this question, but I think I am realizing the answer as I process. I was going to ask why did you wait until today to have a kind of open house kind of situation, but I'm guessing it was because you were going to be here also and this was just a convenient time.

MR. FRANK: That's exactly right, yes.

MS. WILSON: Just on the record, I actually don't see the opposition as negative. I actually see it as positive, and I see it as the process working because people were able to all send communication, say, you know, what they -- what they're thinking, how they're feeling. To me, that's an indication that the process is working. So I just want to get that out, and I think everybody for their commentary and sending us information so we can see what's going on in the neighborhood.

MR. FRANK: I understand. Thank you.

MS. GEUEA JONES: Any other questions? Commissioner Brodsky?

MR. BRODSKY: I just wanted to follow up on Commissioner Stanton's questions about your designated agent. Dylan Smith, is he contracted with you?

MR. FRANK: He is, uh-huh.

MR. BRODSKY: He is. Okay.

MR. FRANK: Yeah. He is doing work now managing some contractors. He's a contractor himself, but he'll also be doing our every two-week inspection of the home which we do on all of our properties, so he'll go in every two weeks, inspect everything inside the home and out. So he'll always be in and out, and all of his work is in Columbia, so he's here 90 percent of the time unless he's in bed, you know. That's basically it, so --

MR. BRODSKY: Thank you.

MR. FRANK: Yeah. You're welcome.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you for being here. The next person?

MR. FRANK: Can we go, or --

MS. GEUEA JONES: Oh, yeah. You can -- you can stay, you can go, whatever. Next -- next person to speak on this case, please come forward. Anyone? Okay. I was going to say, if I don't see

movement, I will close the hearing, so -- again, just as a reminder, your name and address for the record?

MS. JONES: good evening. I am Tammy Jones; I've lived on Grant Lane for almost 30 years. It will be 30 years next summer. And I live in a home --

MS. GEUEA JONES: Oh, I'm sorry. We actually need your address, not just --

MS. JONES: 1900 Grant Lane.

MS. GEUEA JONES: Thank you.

MS. JONES: I am adjacent to the property that's under consideration today. And I think that I may be the person that he was referring to that he called and left a message, and I did not call him back. I -- other than what was sent out in the mail, the message that he left was the first, I guess, personal contact that I had received, and that was received today. I also want to add while I have been giving myself a crash course in Columbia's zoning regulations and the regulations under STRs, I am not uninformed about short-term rentals. I am very informed on them. I have used them. Matter of fact, I just returned from a trip, which is one of the reasons I had to give myself a crash course in what was going on. And as a matter of fact, I can cite to you that there is a study out of Pepperdine University, as well as other reputable sources that will tell you that you cannot guarantee or gauge anything by the reviews that are left for people. That Pepperdine University found that 91 percent of those left in, I think, the last couple of years -- I think that's the estimate -- were written by Chatbots, so just had to put that in there as a little data point. I think this application does not meet several of the required criteria for the conditional-use permit under section 29-6 -- or it's 29-6.4 into the Unified Development Code. First, subsection C requires that conditional use be in conformance with the character of the adjacent area. Every surrounding property is an owner-occupied, single-family home in an R-1 district that has been stable and residential for almost four decades. The applicant, by contrast, is an out-of-town LLC that already operates multiple short-term rentals across the country. That is a commercial operation, not a neighborhood residence, and is inconsistent with the character of what should be R-1 zoned. Second, staff's report states that approval would support mixed-use concepts of the Comprehensive Plan. But mixed-use policies apply to planned nodes and new development areas, not places that have been predesigned for shared residential and -- or, I'm sorry. They are -- these are -- this mixed-use concept is planned nodes for new development, places that are predesigned before they go in for shared residential and small-scale commercial activity. They were never intended to retrofit long-established R-1 neighborhoods. Inserting a transient lodging business here would not create mixed use. It would erode the predictability that R-1 zoning promises to homeowners.

MS. GEUEA JONES: Ma'am, I'm sorry. That's your three minutes. Do you have much more?

MS. JONES: I can hurry through. I'm sorry. Here, the subsection F requires that the use would not cause significant adverse impacts. Staff notes no evidence or problems, but this is because the property has never been operated as an STR, so you're not going to see those kind of problems if it wasn't operated as such. Finally, the applicants own materials admit that they are unsure of neighborhood support and that they will only use the home for occasional weekend visits. Those

statements fail the STR specific criteria in subsection 3, A and C -- E -- sorry. I also want to note that the claims of economic benefits are overstated and lack supporting data. Homeowners already hire contractors, cleaners, lawn services. I just had my gutters replaced. We do that all the time. And for these reasons, I suspect -- I respectfully ask that the Commission recommend denial of this conditional use permit to order to uphold the ordinance's intent and preserve the integrity of Columbia R-1 neighborhoods. Thank you for your consideration.

MS. GEUEA JONES: Thank you. If you'll hold on just a moment. Are there any questions for this speaker? Seeing none. Thank you for being here tonight.

MS. JONES: Thank you.

MS. GEUEA JONES: Next speaker on this case, please come forward. Name and address for the record, and speak into the microphone. Go ahead.

MS. DAWSON: Good evening. My name is Janice Dawson Threat, T-H-R-E-A-T. I live at 3512 Chapel Hill Road. I've come to speak to you because when I saw the deadline that said that if you wanted to write something, you had to do it by X date. I didn't get my letter written by the date, so I didn't send it. I saw the invitation to the open house, but it was done at a time where I'm working, so I couldn't go. At no time has anyone called or knocked on my door or introduced themselves to say I'm going to be your new neighbor. When I saw all of this, I wanted you all to know that it has frightened me. I'm concerned, so I don't want you to think that just those five people that wrote the letter that they're the only people concerned. There are those of us concerned who have not been able to write. I had a property next to my house that was purchased by a faculty person who rented it out for three years. That was a very difficult three years for me as a neighbor. They did things in the property and when I would speak to them about their dog or their music, they were like, hey, you know, I'm paying rent. So when I found out who the owner was and tracked him down and called them to say this is what your renter is doing, I can't use my yard. They have this dog yapping at me and, you know, how to -- she hung up in the face. And that was very difficult to take because my husband just died and I had refinanced the purchase of my house as a single parent, and I wasn't in a position to move. I grew up as a renter in Chicago, and I managed to buy a condo before I left, which enabled me to buy the house here when I moved here, so I know what it's like to be a renter. And when I rented my condo to people who were going to hold it down for me, they cut holes in the wall and they redid my floors, and so I realize it's not good to be an absentee owner because the renters do what they want. And even though the woman here who owned the house next to me, she'd rather hang up in my face as a property owner than address the people who she was renting to who were disrespecting me. So that's my fear about this property. It is -- my property meets theirs. If they do stuff, who do I talk to, and why would they respect me? I'm an elderly person. I can't go and bully them or badass them. I can't do that. I'm just a little old lady trying to take care of her house. And so I feel you all are putting me in a situation that I have no control over, and I want you to know that I'm afraid. And when it's time for my property to be sold, we were improving my property in the hopes that a young family, new family with a new baby, would want to buy our little house, and they want to spend

20-something years there because that's what we did when we bought it. But when they find out that there are transient people coming and going around the corner, I don't know if my house is going to be attractive, so that's another concern because I've invested and I've improved. So you all don't -- I don't feel you all took that into account how -- what works for that family, which is going to be good for them, and their daughter and her seven years of going to University, but how is it going to affect me? So I just wanted you all to know there's another perspective out here.

MS. GEUEA JONES: Thank you, ma'am. Are there any questions for this speaker? Seeing none. Next person to speak on this case, please come forward. I'm looking for movement. There we go.

MS. BERNHARDT: Hello. I'm Deborah Bernhardt, and I live at 2005 Oak Cliff Drive. We are behind the property that's being discussed this evening, and we're in clear eyesight. I mean, we're right there. So my -- I would say my overwhelming objection to allowing this to continue is the fact that we are taking houses within our city of Columbia off of the markets. They're being bought by businesses, corporations, and turned into what we're talking about tonight, which is something that I'm very concerned about. During covid -- (loud microphone noise interrupting speaker.)

MS. GEUEA JONES: I don't know what that was.

MS. BERNHARDT: -- there were numerous homes that -- and, actually, in our neighborhood, that were bought by corporations, and either we were lucky at that time that individuals did buy the homes, as far as we know. So -- but it seems to be something that is -- if the City of Columbia needs to increase the number of lodging, housing areas for visitors to our -- to our city, that is important, but I'm not sure that it is the best to use short-term rentals within residential areas. I would suggest perhaps looking into perhaps different organizations, companies that offer rooms and they also offer facilities for them to cook, having suites, or, you know, whatever, that perhaps would actually generally more income for the City through having a corporation, a business locate here if that is what's really needed in our community. But to take a home off of the market for perhaps young families here that might want to -- to actually own a home I think is a real consideration. It's difficult enough for our young people to find housing, homes, so that is my point. I think other people address other ideas that I also have, too, but thank you.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you for being here tonight. Next speaker on this case, please come forward. Going once, going twice. All right. We will close public comment on this case and go to Commissioner comment.

PUBLIC HEARING CLOSED

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

MR. STANTON: Well -- Mr. Walters.

MS. GEUEA JONES: Commissioner Walters?

MR. WALTERS: I was just going to suggest maybe you or Anthony -- people who have been on this -- dealt with this issue for several years, provide a little bit of perspective to address a couple of concerns that were brought up. I don't want you, you know, ten minutes or like that, but just to -- to let them know that what the conditions were before STR happened versus what's going on now, and how

adjacent property owners can indeed notify the correct authority. So could you just -- I think that would be helpful just if you could put those.

MR. STANTON: Mr. Walters, you did a great job right there.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: My fellow Commissioner is correct. Before this process existed, there -- and probably still are hundreds of short-term rentals that were not regulated at all. At this point, there is a system in place for you to document complaints that will be investigated that could jeopardize whoever is operating in STR's license, and it could be removed. Before then, there was no process. And as we've gone through this for over a year now, we've kind of have witnessed the process working. My two cents on this issue in particular is that we all have a right to use our property to buy -- you know, just imagine someone telling you you can't have a garden in your yard or you can't have a dog of something like that, or you can't rent your house out and you don't live there. I mean, you know, it gets to the private property rights. To address the previous speaker's testimony, there is a need. There used to be something called The Green Book in my -- you know, recent history. And The Green Book allowed people of color to have safe places to stay that were not hotels, that were not, you know, so this Airbnb thing, this short-term rental thing, is -- to me is kind of addressing needs of particular people that a hotel is not going to fix. It's not going to be acceptable for them to use. They may have family members, they may be here for medical reasons, they -- you know, so this -- this allows the little guy, the guy that just owns the house and wants to, you know, make a couple of dollars on the side while they're not in their home, the chance to make money. Yes, this particular applicant is doing this as a business. I do have concerns with the absentee side of it, and, you know, I'll ponder that as I hear more of my colleagues discuss it, and -- but I also have faith in the system, and I think that the system that is in place now does give the residents the protection that we think will allow those who do good to exist and those who don't do good the market will remove them from -- from the field.

MS. GEUEA JONES: Commissioner Wilson?

MS. WILSON: I do applaud the applicant for first applying. This is a rarity. Normally, when we are seeing these cases, it's after it's been an STR for two years. Nobody knew. But in this case, they applicant took counsel, inquired, then bought the property based on information that they ascertained, and I think that was the right thing to do.

MS. GEUEA JONES: Any other Commissioner comments? Commissioner Brodsky?

MR. BRODSKY: I just want to echo both my fellow Commissioners' comments. You know, I think for a lot of folks in the audience, this is probably a new thing. We've been seeing these cases for a year and a half now, and I can tell you from -- from the cases that we've seen, you could not ask for a more exemplary short-term rental owner. So I -- I feel good about the applicant and their ability to maintain the property, and the absentee is also -- was initially a concern of mine, as well, but knowing that they have a contracted individual that is going to be coming by every two weeks, and is the listed designated contact if there is a problem gives me -- gives me a lot of comfort, so I plan to support this.

But, yeah, that's all I have to say.

MS. GEUEA JONES: Okay. Give me just a minute and then I'll -- okay. I wanted to add to what Commissioner Stanton said. While he does predate me slightly on the Commission and was here when we tried to pass a short-term rental ordinance the first time around, I have the benefit of having been on the Commission throughout the entire creation of what became the short-term rental ordinance, and I can say that a lot of the concerns that were discussed here tonight were discussed at length while we were creating the ordinance. The reason that we have a limit of one license per natural person, the reason that we have, you know, a policy of two -- you know, two verify violations and you're in trouble. The reason that we have a staff that is working overtime right now to find and call in every single illegal short-term rental so that we can get our numbers up are because of how we created this ordinance. Is -- is the hotline up and operational yet, staff?

MR. ORENDORFF: The hotline for the contractor is not up yet at this time. If there are concerns, you would call Office of Neighborhood Services. But I believe, and we discussed this in the work session here a couple of minutes ago, that is coming soon --

MS. GEUEA JONES: Yeah.

MR. ORENDORFF: -- so yeah, right now, call Neighborhood Services.

MS. GEUEA JONES: Yeah. Yeah. But there will very shortly be a 24-hour hotline that is dedicated to short-term rental violations. You know, one of the pieces of correspondence that we got said that the Missourian reported us at 26 percent compliance. That means that 26 percent of the total number of short-term rentals have become licensed. I will tell you from the research we were doing while the ordinance was being created, that is more than double most jurisdictions, which means our system is working. We are finding people in less than 18 months, less than six months after true enforcement when we started hunting them down. We are at that high of a number. That is good, and I think indicates that we will be close to 100 percent by the time we get through the listing. So all that to answer Commissioner Walters' question of from the perspective of the folks that wrote it, where -- where are we at? I will say housing was a huge concern, however, that is why we limited the number that each person can have. Density of turning an entire, you know, residential neighborhood into a de facto hotel is why we have a heightened requirement if you're within 300 feet of another one. We have thought about all of these things. We have a system for addressing them, and, most importantly, we have a system for if they are not good neighbors, there is recourse. There is a place to call. We are taking complaints incredibly seriously. This isn't like when you have a party, a noise complaint, and nobody does anything about it. This is taken very seriously, and I think has been working so far. Commissioner Walters, did you have something else?

MR. WALTERS: Yeah. The only thing I wanted to add was response to Ms. Threat's comment as about being afraid is that perhaps regard -- I don't know how we're going to vote yet tonight, but if should we vote in favor of approval, that those who are affected who live in the neighborhood should contact the Franks -- Kevin Frank and Hilda to ask for contact information directly for them so that, in

addition to having the hotline number, that you could call regarding a problem. You might also have a connection -- a direct connection with the owners regarding other issues.

MS. GEUEA: Yes. And I think that is in the information that they sent out to their neighbors.

MR. WALTERS: Yeah. You know, I just hope that they're aware of that.

MS. GEUEA JONES: Yeah. Yeah.

MR. WALTERS: Maybe -- and some of them didn't receive it, perhaps, so --

MS. GEUEA JONES: Yeah. So that -- are there any other Commissioner comments? Are there any other Commissioner comments? Oh, Commissioner Stanton, sorry.

MR. STANTON: I'm very happy that the applicant stayed. It would be a great -- very great idea that you take in this testimony and get ahold of the people that you've heard tonight, especially ones that are sitting right in front of you, it would be wonderful if you really working on being a good neighbor because, as my fellow Commissioners said, our system is up and running, and we're a very active community. And if you don't play the game, we'll throw the flag. So it would be a great idea to get to know your neighbors a little bit better, like, eyeball to eyeball. Great idea. Do you want me to entertain a motion, Madam Chair?

MS. GEUEA JONES: That would be great, Commissioner Stanton.

MR. STANTON: As it relates to Case 331-2025, 1906 Grant Lane, STR conditional use permit -- I will be saying this in the affirmative -- I move to approve the request to STR CUP subject to the following: Maximum of seven transient guests; maximum of 210 nights of annual rental usage; and the use of the two car garage be available when the dwelling is used for STR purposes.

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton; 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.