

**Planning and Zoning Commission
Minutes
October 21, 2025**

The Planning and Zoning Commission for the City of Maryville met in a regular session on Tuesday, October 21, 2025, at 5:00 PM in the Meeting Room in Public Safety, 101 North Vine Street, Maryville, Missouri. The following members were present: Josh Hayes, Gentry Martin, Derek DeMott, Phillip Schreck, Travis Pierson, and Kathy Rice. Others attending the meeting were Jim Wiederholt, Code Enforcement Officer for the City of Maryville, Laura Mooney, Public Works Administrative Assistant, Matt Smith Public Works Director, Renee Hull, Robert and Sylvia Church, and several citizens.

Chairwoman Rice called the meeting to order and the following items were discussed

Chairwoman Rice stated the first thing on the agenda was to approve the minutes from the May 6, 2025 minutes

Member Martin made a motion to approve the May 6, 2025 minutes as mailed
Member Hayes seconded the motion

The Members unanimously approved the May 6, 2025 minutes as mailed

Chairwoman Rice stated the next agenda item was the request for a Special Use Permit for 727 West Edwards Street

Applicant: Renee Hull
118 Memory Lane
Maryville, MO 64468

Location: 727 West Edwards Street

Jim Wiederholt Stated Renee Hull owns the house at 727 West Edwards Street and would like to use it for Short-Term Rental purposes. The dwelling is located in an R-2, Single-Family Zone. The property is not located in an overlay district. It is a 3-bedroom house that can accommodate up to six people. Land uses in the immediate area are mostly single-family, with some apartments.

Jonathon Layden, 1206 South Main Street, asked if a short-term rental is like an Airbnb

Jim Wiederholt, stated yes

Member Martin asks if there was any feedback from the letters that were sent out

Jim Wiederholt stated we didn't receive any response for or against the short-term rental

Renee Hull, owner, stated she would like to use it for business people who need a furnished place to stay. It might be months at a time or weekends.

Gerald Bradshaw, 416 South Munn Avenue, asked how many people would be able to stay there

Jim Wiederholt stated that it is a 3-bedroom home that can accommodate up to six people

Member Pierson asked how many years Renee has owned the house, and it was a rental

Renee Hull stated she has owned that house since 2018, and it has always been a rental

Chairwoman Rice asked for a discussion

With no discussion, Member Martin made a motion to approve the Special Use Permit
Member Schreck seconded the motion

The motion was unanimously approved

Chairwoman Rice stated the next agenda item was the request for a Special Use Permit for 720 College Drive

Applicant: Northwest Foundation, Inc.
720 College Drive
Maryville, MO 64468

Location: 720 College Drive

Jim Wiederholt stated that The Northwest Foundation, Inc. would like to use the residential property at 720 College Drive as a temporary office space for the president of Northwest Missouri State University while the Administration Building is being remodeled. They would like a 1-year permit. The structure has most recently been rented as a single-family dwelling by the Northwest Foundation, Inc.

Jim Wiederholt stated the University Neighborhood Overlay is specifically designed to protect this neighborhood. However, a temporary Special Use Permit of twelve months for temporary office use will not convert the neighborhood to multi-family use.

Staff would recommend allowing the temporary special use and specifying an end date for this use and the return to single-family dwelling status.

Ron Brown, 725 West 3rd Street, stated that he and his wife are opposed to the Special Use Permit

Mike Johnson, Vice President of the University Advancement, stated that the home has been a rental for the past 11-12 years. The need for the offices will only be for one year.

Member Schreck asked what the office hours would be

Mike Johnson stated the office hours would be 8-5 during the week and that there would only be 3 offices in the dwelling

Jim Wiederholt confirmed with Mike Johnson that there was not going to be any signage

Mike Johnson stated that it is correct that, at the moment, we don't plan to have any signage

Chairwoman Rice asked what the time period would be for the Special Use Permit

Mike Johnson said they would need it from January 2026 to December 2026

Mike Johnson stated it would return back into a residence afterwards

Chairwoman Rice asked for a discussion

With no discussion, Member Schreck made a motion to approve the Special Use Permit
Member Hayes seconded the motion

The motion was unanimously approved

Chairwoman Rice stated the next agenda item was the request for a Special Use Permit for 320 West Lieber Street

Applicant: Ron and Dee Church
1324 North 295th Road
Beverly, KS 67423

Location: 320 West Lieber Street

Jim Wiederholt stated that Ron and Dee Church own the house at 320 West Lieber Street and would like to use it for Short-Term Rental purposes. The dwelling is located in an R-2, Single-Family Zone. The property is not located in an overlay district. The house is a 2-bedroom home that can accommodate up to four people

Jim Wiederholt stated that this property is not in a zone that allows short-term rentals. Some properties within other zones may still be appropriate for a short-term rental depending upon the unique circumstances of their neighborhood. This property is not located in the University Neighborhood Overlay, designed to conserve predominantly single-family neighborhoods.

Staff would leave this decision to the discretion of the board.

Jim Wiederholt stated that we received one letter from Jeffrey Sybert, 420 West South Avenue, stating that they are opposed to the short-term rental. We had one other resident call in and said they were fine with whatever the board decided

Robert and Sylvia Church, 24033 State Hwy EE, Maryville, stated that they would be the operators of the short-term rental

Jonathon Layden, 1206 South Main Street, stated another neighbor was concerned with her kids and having a short-term rental near

Chairwoman Rice asked for a discussion

With no discussion, Member Schreck made a motion to approve the Special Use Permit
Member DeMott seconded the motion

The motion was unanimously approved

Chairwoman Rice asked if there was any miscellaneous

Jim Wiederholt stated we have another board member who will be joining us, Spence McGinness

With no other discussion, the meeting was adjourned

Laura Mooney, Secretary

Kathy Rice, Chairwoman of Planning & Zoning Commission