

**CITY OF WASHINGTON C.H., OHIO  
CITY PLANNING COMMISSION**

**MINUTES  
REGULAR MEETING  
FEBRUARY 7, 2023  
5:30p.m.**

**CALL TO ORDER**

The City Planning Commission met in regular session on February 7, 2023 at 5:30 p.m. at 105 N. Main Street (Second Floor – Council Chambers) Washington CH, Ohio.

At roll call the following members were present: Mr. Scot Dallmayer, Mr. Kirk Wilson, Mr. John Pfeifer, Mr. Keith Eckles, and Building Official & Recording Secretary Rod Bryant.

Mr. Pfeifer moved, and Mr. Dallmayer seconded the following motion:

***MOTION:** To approve the minutes of December 6, 2022 as submitted.*

**At roll call, the vote resulted as follows:** Mr. Dallmayer, “Aye”, Mr. Wilson, “Aye”, Mr. Pfeifer, “Aye”, and Mr. Eckles, “Aye”.

***MOTION CARRIED***

**BUSINESS SESSION**

1. Election of Officers

Mr. Wilson moved and Mr. Pfeifer seconded the following motion:

***MOTION:** To appoint Keith Eckles Chairman of the City Planning Commission for 2023.*

**At roll call, the vote resulted as follows:** Mr. Dallmayer, “Aye”, Mr. Wilson, “Aye”, Mr. Pfeifer, “Aye”, and Mr. Eckles, “Abstain”.

***MOTION CARRIED***

Mr. Wilson moved and Mr. Dallmayer seconded the following motion:

***MOTION:** To appoint John Pfeifer Vice-Chairman of the CPC for 2023.*

**At roll call, the vote resulted as follows:** Mr. Dallmayer, “Aye”, Mr. Wilson, “Aye”, Mr. Pfeifer, “Abstain”, and Chairman Eckles, “Aye”.

***MOTION CARRIED***

1. Application #01-23

Washington Courthouse Ohio, LLC  
1000 Germantown Pike – Suite A2  
Plymouth Meeting, PA 19462

***Issue: To rezone 2013 Columbus Avenue (parcel#214-006-4-00-003-11)  
6.15 acre parcel from B3 (General Business District) to R3 (Multi-Family Residential District)***

Attorney Jesse Weade of 220 E. Market Street represented the request to rezone the property from B3 to R3. He indicated that he had been contacted by the management firm of the property, aka Penmark, and that no imminent plans of development were proposed. He indicated the owner proposed the rezoning as a better long-term viability option for the property. He indicated no new desire for an additional curb-cut onto Columbus Avenue, but that the existing entrance into the Harbor Freight location would be used. He stated that the rezoning was more for marketing of the property.

Jason Wynne of 1215 Storybrook Drive stated that the application included limited, to no information regarding what the nearby neighborhoods could expect of the development. He indicated that the Storybrook Subdivision was primarily owner-occupied and with no submitted plans, the application left owners “guessing” as-to-what the possible 88-unit multi-family development would look like, along with its impacts. He indicated that the Storybrook Subdivision had a Facebook Group and that within 48 hours he had 50 people from the subdivision objecting to the proposed rezoning request. Mr. Wynne read the 50 names and addresses and submitted a copy of that list to the recording secretary Rod Bryant.

Additional brief comments objecting to the request came from Gary Butts and Susan Wollscheid.

Chairman Eckles asked the audience if anyone who received a personal notice regarding the rezoning because their property was within 200 feet of the property wanted to speak.

Mr. Ron Weade, owner of 2011 Columbus Avenue, which is adjacent commercial property, stated that he had no objection to the rezoning, and that he attended the meeting because he was more interested in access and utilities.

Mary King of 511 Tiara Way stated that the application was extremely vague and that Ron Weade was not concerned as the rest of the subdivision because his property was commercial and he didn't reside next to the property. She described the absentee property owners lack of maintenance with the old Kmart property and that this parcel was owned and managed by the same out-of-state group. She also indicated that current owners of the Storybrook Subdivision made great investments and purchased their properties knowing what this property was zoned and how it could be developed and that the proposed rezoning was contrary to that.

With no further discussion, Mr. Wilson moved and Mr. Dallmayer seconded the following motion:

***MOTION: To approve Application #01-23 as submitted.***

**At roll call, the vote resulted as follows:** Mr. Dallmayer, “Nay”, Mr. Wilson, “Nay”, Mr. Pfeifer, “Nay”, and Mr. Eckles, “Nay”.

***MOTION DENIED***

2. Application #02-23  
JL Bishop Holdings – Jaret Bishop  
2411 US RT 22 SW  
Washington CH, Ohio 43160

***Issue: Subdivision Plat of Dennis/Blackstone/Gregg Street***

Cody Beucler of McCarty Associates, presented the pre-application sketch of the 21 lot single-family development with a half-acre detention pond. Utility access would come off of the existing Blackstone Street stub.

Mr. Bryant read the staff concerns which included the need for temporary turn-arounds for emergency equipment and for the developer to contact the Township Trustees because a substantial access to the lots would come from the existing Dennis Street which is not currently incorporated.

With no further discussion, Mr. Pfeifer moved and Mr. Wilson seconded the following motion:

***MOTION:*** *To approve Application #02-23 as submitted.*

**At roll call, the vote resulted as follows:** *Mr. Dallmayer, "Aye", Mr. Wilson, "Aye", Mr. Pfeifer, "Aye", and Mr. Eckles, "Aye".*

***MOTION CARRIED***

3. Application #03-23  
City of Washington CH  
105 N. Main Street  
Washington CH, Ohio 43160

***Issue: Air BnB***

City Manager Joe Denen stated that the City of Washington CH City Council had approved a resolution to seek the City Planning Commission's recommendation on AirBnb usage within the City's Zoning Ordinance and that a 6 month timeline was given. Mr. Denen asked the CPC members to consider what regulations, ordinance, or zoning classification(s) to address the issue of AirBnbs. Mr. Denen distributed some literature and touched upon a wide-range of issues associated with the AirBnb usage such as lodging taxes, permit fees, inspections, occupant registrations, limitations on the number of guests being booked, owner-occupied requirements, and others factors, and suggested that these be taken into account when considering discussion. He indicated that there was no anticipation that any conclusions would be derived at tonight's meeting.

Mr. Pfeifer stated that he read much from the internet and that this issue has not be settled.

Building & Zoning Official Rod Bryant stated that his job description as the City's Zoning Official was to interpret the City Zoning Map and Ordinance and that he did not believe that the use of a single family dwelling as an Air Bed and breakfast was in-keeping with the permitted uses of the City's Zoning Ordinance single-family zoning classifications. He stated that AirBnb usage, which is defined as a short-term rental, is more in-keeping and related to a hotel/motel – business usage. He stated that there are many complications with this issue and that the Ohio Board of Building Standards was currently working to address this issue on the non-zoning, but building-code side of the issue. The Ohio Board of Building Standards raised issues such as: Do the premises need to be handicap accessible; does it need to be inspected and constructed in accordance like a hotel/motel

usage; is fire suppression required; what about means of egress requirements. Mr. Bryant stated that he would not recommend AirBnb usage as a permitted use in any of the single family zoning classifications and thought it better defined as a non-residential use; therefore, the City could regulate them through Zoning and a “zoning” permit would be issued by the City; and that the structure be treated as non-residential where a non-residential “building” permit would be issued by the county/state.

Della Kesterke of 1311 Farmington Lane stated that she has stayed at many AirBnb locations and that the regulations, restrictions, and rules differed for each location and jurisdiction.

Cathy White of 1110 Golfview Drive stated that the owner of the neighboring property has advertised the dwelling as an AirBnb and that she has done some research and that there is a bill proposed to be added to the Ohio Revised Code to address these short-term rentals; the proposed bill will not limit local governments from putting whatever restrictions, limitations, or prohibitions upon them as they deem. She stated that she didn’t want to see large RV’s pull up in the yard and the property be used as a campground, which would depreciate her residential usage in too many ways to list.

Jason Wynne of 1215 Storybrook Drive stated that he has 4 young children that play in his yards and that he knows his neighbors and that he wouldn’t want an AirBnb next to him because he wouldn’t know who was staying there. He stated that current law requires sex-offenders to register their address, but that this usage would not give those same protections. He stated that he didn’t believe the elderly would feel safe next to this use either. He also stated that he keeps hearing about the Honda Plant coming, and a need for housing, but that those people would not be using AirBnb short-term rentals.

Chairman Eckles stated that the issue was fluid and that he had no real problem with AirBnbs so long as they weren’t located next door to him. He indicated that that was probably the sentiment of all. He stated that perhaps defining the AirBnb could help regulate them such as duration of stays being anything less than 30 days being considered short-term, he stated the need to protect existing residents regarding parking, trash, and many other seen and unseen impacts. He indicated that there was much to consider and that the CPC has their work cut-out for them.

With no further discussion, Mr. Dallmayer moved, and Mr. Wilson seconded the following motion:

***MOTION:** To Table Application #03-23.*

**At roll call, the vote resulted as follows:** *Mr. Dallmayer, “Aye”, Mr. Wilson, “Aye”, Mr. Pfeifer, “Aye”, and Mr. Eckles, “Aye”.*

***MOTION CARRIED***

**OTHER BUSINESS**

No other business.

**ADJOURNMENT**

There being no further discussion Mr. Wilson moved and Mr. Dallmayer seconded the following:

***MOTION:*** *To adjourn the February 7, 2023 City Planning Commission Meeting.*

**At roll call, the vote resulted as follows:** *Mr. Dallmayer, "Aye", Mr. Wilson, "Aye", Mr. Pfeifer, "Aye", and Chairman Eckles, "Aye".*

***MOTION CARRIED***

***MEETING ADJOURNED***

The meeting was adjourned at approximately 6:51 p.m.

***APPROVED*** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mr. Rod Bryant, Recording Secretary

\_\_\_\_\_  
Mr. Keith Eckles, Chairman