

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

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

CALL TO ORDER

The City Planning Commission met in regular session on March 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. Scott Snyder, Mr. Scot Dallmayer, Mr. Kirk Wilson, Mr. John Pfeifer, Mr. Keith Eckles, City Manager Joe Denen, and Building Official & Recording Secretary Rod Bryant.

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

***MOTION:** To approve the minutes of February 7, 2023 as submitted.*

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

MOTION CARRIED

BUSINESS SESSION

1. Application #04-23
Halliday Development Inc
PO BOX 700
Washington C.H., Ohio 43160
Issue: Pre-Application Sketch - Felmar Subdivision – Felix Drive

Loren Puckett of McCarty Associates stated that this was Phase II of the Felmar Subdivision which was started in 2006 and that this, Felix Drive extension, consisted of 14 lots for single-family development. He indicated that updated field work would be necessary since it had been some time since the original plat was drawn and that existing infrastructure was available to the site.

There was little discussion since this was a part of the original Master Plan for the subdivision.

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

***MOTION:** To approve application #04-23 as submitted.*

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

MOTION CARRIED

2. Application #03-23 (Tabled from February 7, 2023)

City of Washington CH
105 N. Main Street
Washington CH, Ohio 43160

Issue: Amendment to Zoning Ordinance to include Air BnB

Mr. Denen distributed more material on the subject of AirBnb which included the Ohio Municipal League's Cities and Villages articles, and the History of the Short-Term Rental Industry. The information was lengthy, and the Commission agreed to review the information between meetings.

Mr. Denen stated that attorney's Brickler & Eckler could make a synopsis of the Commissions conversations and draft ideas for legislation.

Chairman Eckles stated that the original paperwork had addressed some very good points.

Villa Carey of Wilmington, Ohio stated that she owned 3 Airbnb's in Wilmington and that they were cheaper for people and good for the economy. She stated that the guests were "rated" and that that was a way of control and protection for the neighborhoods in which the Airbnb was located.

Cathy White of 1110 Golfview Drive stated that she lived next door to the Carey's proposed Airbnb. She stated that there should be regulations that the community leaders set in order to protect the community and to determine how these businesses were to be operated. She stated that Airbnb online website "rating" was not a community-regulated system and that Airbnb's should not be permitted to self-regulate.

Chairman Eckles stated "we agree 100 percent".

Mr. Bryant stated that, as the City's Zoning Inspector, it was his job to interpret the City's Zoning ordinance and that he deemed Airbnb usage as a business, and a non-residential usage, which would not be permitted within the residential districts. Mr. Bryant stated that definitions would need to be a part of the Airbnb legislation and informed the Commission of the definition sections already existing within the City Zoning Ordinance and the Residential Code of Ohio.

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

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

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

MOTION CARRIED

OTHER BUSINESS

Sandy Patten, representative of Halliday Development and the Felmar Subdivision, indicated a desire to erect 2 monument subdivision markers at Highland Avenue and Halliday Way, and at Hawthorne Drive and Eagle's Way. She indicated a need to get permission from the owners of these 2 locations before erecting the monument markers. She provided photographs which indicated a stone monument reading "FelMar".

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

***MOTION:** To approve the 2 subdivision markers as presented.*

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

MOTION CARRIED

ADJOURNMENT

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

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

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

MOTION CARRIED

MEETING ADJOURNED

The meeting was adjourned at approximately 6:15 p.m.

APPROVED this _____ day of _____, 2023.

Mr. Rod Bryant, Recording Secretary

Mr. Keith Eckles, Chairman