

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

**MINUTES
REGULAR MEETING
APRIL 4, 2023
5:30p.m.**

CALL TO ORDER

The City Planning Commission met in regular session on April 4, 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. Wilson seconded the following motion:

***MOTION:** To approve the minutes of March 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 #03-23 (Tabled from March 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 definition of short-term-rental per Hamilton County, Milford, and Dublin, Ohio.

Chairman Eckles stated that he had reviewed materials from the previous meeting. He distributed his own handout which included a definition of short-term-rental and gave a 7-item checklist if the City wanted to require an application process. The handout also included determining if the use should be permitted, or conditional, within the R-districts.

Building/Zoning official Rod Bryant stated that definitions were important in order for everyone to properly discuss the matter and stated that the City’s Zoning Code already contained a definition of dwelling, residence, and single family dwelling as follows:

"Dwelling" or "residence" means any building or portion thereof which is designed or used for residential purposes, but not including a cabin, hotel, motel, rooming house, or other such accommodation used for transient occupancy.

"Multiple-family dwelling" or "multiple-family residence" means a building designed or used as a residence for three or more families living independently and doing their own cooking therein.

"Single family dwelling" or "single family residence" means a building designed for or occupied exclusively by one family.

"Two-family dwelling" or "two-family residence" means a building designed for or occupied exclusively by two families living independently.

Mr. Bryant stated that as the City Zoning Official, and according to the existing definition of dwelling, residence, and single-family dwelling, that he would conclude that any current use of a Airbnb usage within a residential zoning classification was illegal. He indicated that no permit had been issued for this type of usage within a residential district and that such usage was a business usage.

Mr. Wilson stated that as a business there could be waged a lodging tax.

Mr. Denen stated that there were some zoning districts, such as the industrial park, where Airbnb needed to be excluded in order to protect existing developments.

Mr. Eckles stated that per the current definitions, the CPC needed to consider if they wanted the Airbnb use to be a permitted use, or conditional use, within the residential districts.

Mr. Bryant explained Conditional Use and the procedure for which the Board of Zoning Appeals dealt with conditional-use requests and he suggested that that would be a good way to deal with the Airbnb issue on a case-by-case basis because each property and premises was unique and contained its own unique set of conditions such as lot size, on and off street parking, and other issues.

Chairman Eckles stated that making Airbnb "conditional" within the residential districts would be safest and most protective for the community.

Mr. Denen stated that he would work with Mr. Pitstick and Mr. Bryant to draft something along the lines of a conditional use.

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

No other business discussed.

ADJOURNMENT

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

MOTION: *To adjourn the April 4, 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 6:23 p.m.

APPROVED this _____ day of _____, 2023.

Mr. Rod Bryant, Recording Secretary

Mr. Keith Eckles, Chairman