Meeting Minutes

April 24, 2025

**Members present**

Audie Wykle

Michael Linton, Hocking County Commissioner

Steve Buckley

Bruce Ebert

John Fuller

Rob Beiter

**Minutes**

* Mr. Wykle asked if the group had a chance to review the minutes of last month’s meeting so a motion can be made on the minutes. Motion made by Mr. Buckley, second by Mr. Ebert. No further discussion, all vote in favor. Motion passes.
* Mr. Wykle explained that the township open house meetings are completed. The meetings had very good turnout and discussion. To date there have been 6 meetings, and roughly 60 attendees each meeting.
* Mr. Wykle then turned the meeting over to Mr. Baird with American Structure Point for a PowerPoint presentation summarizing the township meetings.
  + Their total of attendees for all the meetings was 217 individuals. Some meetings individuals may have missed the sign in sheets or came in late, so the number of attendees may be higher.
  + At the end of each meeting after the discussion/presentation there was an exercise with poster boards asking attendees what concerns do they have. They could then go and put a dot under each bullet point.
    - Of those results, the largest concern across all townships were short-term rentals; followed by nuisances from commercial properties; natural asset preservation; affordable housing; undesirable neighboring land uses; unlicensed junk/salvage properties; then bright/derelict buildings.
  + Then, the next question asked was what alternatives to county-wide zoning would be preferred. During the meeting the differences were described in detail. Property maintenance regulations; special event permit; short-term rental permit; site standards for specific land uses; impact fees (paying for the cost of the impact on infrastructure)
    - To have “zoning” there has to be a vote on the ballot and citizens ratify it. Attendees of the meetings had concerns if zoning were to be voted on and then wants to modify after the vote, what happens. To prohibit a land use in a specific location in the county, that is zoning, which requires a county-wide vote.
    - The top voted alternative was short-term rental permits followed by impact fees
    - The last question asked were the pros and cons of county-wide zoning and if based on what was presented, land use regulations vs. zoning, 92% voted on land use regulations.
* Mr. Baird then presented a slide for recommendations, including: short-term rental permit, impact fees, special event permit, and site standards for specific land uses
  + EMA, Fire Chief, Sheriff and Local police department have formed a group and they have begun writing what the regulation will look like for the special event permit. The purpose of the permit is for safety to help first responders.
* Mr. Baird explained that American Structure Point has not started drafting any regulations, it has been all about public survey and public input.
  + Mr. Buckley made a motion to move forward with for American Structure Point to begin drafting the following documents: short-term rental permit; impact fees; and site-specific standards for land uses.
  + Motion seconded by Mr. Linton. All vote in favor, motion carries.

**Next Steps**

* Short term rental permit
  + What are the key provisions needed to obtain a permit?
    - 24-hr local contact person
    - Adequate driveway access for first responders (adoption of current standards OR a lower standard that still permits safe access?)
      * If a property must be accessed by crossing a bridge, is the bridge wide enough for emergency personnel, is the bridge structurally sound
    - Address number requirements
    - Adoption of specific building code standards
    - Others?
* Impact fees
  + The developer pays for the true cost of upgrades:
    - Water
    - Sewer
    - Road/driveway infrastructure
    - Other costs?
* Site Standard for Specific Land Uses
  + Land uses that need standards:
    - Gas stations
    - Industrial and manufacturing uses
    - Automobile repair
    - Restaurant
    - Heavy equipment sales & rental
    - Other problematic uses?

**Upcoming Meetings**

* Thursday, May 29 @ 2:00 PM

*Minutes respectfully submitted by Hannah Montgomery, MPH, REHS*