Meeting Minutes

May 29, 2025

**Members present**

Audie Wykle, Director of Regional Planning

Michael Linton, Hocking County Commissioner

Bruce Ebert

Steve Buckley

John Fuller

Rob Beiter

Stacey Howe

Scott Schrader, Regional Planning

**Minutes**

* + Mr. Wykle asked for a motion to approve the agenda as submitted. Mr. Beiter made the motion, second by Mr. Linton. All in favor, motion carries.
  + Mr. Wykle asked for a motion to approve the minutes from the April 2025 meeting. Mr. Fuller made the motion, second by Mr. Linton.
  + Mr. Wykle reviewed the timeline of the Zoning Commission for the public:
    - Spring of 2023 the Hocking County Commissioners appointed a Zoning Commission. Meetings have been held monthly since then.
    - A questionnaire was written with the assistance of Ms. Howe to make available to the public to gauge the opinion of zoning
    - American Structure Point was then selected as a consultant to help with the process.
    - Multiple community meetings and stakeholder meetings have been held that included different interested parties: first responders, developers, short-term rental owners, farmers, attorneys, and township trustees.
    - A high number of responses to both the zoning commission survey and the Hocking Hills Tourism Association survey were received. Those responses listed that residents feel that something is needed.
* Mr. Wykle explained that the next step will be meetings to write the regulations.
  + At this time the group is not proposing zoning, it is proposing land use tools in addition to what the county already has.
  + The first item addresses short-term rentals
  + The second will be impact fees. These will help fund some of the things that are falling behind due to the amount of growth occurring.
  + The third item will be land use standards. This would require the type of uses to meet certain regulations.
  + These regulations are not required to be voted on in an election, and can be voted on by the Commissioners. A petition with enough signatures after the fact may require the regulation to then be voted on, or Commissioners could choose to add these regulations to a ballot for the public to vote on.
* Mr. Schrader stated that some individuals have questioned him if junk properties or dilapidated properties will be looked at in this process.
  + Mr. Wykle explained that the three regulations aren’t necessarily the only ones that will be written, and that topic has been brought to his attention.
  + Mr. Buckley stated that he thinks existing regulations need to be looked into, because there are many Health Department regulations that aren’t being enforced.
* The group started going through the list of proposed regulations:
  + Short-term rental permit: this would be a permitting/registration system because currently there is only the bed tax list which seems to be voluntary. The permit would require a short-term rental owner be certified and placed on a list and also have penalties.
    1. Require the property to have a 24-hour available contact for emergencies that must respond within 1 hour.
    2. Address be posted clearly on the structure and at the road for first responders. The street number must comply with the public grid.
    3. Driveway access for first responders. Have a preliminary and final approval process to verify that the driveway is wide enough and not too steep to access with emergency equipment.
    4. Occupancy limits: have signage at the location that lists the maximum occupancy, not just how many people the cabin can “sleep”
    5. State of Ohio has building code standards for rentals. However, it varies on how strict they will be and if there are inspections conducted by the state.
    6. Parking requirements
    7. Insurance requirements: owner should provide insurance documentation to verify that they are covered for any potential damages. This would be part of the permit/registration process.
    8. Noise & nuisance controls
    9. Land uses: commercial use where employees are coming in to work or inviting the public in should require some specific land use standard.
* Mr. Wykle asked for a motion to adjourn the meeting. Mr. Fuller made the motion, Mr. Ebert second. All in favor, motion carries.

**Upcoming Meetings**

* Thursday, June 26, 2025 @ 2:00 PM

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