Meeting Minutes

July 31, 2025

**Members present**

Audie Wykle, Director of Regional Planning

Michael Linton, Hocking County Commissioner

Steve Buckley

Stacey Howe

Rob Beiter

**Minutes**

* Mr. Wykle stated that he received a phone call from Bruce Ebert that he will not be able to participate any further due to family commitments. Mr. Wykle explained that there are alternates for the membership to fill the vacancy.
* Mr. Wykle asked for a motion to accept the minutes of the June 2025 meeting. Motion made by Ms. Howe; second by Mr. Buckley. All vote in favor, motion passes.
* Mr. Wykle stated there was a meeting on July 15 with the first responder group. The group was asked what first responders would need to respond to short-term rentals. The list of items has been received, and the engineers at American Structure Point will work on the minimum driveway and access standards to short-term rentals and any other rental or use that invites the public in or employs people from the public.
  + Also discussed at the meeting was standardizing the addressing process.
* Mr. Wykle explained that right now in the process, we are at the part of writing the regulations. At this time, there is nothing written to share with the public, but once the draft regulations are written they will be shared.
* Mr. Wykle called David Baird with American Structure Point to provide an update
  + Mr. Baird stated this coming month is when American Structure Point will be drafting the regulations. Once a full draft is complete, it will be released to the commission members and then the public.
  + The point of the last few meetings was to fill some holes/connect the dots to gather information to assist in the drafting.
  + The goal is to have a public meeting and a public review in September of the draft regulations.
* Mr. Linton asked for clarification if the regulations that are being proposed will apply to all structures and all citizens in the county.
  + Mr. Wykle explained that it won’t be for residential structures. But any kind of new development outside of residential, not just short-term rentals, will have particular requirements in place for the development of those.
  + Mr. Linton asked if an ordinance was put in place for noise for example, if it would apply to everyone. Mr. Baird stated that a noise ordinance would be across all types, commercial or residential. The ordinance would be written so that it could be applied separately.
* Mr. Buckley asked about short-term rentals being property taxed as residential property and not commercial property. He had a meeting with Jeff Hunter in the Auditor’s Office. Right now there is a formula for short-term rentals where it has to be 4 or more units to be considered commercial property.
  + Mr. Wykle and Mr. Linton explained that that specification is in the Ohio Revised Code, so it is separate from what is being handled through land-use regulations.
* Mr. Baird stated that tentatively a public meeting could be held in September, but to not set a date at this time. Mr. Wykle stated that the Logan Conference Center could be used again.
* Ms. Howe had a question on the platform requirement.
  + Mr. Baird explained that its for the sites the rental is listed on to work with the county government for taxation purposes. It helps track the rentals.
* Mr. Wykle asked for a motion to adjourn. Motion made by Mr. Linton, second by Mr. Buckley. All in favor, motion passes.

**Upcoming Meetings**

* **August 28, 2025 @ 2:00 PM**

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