Meeting Minutes

August 28, 2025

**Members present**

Audie Wykle, Director of Regional Planning

Michael Linton, Hocking County Commissioner

Steve Buckley

Rob Beiter

John Fuller

**Minutes**

* Mr. Wykle asked for a motion to approve the minutes of last month’s meeting. Motion made by Mr. Linton, second by Mr. Buckley. All in favor, motion passes.
* Mr. Wykle passed around draft regulations from American Structure Point. It is an early draft. Mr. Wykle then called David Baird with American Structure Point to discuss next steps.
* Mr. Baird explained that as the draft ordinances were being written, they all cover what has been discussed in previous meetings or discussions.
	+ Zoning commission review drafts and send any comments to Mr. Wykle. Then, American Structure Point will work on revisions the week of September 8.
* First draft ordinance the group discussed was the **short-term rental ordinance**
	+ Mr. Baird explained that there are items that need added to the ordinance which are highlighted in the draft.
	+ Registration, age of renter, driveway requirements, etc. are covered in the ordinance. Driveway requirements were determined after speaking with first responders to address safety equipment access.
	+ Structure height restriction may be added, because the only way the Fire Department ladder truck can service a taller structure is if there is a public water system. Largest fire truck will not go outside the City of Logan water system.
	+ Deck certification by a structural civil engineer or building inspector must be submitted before the short-term rental permit will be issued.
	+ Fencing requirement or natural landscaping for short-term rentals that are close to a neighboring property that’s owned by someone else or if next to a residence
	+ Address requirements
	+ Mr. Buckley stated that he thinks shooting or target shooting should be prohibited by renters
* **Commercial & Industrial Site Standards Ordinance**
	+ Definition for commercial use vs industrial use
	+ Lighting requirements & definitions
	+ A site plan that demonstrates how the property or business would be laid out
	+ Fencing requirements or natural landscape; access & circulation to these properties and pulling off of certain roads; screening loading docks
	+ Site design requirements could be added in this section
* Mr. Baird suggested sending out the documents electronically and then the group can utilize the comment feature in Microsoft Word. Then the information can be reviewed by American Structure Point
* **Special Events Permit**
	+ There will be a permit application packet, but also need an ordinance
	+ Could be considered non-compliant if an event or individual who hosts multiple events is consistently over the number of attendees listed on the permit application
	+ Administered by the Emergency Management Agency
* **Noise**
	+ General noise limit; prohibited high noise intervals
	+ Providing examples in a rental cabin that is equal to the decibel level. For instance, certain decibel level equates to the sound of a lawnmower.
	+ Enforcement for this ordinance (measuring decibels, who goes out) will need to be investigated
* Mr. Linton asked what the timeline would be. For instance, next round of public comment meetings after the group reviews the draft ordinances
	+ Mr. Wykle explained that at the next monthly Zoning Commission meeting the next draft will be reviewed from comments submitted by September 8, and a date for public meeting will be announced.
	+ Public meeting in early October, receive feedback and then at the October Zoning Commission meeting have a decision or final draft to review
	+ Mr. Baird stated that it is a goal to have the public meeting with the Auditor’s Office as well, as they have made progress on the taxation portion.
	+ Mr. Beiter asked if once the ordinances are reviewed or approved by the Commissioners, if they take immediate effect or 30-day waiting period. Mr. Wykle explained he would need to clarify with the Prosecutor’s Office.
* Mr. Wykle asked for a motion to adjourn the meeting. Motion made by Mr. Buckley, second by

**Upcoming Meetings**

* **September 25, 2025 @ 2:00 PM**

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