

XENIA TOWNSHIP ZONING COMMISSION MEETING

October 12, 2022

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE MEETING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Zoning Commission held a meeting on October 12, 2022 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:00 p.m.

Attendees: Jeffrey Zweber, Virgil Ferguson, Roy Colbrunn, Chris Stout. No guests.

The minutes from the September 27, 2022 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the September 27, 2022 meeting. Mr. Ferguson seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a discussion of Airbnb, Bed and Breakfasts (B&B), and short-term rentals. They read the definition of B&B from the Xenia Township Zoning Resolution: Accommodations in a private home which offers a room and breakfast for one inclusive price for an overnight stay to travelers. They then discussed the regulations of B&B's around Greene County, and existing B&B's in Xenia Township.

The next discussion was about what constitutes single family and multifamily dwellings, roommates versus multifamily. It was agreed that the difference would be that single family would only have one kitchen and the entire home would be accessible without needing to go outside.

They then discussed that with B&B's, the owner or someone lives on the property at all times, and that a room or rooms are rented for a short time where as with

an Airbnb, the entire home is usually rented without the owner or anyone else on the property at that time. It was stated that the serving of breakfast is not important.

The definition of dwelling was then read: One or more rooms designed for or used as a unit to provide complete housekeeping facilities for one individual family with sleeping facilities, permanently installed cooking facilities, and lawfully required sanitary facilities. It was stated that if individual family was eliminated from the definition, it would be the same as a B&B.

The next topic of discussion was about long-term renting versus short-term renting. It was then discussed what constitutes a long-term, short-term rental. It was agreed that anything less than 30 days rental would constitute a short-term rental or Airbnb, B&B. It was also agreed that nothing could be done regarding long-term renting of properties. It was again stated that the serving of breakfast was not important.

Mr. Zweber called to adjourn and Mr. Colbrunn seconded the motion.

Meeting adjourned 7:30 PM

ATTEST:

Alan D. Stock, Zoning Inspector