

CENTERVILLE PLANNING COMMISSION

Work Session Meeting Minutes

Tuesday, December 19, 2023

TIME: 6:30 p.m.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Jim Durham, Amy Korenyi-Both, and Don Stewart.

Also present were City Planner Ian Vanness, Municipal Attorney Scott Liberman, Development Director Erik Collins, and Assistant Clerk of Council Donna Fiori.

Mr. Clark called the meeting to order at 6:31 p.m.

Proposed Short-term Rentals Unified Development (UDO) Text Amendment

Mr. Vanness stated the purpose of the work session was to review preliminary text amendment language for including short-term rentals (STRs) as a defined use in Centerville's Unified Development Ordinance (UDO) and to receive feedback from the Planning Commission before the City submits a formal application. Mr. Vanness noted that the UDO does not currently include STRs as a defined use and there is currently a moratorium on the operation of STRs within the City's residential zoning districts which is due to expire in April 2024.

Mr. Vanness discussed the location of existing STRs, related definitions, proposed changes, and additions. Mr. Vanness proposed adding definitions for Short-term Rental, Hosting Platform, and modifying the definitions of Bed and Breakfast and Hotel. He suggested the removal of Boarding, Lodging, or Tourist Home from the definitions. Mr. Vanness noted the changes would include adding STRs as a permitted use in the Architectural Preservation District (APD) and changing the permitted use of Bed and Breakfast to be limited to the APD only.

Commission members and staff discussed:

1. Challenges with the enforceability of regulations.
2. Registration requirement for STRs.
3. Other city's regulations.
4. Consider separating Bed and Breakfasts from Short-term rentals and allow Bed and Breakfasts to continue as a permitted accessory use in single-family residential zoning districts.
5. Consider having Bed and Breakfast be distinguished as operator-occupied as opposed to owner-occupied or non-owner occupied.
6. Extended leases (30 days or more) fall outside of this regulation.
7. Stronger definition of hotel.

Mr. Clark adjourned the work session at 6:57 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 1/31/2024