

FLORENCE TOWNSHIP ZONING COMMISSION MINUTES

Public Hearing on May 10, 2023

Meeting was called to order by Chairman Jolynne Marsh at 7:00 p.m. The purpose of the meeting was a public hearing to amend the Florence Township Zoning Resolution by adding proposed language for “short-term rentals”. Members present: Ms. Marsh, Mr. Blodgett, Milt Saylor, Mr. Woodin and Ms. McLoda. Absent: Dan Saylor. Also present: Jeff Fantozzi, Zoning Inspector, and some residents.

Milt Saylor made the motion, seconded by Mr. Blodgett to approve the minutes from April 12, 2023. Roll Call: Ms. Marsh, yes; Mr. Blodgett, yes; Milt Saylor, yes; Mr. Woodin, yes; Ms. McLoda, yes. Motion passed.

The secretary read the proposed text amendment to be added our Zoning Resolution:

ARTICLE 3

CONSTRUCTION OF LANGUAGE AND DEFINITIONS

3.91.1 Short-Term Rental

Any room or dwelling that is rented wholly or partly for a fee for less than (30) consecutive days by persons other than the permanent occupant or owner from which the permanent occupant or owner receive monetary compensation, whether such compensation is paid directly by the Short-Term rental guest or is collected and remitted to the permanent occupant or owner by a hosting platform. Short-Term Rental does not include a room in any Hotel or Motel.

3.98 Swimming Pools

a) Private Residential Swimming Pools

Any indoor or outdoor structure, chamber or tank containing a body of water for swimming, diving, or bathing located at a dwelling, housing nor more than three (3) families and used exclusively by the residents and their non-paying guests, with the exception of Bed & Breakfasts and short-term rentals

ARTICLE 11

RESIDENTIAL/AGRICULTURAL DISTRICT (RA)

11.2 Conditionally Permitted Uses

12) Bed and Breakfast Homestays or Tourist Homes, subject to the following:

- a) A bed and breakfast homestay or tourist home is a private owner-occupied residence with one to three (3) guest rooms.
- b) The bed and breakfast homestay must be subordinate and incidental to the main residential use of the dwelling.
- c) No modifications to the external appearance of the building (except fire escapes) which would alter its residential character, shall be permitted.
- d) One off-street parking space shall be provided for each room available for rent, in addition to those required for the dwelling unit.
- e) Outdoor Parking shall comply with Article 21 OFF-STREET PARKING AND LOADING FACILITIES.
- f) One sign shall be permitted not exceeding two (2) square feet in area and three and one half (3 ½) feet above ground.
- g) Length of stay for guests shall not exceed fourteen (14) days.

13) Short-Term Rentals, subject to the following:

- a) Short-Term Rentals must be registered with the Erie County Auditor for lodging taxes to be collected.

- b) Occupancy of Short-Term Rentals shall be for a minimum of two (2) nights.
- c) The maximum number of overnight occupants shall be limited to two (2) persons per bedroom, plus four (4) additional persons, and the total number of overnight occupants shall not exceed fourteen (14) persons.
- d) The number of bedrooms permitted for a Short-Term Rental shall not exceed the number of bedrooms approved for the Dwelling Unit on the sewage permit issued for such property. Where there is no sewage permit on record, the Short-Term Rental shall be limited to three (3) bedrooms unless proof is provided that the septic system is adequate to handle additional flows. Any Short-Term Rental advertising more than five (5) bedrooms shall provide proof that the septic system is adequate to handle such flows, or by providing a septic permit previously issued. If a sewage system malfunction occurs, Short-Term Rental of the Dwelling Unit shall be discontinued until the malfunction is corrected in accordance with Township and Ohio Department of Environmental Protection requirements.
- e) Outdoor parking for overnight occupants and day guests shall comply with Article 21 OFF-STREET PARKING AND LOADING FACILITIES.
- f) Overnight occupancy of recreational vehicles, camper trailers and tents at the Short-Term Rental property is prohibited.
- g) Outdoor overnight sleeping of overnight occupants and day guests of the Short-Term Rental is prohibited.
- h) Short-Term Rentals shall have a clearly visible and legible notice posted within the dwelling unit on or adjacent to the front door containing the following information:
 - 1. The name of the owner of the unit or the managing agency, agent, property manager, or local contact authorized in writing to accept service for the owner of the unit and a telephone number at which that party can be reached on a 24-hour basis.
 - 2. The 911 address of the property.
 - 3. The maximum number of overnight occupants permitted to stay in the dwelling unit and the maximum number of overnight occupants and day guests combined permitted at any one time.
 - 4. The maximum number of all vehicles allowed to be on the property and the requirement that all guest parking must be parked in the available parking areas on the property and not in or along any private, community or public street right-of-way or on any lawn or vegetated area on the property.
 - 5. The trash pick-up day and notification that trash and refuse shall not be left or stored on the exterior of the property.
 - 6. Notification that an occupant or guest may be cited and fined for creating a disturbance or for violating other provisions of the Florence Township Zoning Resolution, including parking and occupancy limits.

7. Notification that Short-Term Rental overnight occupants and day guests are required to make the dwelling unit available for inspection by the Zoning Inspector upon request.
- i) All Short-Term Rentals shall pass a Fire Safety inspection and be equipped with the following:
1. Smoke detectors in each bedroom;
 2. Smoke detectors outside each bedroom in common hallways;
 3. Smoke detectors on each floor;
 4. GFCI Outlets located within six feet of water source;
 5. Aluminum or metal exhaust from the dryer;
 6. Carbon monoxide detector if garage is attached;
 7. Fire extinguisher in the kitchen conspicuously located;
 8. Stairs (indoor and outdoor) in good condition;
 9. Swimming pools, hot tubs, and spas must meet the requirements defined in Article 3 of the Florence Township Zoning Resolution;
 10. Any other occupancy requirements which may be added, by revision of the Florence Township Zoning Resolution.
- j) Revocation of Conditional Use Permit
1. Any violation of the zoning regulations regarding Short-Term Rentals shall be grounds for the revocation of the conditional use permit and shall also be considered to be in violation of this zoning resolution; and
 2. Two or more violations of state law within a twelve (12) month period for noise, disorderly conduct, or similar activity shall be grounds for revocation of the condition use permit.

The secretary then read the recommendation from Director Tim King at Erie Regional Planning Commission. After reviewing the proposed language, Mr. King stated that there were no objections.

Zoning Inspector, Jeff Fantozzi stated that he recently acquired the position of Zoning Inspector for the city of Huron. He would like to establish a conditional use permit for air B & Bs along with a fee created by the trustees. Jeff stated he would like to resubmit a “transient rental sheet” to the Zoning Commission; it is a checklist that includes Air B & B compliance for furnace, fire extinguishers, water heaters, fencing, etc.

Jeff stated he now works with a program called “IWORQ” where he can pull up his permits for code violation compliance. Some of the violations are junk cars, tall grass, structural issues, etc. He would like to work with trustees and Mary, the zoning secretary, to go over our codes and take some preventative measures.

Ms. Marsh asked the board if anyone had any thoughts or questions on the proposed amendment or the recommendation from the Erie Regional Planning Commission. There were no comments from the board. Jeff stated that he has no problem with the proposed language for short-term rentals.

There were no questions or concerns from the audience.

Milt Sayler made the motion, seconded by Ms. McLoda to submit the proposed amendment as well as the recommendation from ERPC to the Township Trustees for their public hearing. Roll Call: Ms. Marsh, yes; Mr. Blodgett, yes; Milt Sayler, yes; Mr. Woodin, yes; Ms. McLoda, yes. Motion passed.

Mr. Blodgett made the motion, seconded by Milt Sayler to adjourn the meeting. Roll Call: Ms. Marsh, yes; Mr. Blodgett, yes; Milt Sayler, yes; Mr. Woodin, yes; Ms. McLoda, yes. Motion passed.

The next Zoning Commission meeting will be on September 13 at 7:00 p.m.

Mary E. Morog, Secretary