

City of Crestview Hills
Wednesday, March 27th, 2019
5:00 PM

The Economic Development Committee meeting was called to order by Chairman Dave Kramer at 5:06 pm.

Members attending included Frank Sommerkamp, Jim Gates, Tim Adair, Mike Albanese and Brian Summe. Paul Sartori, Joe Roesel, and Arlene Luebbe were absent. Mayor Paul Meier and City Administrator Tim Williams also attended the meeting.

Chairman Kramer noted that a quorum was present for the meeting.

Tim Adair made a motion to accept the minutes, seconded by Brian Summe. All in favor of the motion to approve the minutes of November 20th, 2018 meeting with one minor grammatical correction.

OLD BUSINESS

Discussion of Possible Rules for Short Term Vacation Rentals

Chairman Kramer requested that City Administrator Tim Williams review the information in the Agenda packet related to short term rentals.

Mr. Williams noted that this issue was briefly discussed by the Committee in 2018. The City Council had requested last fall a survey of Crestview Hills residents to gauge whether they would be in favor of restrictions on short term rentals. Mr. Williams stated that this question was included in the most recent survey earlier this year. The survey had an approximately 25% response rate, and of those completing the survey, 82% supported regulations on short term rentals.

Mr. Williams then reviewed common themes that we found across a number of short term rental ordinances adopted around the country. The requirements include registration, limitations on number of annual rentals, payment of local usage taxes, insurance, and maximum number of people that can occupy the property. Some communities also limited rentals for owner-occupied properties.

The Committee discussed at length whether such an ordinance would be warranted, and if so, what elements of the other cities regulations would make sense for Crestview Hills.

The Committee was unanimous in wanting to restrict the rental of single family properties to only those that own and occupy the property. A Domiciled resident would be defined as physically living on the property at least six months and one day each calendar year. Also, the

Committee thought it was important for the property owner to register each year (such as what is required with the rental registration ordinance).

Additional requirements recommended by the Committee included insurance on the property (for rental purposes), restrictions on signage related to the short term rental, and prohibiting the subletting of a property for short term rentals (by a renter).

The Committee had a long discussion related to the amount of rentals that would be permitted each year by a property owner. The eventual compromise was limiting leasing for short term vacation rentals to no more than 30 times per each calendar year. This could be anywhere from 1 rental for 30 days to 30 rentals for 1 day each. The Committee also decided, after a great deal of debate, to limit the occupancy of a short term rental to no more than 10 people.

The Committee requested that City staff prepare a draft ordinance on short term vacation rental regulations, and solicit further comments from the group before finalizing for City Council consideration.

Discussion of the Irish Memorial at Thomas More University

Tim Williams presented a proposal by Thomas More University to allow construction of an Irish Memorial on their property. The memorial would be dedicated to the millions of Irish that lost their lives in the great famine of the 18th Century and dedicated to the growth of the Irish in the greater Cincinnati area.

Mr. Williams presented the information provided by the University, including a rendering of how the memorial might look when installed.

The Committee discussed the logistics of the memorial, including the need to revise the City's sign ordinance for the INST zone, and the suggestion by Mr. Williams that if the City was to provide for a such sign, it would be wise to create a memorial policy.

After a good bit of discussion, the consensus of the Committee was that they would not be inclined at this time to revise the City's zoning code. Mr. Williams was directed to pass this along to Thomas More University officials. The Committee could reconsider this down the road if there was additional information that warranted a second look at the proposed memorial.

With no further business for the Committee, a motion was made by Mike Albanese and seconded by Jim Gates to adjourn the meeting. Meeting adjourned at 6:02 pm.