



## Anderson Township

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## ANDERSON TOWNSHIP (HAMILTON COUNTY), OHIO PLANNING AND ZONING DIRECTOR PAUL DRURY OPPONENT TESTIMONY - SENATE BILL 104 LOCAL GOVERNMENT COMMITTEE MARCH 12, 2025

CHAIR O'BRIEN, VICE CHAIR GAVARONE, RANKING MEMBER SMITH, AND HONORABLE MEMBERS OF THE SENATE LOCAL GOVERNMENT COMMITTEE.

My name is Paul Drury, and I serve as Planning and Zoning Director for Anderson Township, an urban community of over 44,000 residents in Hamilton County in southwest Ohio. The Township is bounded by the Ohio River to its south and the City of Cincinnati to the west with several villages and townships comprising the remaining borders.

Please accept this written testimony in opposition to language proposed in Senate Bill 104 as introduced by Senator Andrew O. Brenner. The proposed bill suggests limitations on township zoning regulations regarding short-term rentals. Anderson Township, Hamilton County, adopted its Zoning Resolution in 1987, and text amendments to the Zoning Resolution in 2020 permitting short-term rentals in residentially zoned areas as conditional uses. Any proposed short-term rental is vetted through the Board of Zoning Appeals which allows public notification and public input of short-term rentals through a public hearing. The public hearing offers the opportunity for conditions to address concerns from residents to ensure compatibility with the neighborhoods. Since 2020, fourteen short-term rentals have been approved by the Board of Zoning Appeals. Anderson Township is opposed to any language that limits the Township's zoning authority.

The Township is also opposed to any fee limitations for registration or licensing of short-term rentals. While Anderson Township does not currently register short-term rentals, the fee should cover the expenses of a registration process and not be arbitrary. Expenses to maintain such a registration will likely fluctuate and increase over time.

Thank you for the opportunity to address this honorable committee.

Paul Drury

Anderson Township Planning and Zoning Director