

**TRUSTEES OF BOSTON TOWNSHIP  
P.O. BOX 123  
PENINSULA, OHIO 44264**



March 10, 2025

The Honorable Sandra O'Brien  
Chair  
Local Government Committee  
Ohio Senate

**RE: SB 104**

Dear Chair O'Brien:

On behalf of the residents of Boston Township (Summit County), I am writing this letter to express our **opposition** to SB 104

The Boston Township Zoning Ordinance defines a Bed and Breakfast as: *"A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises."* Our ordinance also provides that bed and breakfasts must provide fire escapes, fire exit instructions and conform to other aspects of the fire code.

Our ordinance provides homeowners with the mechanism to make money through short-term rentals but also protects the integrity of a residential neighborhood by requiring the owner to be on the property. When absentee owners are operating short-term rentals from a distance, there is no one living in the property that is sending children to school, voting in local elections, or participating in the neighborhood. This most assuredly transforms a residential property into a business property much like a stand-alone motel room. With no one living at the property, there is also no one to oversee the activities taking place there, thus causing friction in the community.

We thank you for the opportunity to submit our thoughts and ideas on this proposed legislation. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Randolph S. Bergdorf", is written over the typed name.

Randolph S. Bergdorf  
Trustee

r.bergdorf@bostontownship.org  
(330) 203-5910