



# Perkins Township Board of Trustees

Timothy Coleman, James Lang, James Ommert

March 10, 2025

Honorable Chair Sandra O'Brien, Vice Chair Theresa Gavarone, Ranking Member Kent Smith, and Members of the State and Local Government Committee:

**Re:   *Senate Bill 104***  
***Short Term Rental Property Regulations***

Dear Chair, Vice Chair, Ranking Member and Committee Members:

Please be advised that Perkins Township, Erie County has reviewed proposed Senate Bill 104. The intent of this bill is to limit local zoning control or regulation over short-term rental properties. The following comments are provided for the consideration of the Senate Local Government Committee.

The Ohio Revised Code confers the authority for local jurisdictions including counties, townships, cities and villages to adopt zoning regulations. Like most communities in the State of Ohio, Perkins Township has developed a Comprehensive Plan to guide land use and development within the community in an effort to accommodate a wide range of land uses that meet local needs and are compatible with each other. Our most recent or updated Comprehensive Plan was developed over the course of several years that involved the analysis of our current land use pattern and anticipated future needs based on population estimates and the need to accommodate various land uses, our transportation network including bicycle and pedestrian facilities, and the desired future character of the township. That planning exercise involved our professional planning staff and input of all Township departments including Police Fire, and Building. The Township engaged a citizen "Steering Committee" to oversee development of the Comprehensive Plan and to provide advice on matters of neighborhood importance. The result is a Plan that reflects anticipated land use and transportation needs as well as the importance of maintaining the integrity and stability of our residential neighborhoods.

One of the principal means of implementing any community's Comprehensive Plan is through its Zoning Resolution (in the case of townships) or Zoning Code (in incorporated areas). In this regard, our Zoning Resolution has been reviewed and updated to reflect the goals and objectives of our Comprehensive Plan. As with other communities, our Zoning Resolution reflects community development standards and in neighborhoods the ability to accommodate various types of residential use. The Zoning Resolution also contains regulations that address past issues

related to land use conflicts in order to avoid them in the future. In this regard, it is noted for your information that the Zoning Resolution prohibits short-term rentals in almost all our residential zoning districts as a result of the impact of the operation of short-term or transient rental properties in our single-family residential neighborhoods a few years ago. Those rental properties generated numerous complaints related to large numbers of unknown transient guests, noise, late night parties, parking, etc. that affected the neighborhood areas where they were located, and the peace and enjoyment of those nearby owned and occupied single-family homes. It is well documented that other communities have experienced issues with respect to short term rental properties that have negatively impacted the neighborhoods that they operate in, and local communities should have the ability to regulate and control land uses that can negatively impact their neighborhoods.

It is further noted for your information that Perkins Township is the gateway for access to Lake Erie, the Lake Erie islands, and Cedar Point amusement park. We are home to major indoor and outdoor sports facilities including Sports Force parks at Cedar Point and the Cedar Point Indoor Sports Center as well water parks such as Great Wolf Lodge and nearby Kalahari Resorts. As a result of the many tourist attractions in and around our community, a large number of hotels and motels are located in the township. A five (5) story Fairview Inn and Suites was recently constructed on Milan Road (U.S. Route 250), and a new five (5) story Springhill Suites is soon to be under construction this year on that road. That continuing investment in our hospitality sector related to hotels and motels provides many benefits to our community including employment opportunities, real property tax, and bed or lodging taxes. Those hotels and motels represent a significant investment and are good corporate citizens. Unregulated short-term rentals in areas of any community that are not zoned for such use are seen as unfair competition with those regulated commercial operations which are located in commercially-zoned districts not within neighborhoods.

A review of other States that have enacted similar prohibitions on local zoning control related to short term rentals reveals that they have experienced problems in Arizona and Colorado. Efforts have been taken to address the same in those states.

Lastly, it is noted that due to the fact that short-term rental properties can generate significant revenue, investors can often acquire single-family homes at a price higher than someone interested in residing in the home and not using it for income generation. Since it is well documented that there is a national shortage of housing units, the proliferation of short-term rental properties can impact the supply/ availability of single-family homes as well as artificially increasing the value of those homes if they are intended for investment purposes such as short-term rentals.

In conclusion, Perkins Township strongly believes that zoning control should remain with local governments that are in the best position to understand and address community needs and concerns. In this regard, we respectfully request that Senate Bill 104 not be recommended for approval.

Thank you for your consideration of our concerns.

Respectfully submitted,

*Timothy D. Coleman*

Timothy D. Coleman, CPM  
Chair, Board of Township Trustees



Gary Boyle, AICP  
Township Administrator

cc: Representative DJ Swearingen  
K. Brooks, Director of Governmental Affairs, OTA  
Trustee Jim Lang  
Trustee James Ommert  
A. Blanca, Interim Director, Community Development, Perkins Township