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Dear Committee,

By way of introduction, I am a Trustee in Jackson Township, Stark County, Ohio. To set the stage for my comments, I feel it is important you understand the demographics of Jackson Township: Jackson Township is a large urban township with a population of 43,000 people. The township provides zoning, police, fire/ems, highway and parks to our residents. The safety services, highway and park are supported by voter approved levies. Jackson Township is the second largest political entity in Stark County with City of Canton having the largest population.

On July 8, 2021, pursuant to a zoning text amendment, the Board of Trustees of Jackson Township approved a ban of short-term rentals (Airbnb and Vrbo) rentals in our residential zoned districts. This step was taken in response to the township receiving numerous complaints of non-owner occupied single family residences being rented for short durations, and the additional traffic, noise and general disturbance to the surrounding neighbors created by such rentals. Short-term rentals are an additional strain on local safety services, requiring an increase in police and fire/ems responding to noise, parking and open burn complaints to name a few. Again, these disturbances were taking place in neighborhoods comprised of single family residences. Not apartments.

SB 104 as currently written undermines local control. Jackson Township works closely with the Ohio Township Association through the Coalition of Large Ohio Townships (CLOUT), and while Jackson Township would prefer to maintain the status quo with a complete and comprehensive ban on short-term rentals, we recognize there are aspects of SB 104 that are beneficial. I would ask this committee to recognize the needs of Ohio's large urban townships are very different than the average township. With that in mind, I respectfully request the committee consider an amendment to SB 104, which includes the following elements for local control:

- Short-term rental shall comply with township zoning and property maintenance codes, if applicable.
- A yearly renewable statutory license structure with license fee not to exceed \$500.00 per year. Notice to adjacent property owners. License fee shall be split between zoning, police and fire/ems.



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- A statutory scheme that makes the license at original issue subject to a hearing if an adjacent property owner objects. A list of criteria that an adjacent property owners may object. If adjacent property owner(s) cannot meet the original issue objection criteria, then license to issue.
- A statutory scheme that makes the license subject to yearly renewal. Renewal process will be subject to a public hearing if short-term property received more than three or more calls for police service, fire/ems service or noise complaints during the preceding year. Notice to public per HB 315 provisions.
- Provide for revocation for noise violations, calls for police service and excess fire/ems responses to subject's short-term rental properties. The violation/revocation process will allow for a hearing before the Trustees' with notice. Short-term rental owners will have the ability to appeal to the court of common pleas.
- Upon the finding of a violation or grounds for revocation townships will be permitted to assess all police, fire/ems costs to the tax duplicate for the parcel.
- Short-term rental platforms (such as Airbnb) will be responsible for collecting and remitting these lodging taxes directly to the township. Township shall split short-term lodging taxes equally between police, fire/ems and zoning. Hotels and motels will continue to remit these taxes as is currently required.
- Townships not responsible for enforcing private deed restrictions or HOA regulations which prohibit these type of rentals.

In my private employment capacity, I am employed by the Stark County Economic Development Board ("SEDB"). SEDB was tasked in 2024 with completing a housing study in Stark County to address the emerging housing crisis. The study having been completed and SEDB announcing recommendations related to the Stark County Housing market, I do think there are some shared experiences between Stark County and other communities in the state. Non-owner occupied homes only continue to exacerbate the housing imbalance with having year round non-owner occupied short-term rental properties taking up available housing units. Put in other words, SB 104 offers nothing to solve the ongoing housing imbalance in Stark County, and in the remainder of the state.

Again, recognizing some aspects of SB 104 are beneficial, I respectfully request SB 104 be amended to provide local government officials, like myself, the ability to be responsive to the residents of my community with a statutory solution that provides for licensure, notice and hearing, the ability to address violations of the reasonable and comfortable use of surrounding properties, and the direct collection of a lodging tax. I thank the committee for taking the time to receive my testimony.

Respectfully submitted,



Todd J. Hawke

Trustee

Jackson Township Board of Trustees